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PLANNING ASSESSMENT REPORT for Reconfiguring a Lot

Lysdale Road Wondai QLD
Lot 59 SP184725

Lysdale Property Development Pty Ltd
Representing Stuart James Nicholson, Cameron James Anell & Sabrina Elise Ansell
Ref: 24111
Date: August 2025

While every effort has been made to ensure the accuracy of the information in this report, Urban Planet Town Planning Consultants does not accept any responsibility in relation to any financial and business decisions by parties other than for whom the initial information was originally provided.

Urban Planet Town Planning Consultants does not accept any responsibility in relation to matters other than those relating to the matter for which the information in this report was provided.

Signed on behalf of Urban Planet Town Planning Consultants.

Ward Veitch
Partner

Job reference: 24111
Revision: 1
Date: August 2025

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EXECUTIVE SUMMARY

Urban Planet Town Planning Consultants has been engaged to prepare this town planning development application concerning a proposal for Reconfiguring a Lot (land subdivision) at the subject property Lysdale Road Wondai, described as Lot 59 SP184725 (the site). The proposal involves a reconfiguration of the land from one (1) lot into forty (40) lots in three (3) stages.

The following table identifies a summary of site details and local planning instrument matters relevant to the site and proposal—

Table 1 Summary of proposal and site details

PROPOSAL	Reconfiguring a Lot - one (1) lot into forty (40) lots.
CATEGORY OF ASSESSMENT	Impact Assessment
APPLICANT	Lysdale Property Development Pty Ltd
SITE ADDRESS	Lysdale Road, Wondai, QLD
REAL PROPERTY DESCRIPTION	Lot 59 SP184725
SITE AREA	37.12 ha
LOT FRONTAGE WIDTH	804m Lysdale Road and 62m Hines/Hustons Road
EXISTING EASEMENTS	N/A
EXISTING COVENANTS	N/A
CURRENT USE	Vacant land
LOCAL GOVERNMENT AREA	South Burnett Regional Council
PLANNING SCHEME	South Burnett Regional Council Planning Scheme v2.0
ZONE	Rural residential zone
ZONE PRECINCT	N/A
LOCAL AREA PLAN	N/A
OVERLAYS	Bushfire Hazard Zone Flood Hazard Zone Agricultural Land Classification (Class B) Important Agricultural Area
STATE INTERESTS	Waterway Barrier Works Native Vegetation Clearing

On balance, the proposal is generally consistent with the relevant requirements of the *South Burnett Regional Council Planning Scheme v2.0* (the Planning Scheme). The proposal is consistent with the character of the locality and the expectations of Council's statutory planning documents. The proposal advances the supply of residential land and housing for the local region and is recommended to be approved by the Assessment Manager pursuant Section 60 of the *Planning Act 2016* (the Act) subject to reasonable and relevant conditions.

1. PROJECT SITE

1.1. Site Location

The subject site is at Lysdale Road, Wondai, and is formally described as Lot 59 SP184725. The site features an area of approximately 37.12 hectares.

Figure 1—Site locality

1.2. Site History

No relevant planning history.

2. PROPOSED DEVELOPMENT

2.1. Proposed development

This application proposes a Development Permit for Reconfiguring a Lot – one (1) lot into forty (40) lots. The development would be completed in three (3) stages.

All proposed new lots are regular shaped and have sufficient area and dimensions to cater for a dwelling, outbuildings, private open space and wastewater management as desired by the planning scheme. The proposed configuration is reasonably the same format of many rural residential lots in the locality of the site and thus affords consistency with the character of the locality in terms of configuration and area. All necessary access and services would be constructed as required to all lots to meet the operational needs of each lot.

The development is consistent with the general form of infill rural residential development that has been undertaken in the vicinity of the site and emerging at the locality. The proposal ensures that housing targets for the region are met through appropriate development in existing areas. In this regard, the site is advocated as being well located to local services, employment areas and high levels of accessibility to local road networks and regional transport networks.

The proposed development is to be undertaken generally in accordance with the proposal plan contained at **Attachment 1** to this report.

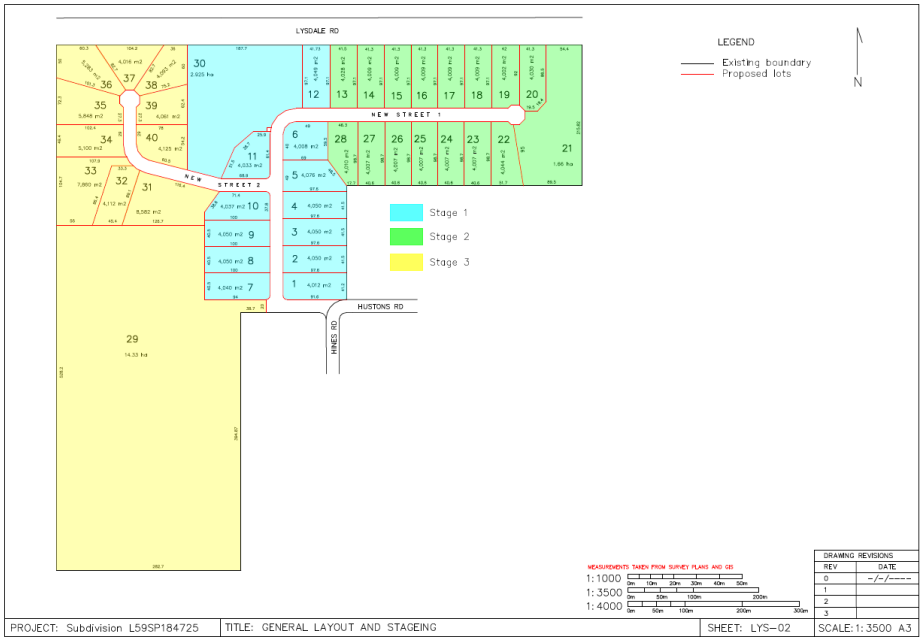


Figure 2—Extract of proposed subdivision layout plan

2.2. Subsequent approvals

Subsequent development application(s) for Operational Work would be necessary to implement the approved development. Detail design of these application(s) is yet to occur and would be lodged in due course following this approval.

Upon completion of the required development works, a final Plan of Subdivision application (plan sealing) would be made to the Assessment Manager to demonstrate development compliance and seek endorsement of any related final Survey Plan.

3. STATE PLANNING MATTERS

The application for proposed development is assessable development requiring Impact Assessment pursuant to Section 45 (5) of the Planning Act 2016. This section of the Act states:

(5) An impact assessment is an assessment that—
(a)must be carried out—
(i)against the assessment benchmarks in a categorising instrument for the development; and
(ii)having regard to any matters prescribed by regulation for this subparagraph; and
(b)may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter—

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors*

The following sub-subsections and Section 4 address these assessment provisions.

3.1. State Planning Policy

The State Planning Policy ('SPP') came into effect on 3rd July 2017 and outlines, amongst other things the policies about matters of state interest in development assessment. Pursuant Part 2.1 of the Planning Scheme, it is identified that the State Planning Policy is appropriately integrated and therefore an assessment against specific elements of the SPP is not required.

3.2. Regional Plan

The *Wide Bay Burnett Regional Plan 2023* (WBBRP23) came into effect on 15 December 2023. As per s27(1)(d)(i) of the Planning Regulation 2017, the assessment manager must have regard to the plan to the extent it is not identified in the planning scheme as being appropriately integrated into the planning scheme. The WBBRP guides development outcomes applicable to the regional scale and specifically to themes regarding people and places, economic futures and sustaining environment and lifestyle. In this circumstance, the proposal provides a rural residential land subdivision that supports to increase in local housing supply to the region.

The site is contained within the Priority Agricultural Area and is in the Priority Living Area.

Priority Living Areas have effect through the RPI Act which considers land use policies in relation to proposed resource activities such as mining and petroleum that generally occur outside the Planning Act and local government planning schemes. PLAs give communities, via their local government, a say on how these proposed activities may or may not impact on a town's amenity and wellbeing.
PLAs within the region are shown in Map 3 and Schedule A. PLAs include key settlement areas with populations equal to or greater than 200 people that are likely to experience growth over the next 25 years, with a two-kilometre buffer applied around the settlement area. PLAs do not identify a future settlement pattern for a town and do not have any effects under the Planning Act.

Any proposed resource activity within the PLA must demonstrate that the location, nature and conduct of the activity is compatible with the planned future for the area. This is completed through an

application process established under the RPI Act. Importantly, all resource activity proposals within a PLA must be publicly notified.

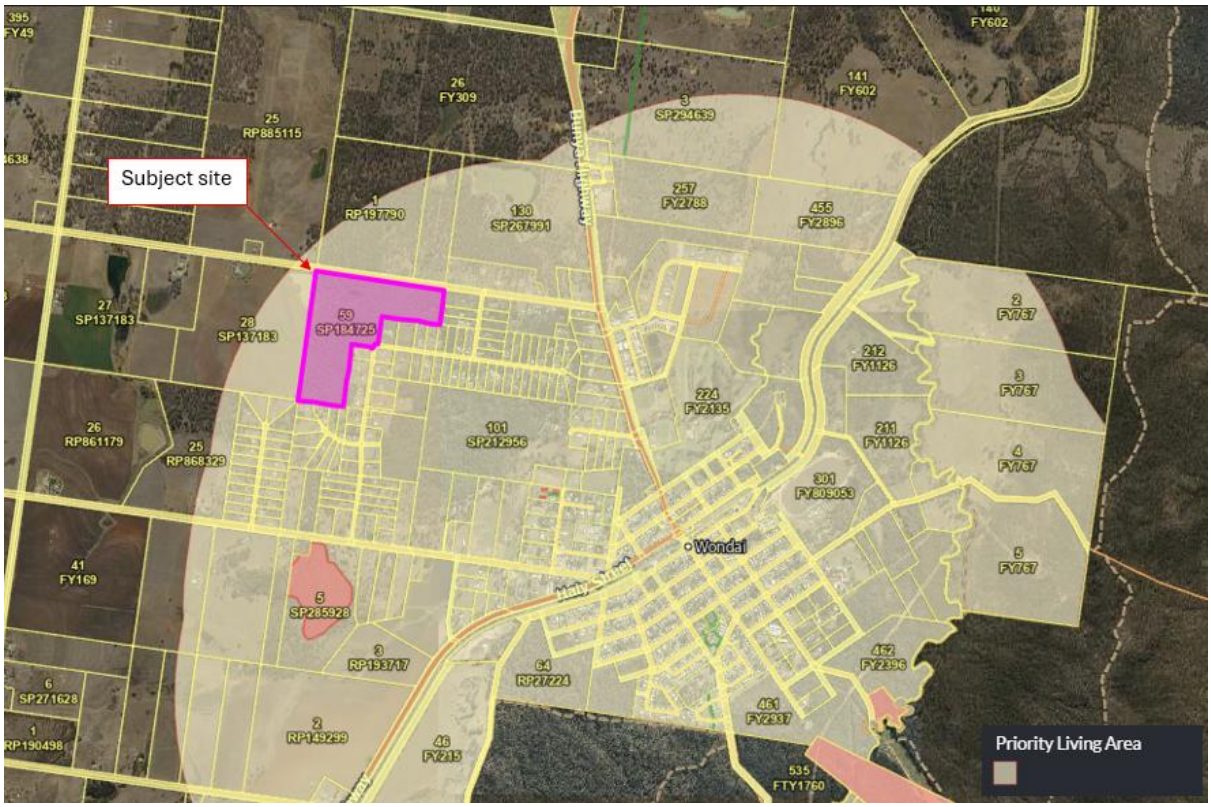


Figure 3—Priority Living Area Map Wide Bay Burnett Regional Plan

It is logical to suggest the mapped area, inclusive of the subject site, is a logical extension of the existing urban format, particularly given the zone of the site and the locality. The current zone also affords the site protection in the same form generally as the Regional Plan. The proposed reconfiguration of the site is consistent with the outcomes sought by the PLA.

Given the zone of the land and the existing scale and form of development there is no conflict with the mapped Priority Agricultural Area. The proposed development advocates suitable buffers to agricultural opportunity to the west of the site and there is a planning expectation of amenity associated with the existing rural residential zoned land in the location of the site.

3.3. Referrals

A review of the State Development Assessment Mapping portal identifies the following mapped State Interests relevant to the site—

- Regulated vegetation management (Category B)
- Water resource planning area

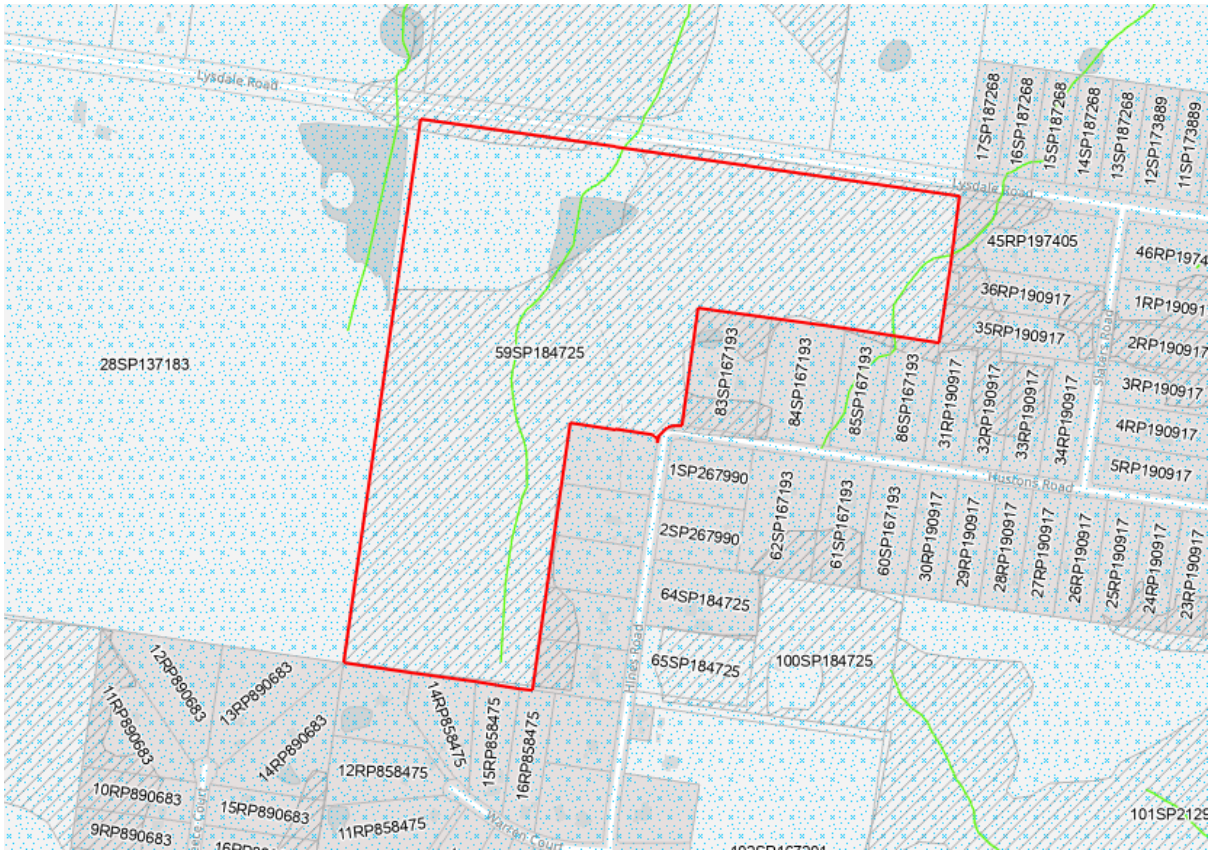


Figure 4—State interests mapping (Source: State Development Assessment Mapping System)

This application triggers referral to the Chief Executive for the following matters under Schedule 10 of the Regulation—

- Schedule 10.3.4.1.1 – Clearing native vegetation

An assessment of the applicable State Development Assessment Provision (SDAP) code is provided at **Attachment 3**.

3.4. S12A Walkable Neighbourhood provisions

The State policy for Walkable Neighbourhoods is an assessment benchmark for particular Reconfiguring a Lot development pursuant Schedule 12A of the *Planning Regulation 2017*. This assessment benchmark policy is applicable to Reconfiguring a Lot development if—

a) the reconfiguration is the subdivision of the lot into 2 or more lots (each a created lot); and

b) the lot being reconfigured is wholly or partly in a prescribed zone[1] under a local instrument applying to the lot; and

c) no part of the lot being reconfigured is in either of the following zones under a local instrument applying to the lot—

i. a rural residential zone stated in schedule 2;

ii. a zone, other than a zone stated in schedule 2, that is of a substantially similar type to a zone mentioned in subparagraph (i); and

[1] A prescribed zone includes any of the following zones stated in Schedule 2 of the Planning Regulation 2017— general residential zone, low density residential zone, low-medium density residential zone, medium density residential zone, high density residential zone, character residential zone or tourist accommodation zone, emerging community zone, mixed use zone, or a zone, other than a zone stated in schedule 2, that is of a substantially similar type to a zone mentioned.

d) at least 1 created lot is intended mainly for a residential purpose; and
e) the reconfiguration is associated with the construction or extension of a road.

In this circumstance, the proposal involves a rural residential subdivision. Criterion (c) identifies that lots created in the Rural residential zone do not need consideration of these provisions. Accordingly, Schedule 12A of the Regulation is not an applicable assessment benchmark.

4. LOCAL PLANNING ASSESSMENT

The *South Burnett Regional Council Planning Scheme 2017* (the Planning Scheme) commenced on 2 October 2017 and applies to all development within the South Burnett local government area. The current version of the Planning Scheme, as relevant to this application is Version 2, which came into effect on 28 October 2024.

The Planning Scheme guides development outcomes for the land through its Strategic framework, relevant codes and policies. The applicable provisions of the Planning Scheme, as they relate to this proposal and development site are outlined below.

4.1. Zoning

The site is in the Rural Residential zone (Zone Precinct RR1).

The site is not in a designated local plan area.

Figure 5—Site zoning

4.2. Planning Scheme Overlays

The Planning Scheme maps the following overlays as being applicable to the subject site—

- Agricultural land overlay (**Figure 6**)
- Bushfire hazard overlay (**Figure 7**)
- Flood hazard overlay (**Figure 8**)

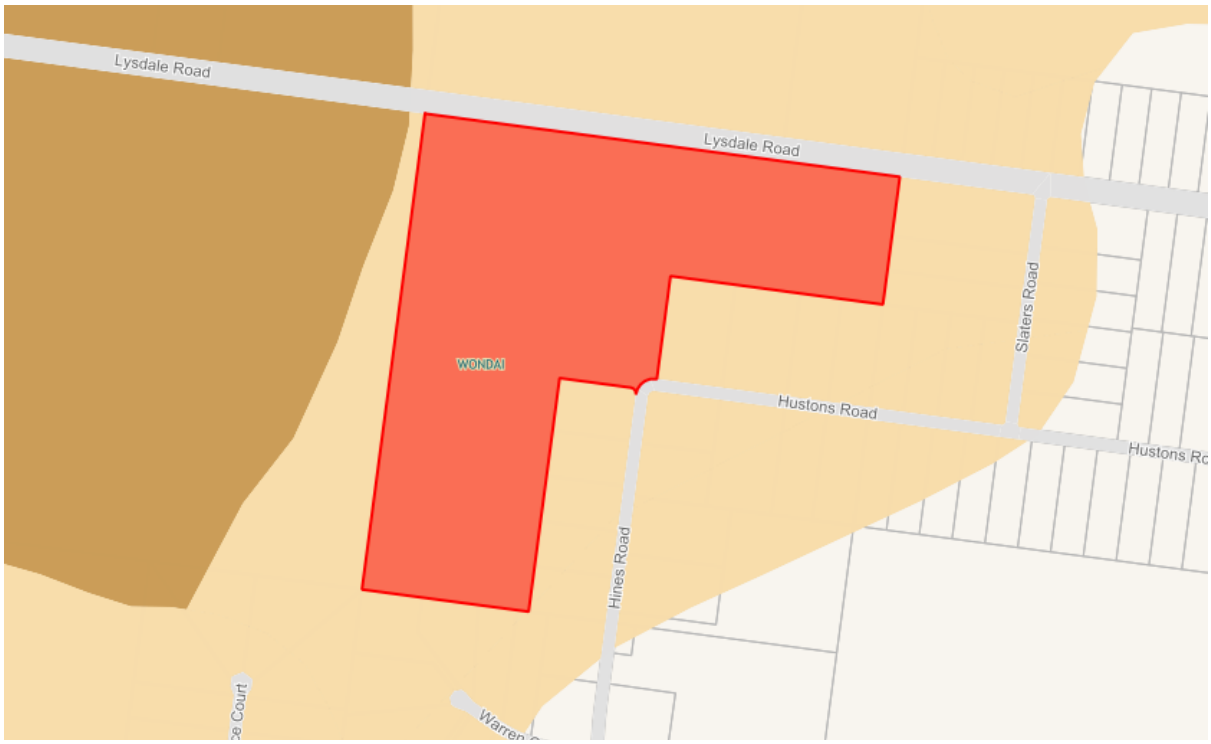


Figure 6—Extract of Agricultural Land overlay mapping

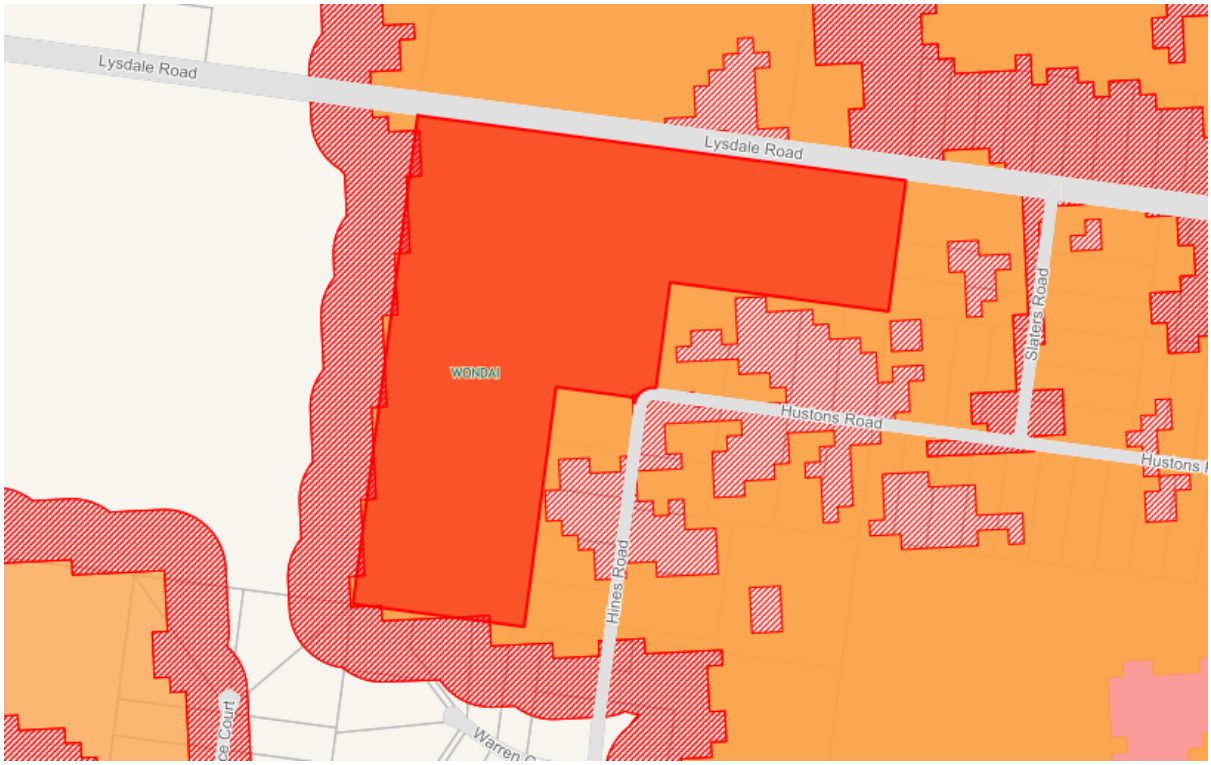


Figure 7—Extract of Bushfire hazard overlay mapping

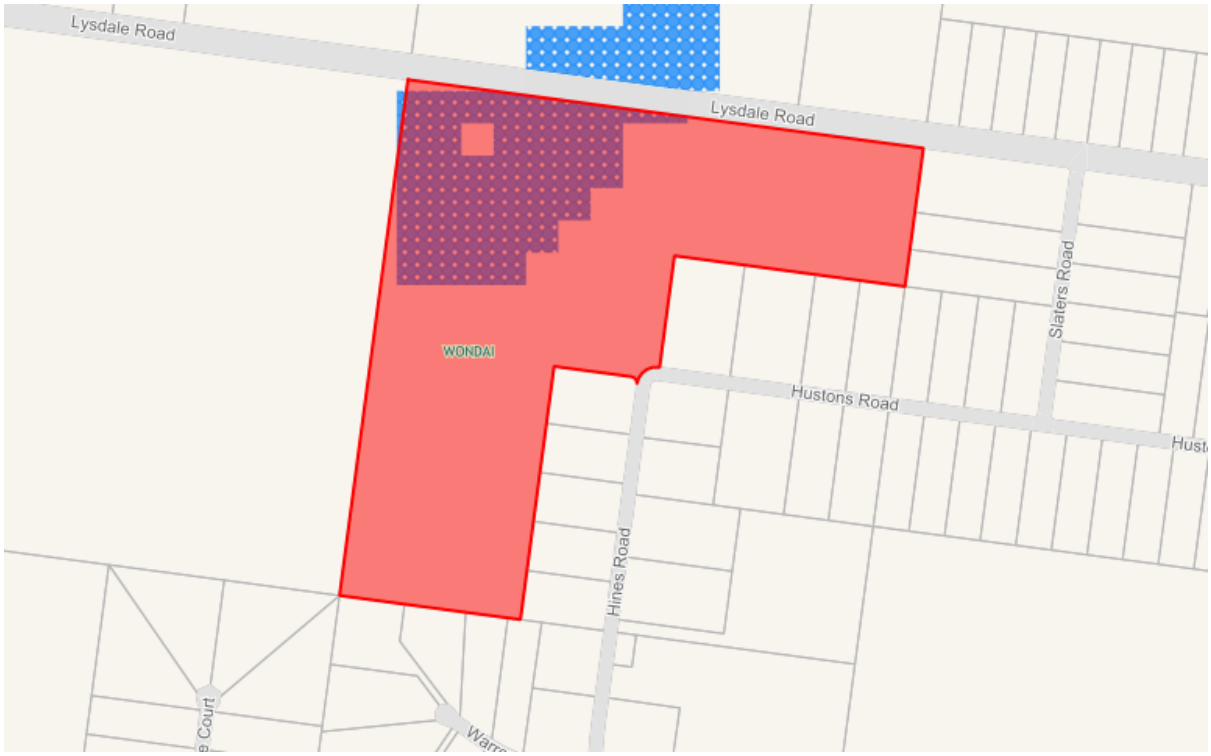


Figure 8—Extract of Flood hazard overlay mapping

4.3. Category of Assessment

Table 5.6.1 of the Planning Scheme identifies the development as constituting impact assessable development. The overlays applicable to the premises and development do not vary the applicable category of development.

4.4. Applicable assessment benchmarks

Pursuant Part 5.3.3(5) of the Planning Scheme, impact assessable development us to be assessed against the identified assessment benchmarks where relevant, but also is to have regard to the whole of the Planning Scheme, to the extent relevant. In effect, the proposal is to be considered against the entirety of the Planning Scheme including the Strategic Framework.

Table 5.6.1 and 5.10 of the Planning Scheme identifies that the following codes are the relevant assessment benchmark(s)[2]—

- Strategic framework
- Rural residential zone code
- Reconfiguring a Lot code
- Services and works code
- Bushfire hazard overlay code

[2] Pursuant Part 7.1(7) of the Planning Scheme, the Agricultural land and Flood hazard overlays do not have an associated assessment benchmark code.

4.5. Strategic Framework

4.5.1. Settlement Pattern

The proposal meets the strategic goals in this section. The proposed rural residential development is consolidated in an area nominated on the Strategic Framework map and maintains good access to services, employment and existing infrastructure. The proposed development retains the fundamentals of good access to urban services via good quality roads, no practical loss of good quality agricultural land or remnant regional ecosystem vegetation, minimal erosion and flood-free, fire-resistant and moderately sloped house sites. The impacts of natural hazards such as bushfires, landslide and flooding are identified, and the development avoids or mitigates the risk to personal safety and property damage and provides for the effective functioning of infrastructure during and after an event. The proposed development provides suitable buffering to adjoining rural land.

4.5.2. Rural futures

In this case the strategic designation of the site and the zone overrides the overall; mapping considerations of GQAL on the subject site. In this regard, agricultural lands are preserved for productive rural activities by suitable land based buffering.

Adjoining potentially productive rural land for cropping and animal husbandry is protected from intrusion of incompatible development through the use of the proposed buffers. Adequate buffers are provided to minimise land use conflict and the risk of disease or contamination from agricultural practices.

4.5.3. Strong Economy

The proposal affords opportunity for both employment and economic development locally for the region in terms of the opportunities for construction employment to develop the residential estate. On-going construction employment would continue with job procurement and management relating to residential housing construction following the development. On a localised scale, the proposed development will enhance function of community facilities (schools, hospitals and medical facilities), existing commercial land uses and future commercial uses through the establishment of a greater local population catchment.

The development of land for new housing opportunities is critical to the growth of the region and the resultant attraction of additional commercial and community land uses.

Each of the proposed new lots/dwelling units will also provide opportunity for appropriate home-based businesses.

4.5.4. Natural Systems and Sustainability

The natural features of the region will not be compromised by the proposed development. The proposed development has been designed in accordance with the outcomes and recommendations of an ecological survey and the requirements of the Department of Natural Resources Mines and Energy.

It is our understanding the subject site has no places of cultural, heritage or historical significance for aesthetic and identity purposes within its boundaries.

4.5.5. Strong Communities

The proposed development offers a suitable design presentation for this location. It is our submission the development of the site will have no significant impact on the existing rural residential development, the ecological values of the locality, the adjoining function of the road network or the future development of other related land uses in the locality. The development of the site in the

manner proposed offers a level of design and visual presentation that is consistent with the outcomes sought by this strategic intent element in this location.

The proposed development will not impact the local character given the character of the locality existing and approved and the format of the proposed development. The site offers suitable topography to achieve variation in the ultimate building and neighbourhood form on the site

It is our understanding the subject site has no places of cultural, heritage or historical significance for aesthetic and identity purposes within its boundaries.

4.5.6. Infrastructure and Servicing

It is our understanding that suitable levels of infrastructure are available to the subject site and the development will not require increased services in this locality. The developer will liaise directly with Council and any third-party infrastructure entities to ensure all service connections and levels of service are consistent with the expectations of the locality and the proposed land uses.

Infrastructure charges will be paid in accordance with Council requirements.

4.6. Overlay codes

4.6.1. Bushfire hazard overlay code

The site has been mapped as being in a bushfire risk location sourced by potential hazardous vegetation on the site and the adjoining land. Risk to proposed lots, person and property of created lots is minimised through the creation of fire breaks which would act as an asset protection zone. Further site-specific hazard minimisation would be achieved through future Building Work pursuant fire resilient design and materials determined with a site-specific bushfire attack level (BAL) assessment.

All other outcomes of the overlay code, to the extent relevant, will be achieved including provision of safe evacuation egress from the development via new road and Hines/Huston Road and the provision of reticulated water for fire-fighting supply. Fire breaking trails are not warranted. The proposal involves residential land subdivision only and does not advocate storage or manufacture of hazardous materials in bulk or community infrastructure.

Subject to suitable road and water infrastructure being constructed for the subdivision and post-development Building Work design measures being implemented on new lots, acceptable management of potential bushfire hazard applicable to the site would be achieved.

4.7. Zone code

The purpose of the rural residential zone code is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

Table 2 Assessment of proposal against Rural residential zone code overall outcomes

ASSESSMENT CRITERIA	APPLICANT COMMENT
a) Development is comprised predominantly of dwelling houses on larger allotments in a clustered settlement pattern that protect residential amenity and the semi-rural landscape associated with the locality.	**Complies.** The proposed development advocates larger allotments in a clustered settlement pattern that meets the outcomes provided by the relevant codes in the Planning Scheme.

b) The 4,000m2 RR1 precinct identifies locations near urban centres where smaller rural residential allotments are preferred.	**Complies** The site is located in an RR1 precinct. The proposed layout provides for accepted allotment sizes and configuration.
c) Development preserves environmental and topographical features by minimising alteration or disturbance in the design, siting and construction of buildings, roadways and other engineering works.	**Complies** The proposed development provides for suitable buffers and BLE's to address the site constraints and buffers to adjoining uses.
d) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, enhanced and buffered from the impacts of development. Rural residential development avoids treed ridgelines or ensures that buildings remain below the vegetation canopy on steeper more visible lands.	**Complies.** The layout caters for the retention and buffering of gullies, waterways, wetlands and bushland as acceptable outcomes to the respective development codes and policies.
e) The risk to life and property from natural and manmade hazards is not increased as a result of development.	**Complies.** Reference is made to the attached plan of development and reporting that provides for suitable mitigation of hazards within and adjoining the site.
f) Development is designed to avoid and mitigate risks from natural risks and hazards to demonstratable acceptable or tolerable level of risk for both existing and new development, people and property and not result in unacceptable or unavoidable impacts.	**Complies.** Reference is made to the attached plan of development and reporting that provides for suitable mitigation of hazards within and adjoining the site.
g) Sites that are contaminated or pose a health risk from prior activities are remediated prior to being developed for sensitive land use (as defined in the Regulation).	**Not applicable** It is our understanding the site does not contain contamination risks.
h) Residential or other sensitive uses are not intensified in the identified separation area around the Swickers Kingaroy Bacon Factory on Overlay Map 11.	**Not applicable.**
i) Residences are provided with an adequate supply of potable water and sustainable means of wastewater treatment and disposal. Access to infrastructure and essential services is of a standard normally expected in isolated communities.	**To comply.** The proposed development advocates a suitable supply of available services in accordance with the Planning Scheme requirements.
j) Conflict with adjoining land in the Rural zone is avoided by the provision of buffers on the site of new development for rural residential purposes.	**Complies.** The proposed plan of development caters for suitable buffer areas to the adjoining rural land.
k) The productive capacity of Agricultural Land Classification Class A or Class B, and regional biodiversity is not compromised.	**Complies** The proposed development is being undertaken on rural residential zoned land notwithstanding the extent of mapped GQAL in this location.
l) Non-residential uses do not detrimentally affect residential amenity and meet the day-to-day needs of the residential catchment or have a direct relationship to the land in which it is	**Not applicable** The application does not advocate any non-residential land uses.

proposed. The extent and scale of rural activities will be limited.	
m) Non-residential uses do not detrimentally affect residential amenity and meet the day-to-day needs of the residential catchment or have a direct relationship to the land in which it is proposed. The extent and scale of rural activities will be limited.	**Not applicable** The application does not advocate any non-residential land uses.

4.8. Other development codes

4.8.1. Reconfiguring a Lot code

The purpose of the Reconfiguring a lot code of the planning scheme seeks to ensure that any new lots are configured and created to ensure that they're appropriate for their intended use, are responsive to constraints, support high quality design outcomes and afford reasonable access and serviceability standards.

The proposal reconfigures the site to create 40 lots that are all reasonably regular shaped and located such that they are well connected and highly accessible by new roads and active transport networks. Where susceptible to natural hazards or other constraints, a building envelope has been provided to ensure acceptable future residential siting.

All lots would be provided with urban services, including reticulated water, electricity, telecommunications, and drainage infrastructure. The development would ensure that each new lot would have relevant service connections. Stormwater management for the development would be managed pursuant recommendations detailed in the attached Stormwater Management Plan.

Regarding Agricultural land overlay, we note that the land is not in the Rural zone and accordingly Acceptable Outcome AO16.1 and AO16.2 are not relevant assessment matters. A suitable planning outcome in most instances would be limiting the fragmentation of Good Quality Agricultural Land (GQAL). However, the existing Strategic Framework, zone provisions, existing development pattern and existing nature of the land uses precludes any significantly practical agricultural outcomes being achieved on the subject site. It is reasonable to conclude the existing intrusion of non-agricultural and potentially non-compatible land uses in this location will significantly limit agricultural land uses.

Regarding Flood hazard overlay, reference is made to the attached Stormwater Management Plan. The north-west section of the site is impacted flood hazard area (FHA) mapping in the location of the natural waterway and drainage path that traverses the adjoining land. The impact area is surplus waters breaching the site during a major rain event. In general terms this waterway path is being maintained. Site-specific earthworks would be undertaken as related Operational Work pursuant the recommendations in the SWMP to ensure necessary flood immunity is achieved to all new road and to provision suitable building envelopes on residential lots. Subject to this work being undertaken, the risk of flood to person and property associated to the development is suitably managed.

On balance, the proposal meets all relevant outcomes of this code to the extent relevant. We invite the Assessment Manager to impose reasonable and relevant conditions for provision of necessary service infrastructure to be provisioned for created lots.

4.8.2. Services and Works code

The proposal advocates the creation of two new roads as a Local Access Street to facilitate internal road access and traffic movements to support the development. The new road would intersect with Hustons and Hines Roads, with a new intersection that provides acceptable intersection treatments. Provision of public transport facilities is not warranted for this development due to the lack of available public transport routes in the locale.

All new road corridors and transport related infrastructure would be design and constructed in accordance with the Planning Scheme Policy for Development Works and other necessary Australian Standards. The Assessment Manager may impose requirements in relation to design requirements where reasonable and relevant.

The proposed development will be serviced with all available urban infrastructure in this location. The Assessment Manager may impose requirements in relation to design requirements where reasonable and relevant.

5. CONCLUSIONS

The proposal seeks a Development Permit for Reconfiguring a Lot – Subdivision of one (1) lot into 40 lots at Lysdale Road, Wondai, described as Lot 59 SP184725) in three (3) stages.

It is our opinion that the proposed Reconfiguring a Lot is consistent with the objectives and intent of the *South Burnett Regional Council Planning Scheme 2017* as it applies to the subject land. The proposal would create regular lots that provide size and dimension that are compliant with the rural residential zone outcomes of the Planning Scheme. The site is in an existing rural residential area and can provide acceptable connectivity to the locale and prevailing subdivision patterns of the area. Necessary access and a full suite of urban service connections required to service all lots would be constructed as related works of development.

Where susceptible to natural hazards or other site constraints, the proposal has been designed to avoid these matters as far as practical or otherwise created lots would feature a building envelope to ensure acceptable future residential siting and minimise development impacts.

This properly made application has been made in accordance with the code assessable requirements of the *Planning Act 2016*, *Planning Regulation 2017* and the *Wide Bay Burnett Regional Plan 2023*.

It is therefore submitted that the proposed development is suitable for approval pursuant Section 60 of the Act subject to reasonable and relevant conditions.

Urban Planet Town Planning Consultants
Date: August 2025

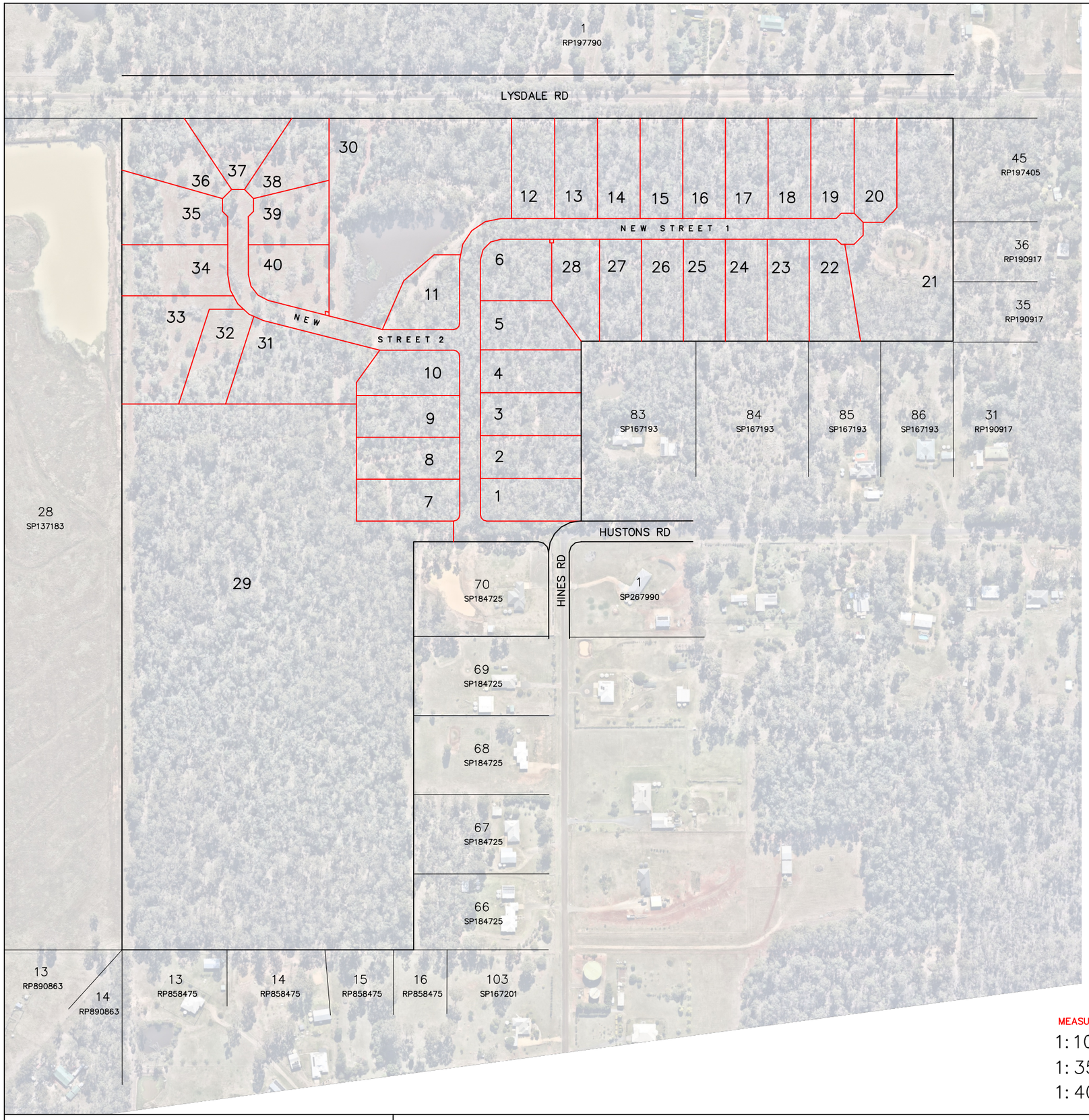
Attachment 1 – Development Plans

DRAWING INDEX

LYSDALE ESTATE – PROPOSAL PLANS

DATE OF ISSUE: 11/10/2025

SHEET	REV	DRAWING TITLE
LYS–01	0	PROPOSAL PLAN – OVERVIEW
LYS–02	0	GENERAL LAYOUT AND STAGEING
LYS–03	0	INTERSECTION, CORNER & CUL DE SAC DETAILS
LYS–04	0	ECOLOGICAL NOTES
LYS–05	0	STORMWATER CONCEPT
LYS–06	0	BUILDING CONSTRAINTS AND ENVELOPES
LYS–07	0	ON–SITE SEWAGE FACILITIES
LYS–08	0	ELECTRICAL & COMMUNICATIONS SERVICES CONCEPT
LYS–09	0	WATER SERVICES CONCEPT



LYSDALE ESTATE

EXISTING LOT:

L59 SP184725
LYSDALE ROAD, WONDAI, QLD

NUMBER OF LOTS:

40

AREAS:

4,007 m2 – 14.3ha

ACCESS:

HINES/HUSTONS ROAD

SERVICES:

SEALED ROADS
RETICULATED WATER
UNDERGROUND POWER

MEASUREMENTS TAKEN FROM SURVEY PLANS AND GIS

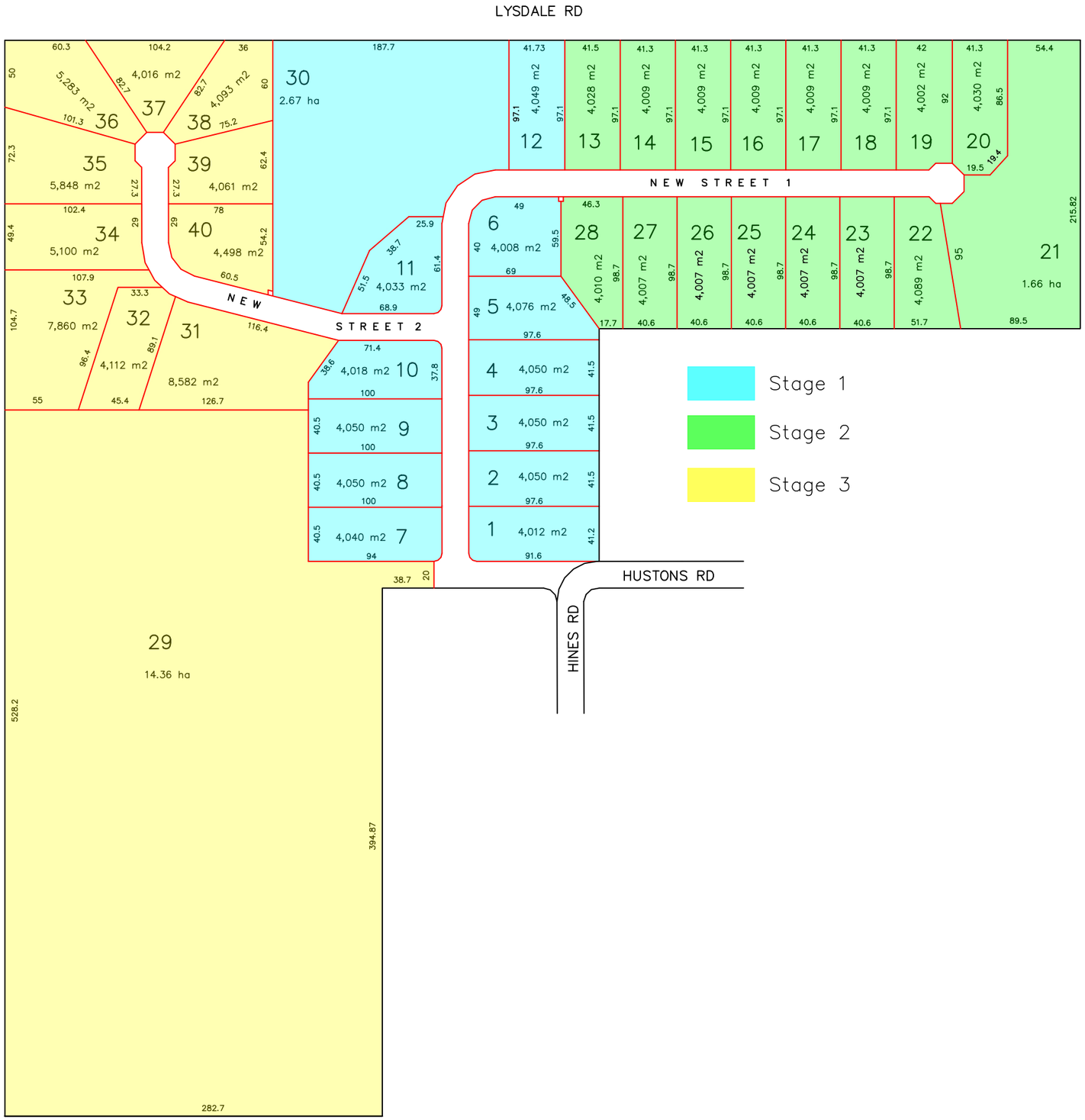
1:1000 0m 10m 20m 30m 40m 50m

1:3500 0m 50m 100m 200m

1:4000 0m 50m 100m 200m 300m

DRAWING REVISIONS	
REV	DATE
0	11/10/25
1	
2	
3	

PROJECT: Subdivision L59SP184725	TITLE: PROPOSAL PLAN – OVERVIEW	SHEET: LYS–01	SCALE: 1:4000 A3



LEGEND

Existing boundary

Proposed lots

N

MEASUREMENTS TAKEN FROM SURVEY PLANS AND GIS

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1:3500 0m 50m 100m 200m

1:4000 0m 50m 100m 200m 300m

DRAWING REVISIONS	
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2	
3	

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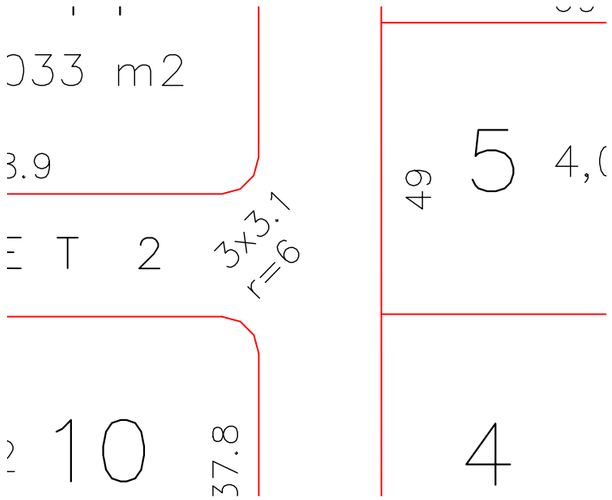

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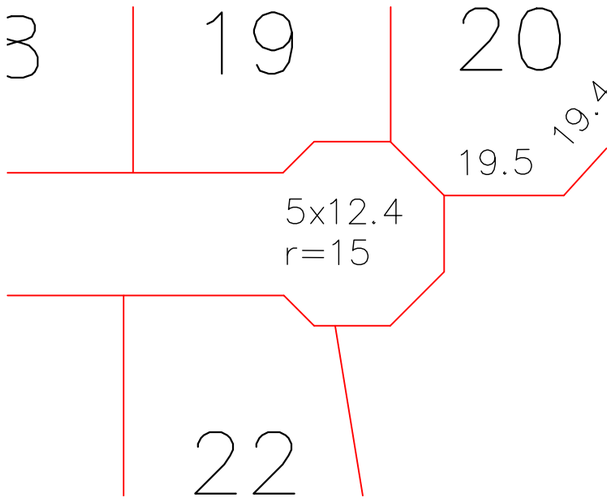
SCALE 1:1000



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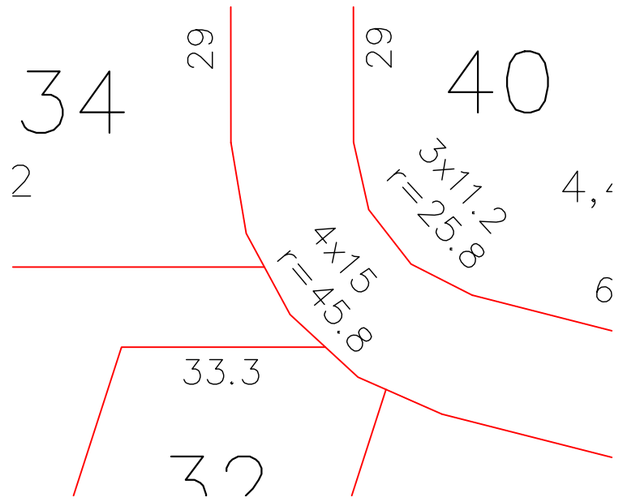
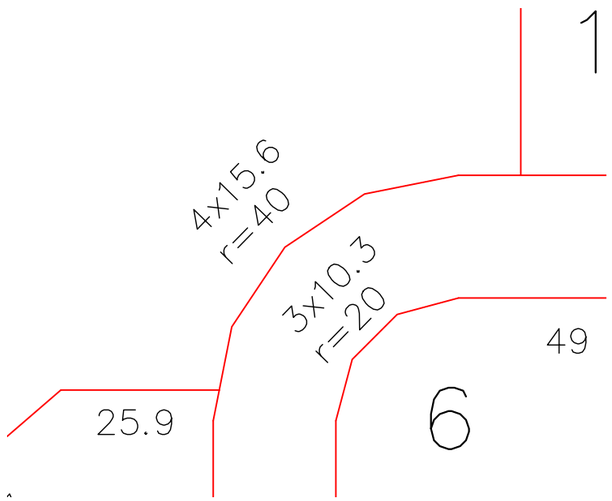


BEND NEW STREET 2
SCALE 1:1000

NOTES

Lot truncations as per SBRC Planning Scheme Table SC6.2.6Location and Design Standards



BEND NEW STREET 1
SCALE 1:1000

MEASUREMENTS TAKEN FROM SURVEY PLANS AND GIS

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1:3500 0m 50m 100m 200m

1:4000 0m 50m 100m 200m 300m

DRAWING REVISIONS	
REV	DATE
0	11/10/25
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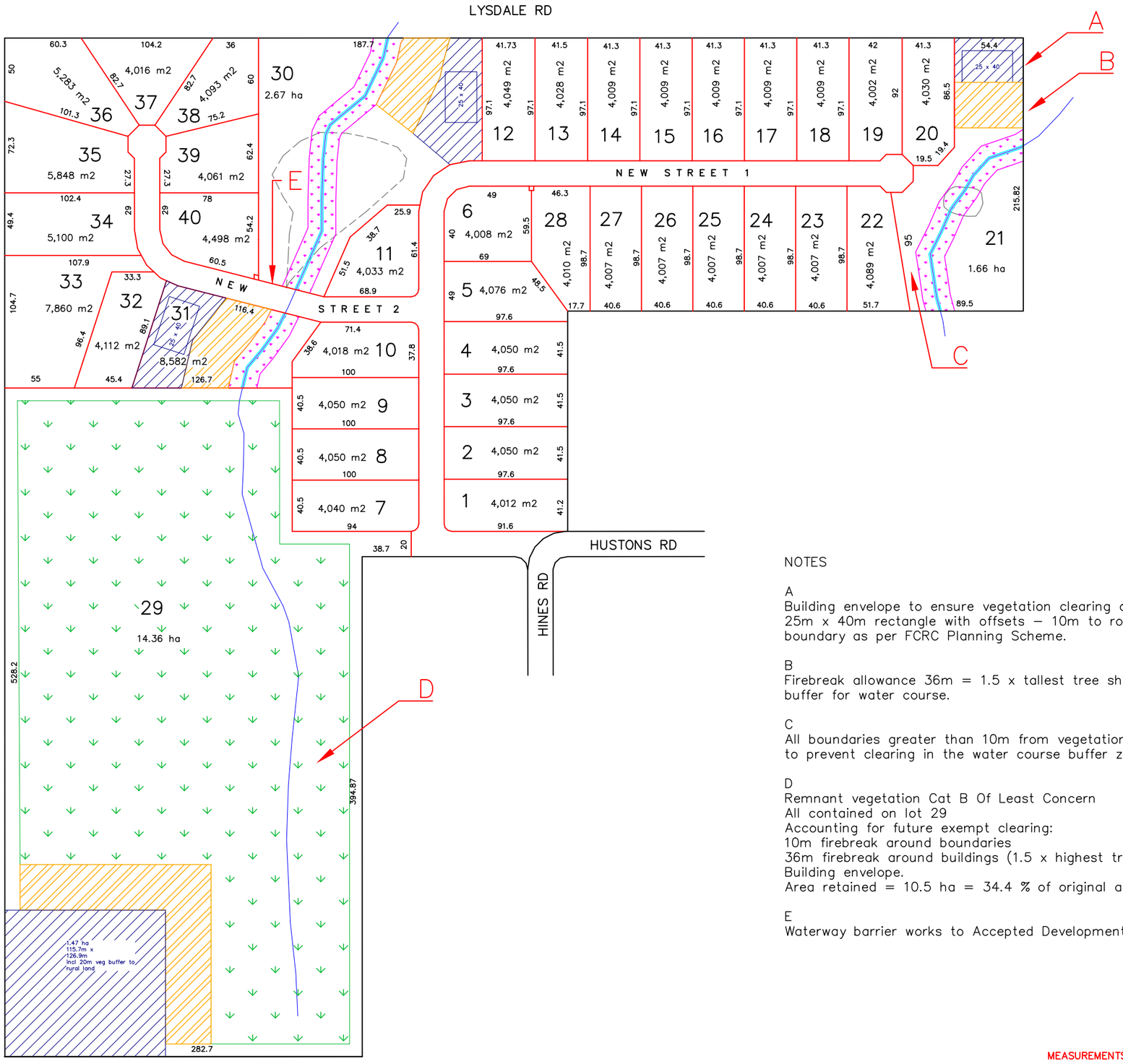
PROJECT: Subdivision L59SP184725	TITLE: INTERSECTION, CORNER & CUL DE SAC DETAILS	SHEET: LYS–03	SCALE: 1:4000 A3



LEGEND

- Existing boundary
- Proposed lots
- Order 1 water course
- Water course defining bank
- Dam
- Firebreak (36m)
- Building envelope/ footprint
- Remnant veg post development
- Remnant veg water course buffer (10m each side)

N

NOTES

A
Building envelope to ensure vegetation clearing outcomes are controlled. Accommodates 25m x 40m rectangle with offsets – 10m to road frontage & 6m from side and rear boundary as per FCRC Planning Scheme.

B
Firebreak allowance 36m = 1.5 x tallest tree shown to prevent clearing in vegetation buffer for water course.

C
All boundaries greater than 10m from vegetation bufffers associated with water courses to prevent clearing in the water course buffer zone.

D
Remnant vegetation Cat B Of Least Concern
All contained on lot 29
Accounting for future exempt clearing:
10m firebreak around boundaries
36m firebreak around buildings (1.5 x highest tree)
Building envelope.
Area retained = 10.5 ha = 34.4 % of original area (30.53 ha)

E
Waterway barrier works to Accepted Development design criteria

MEASUREMENTS TAKEN FROM SURVEY PLANS AND GIS

1:1000 0m 10m 20m 30m 40m 50m

1:3500 0m 50m 100m 200m

1:4000 0m 50m 100m 200m 300m

DRAWING REVISIONS	
REV	DATE
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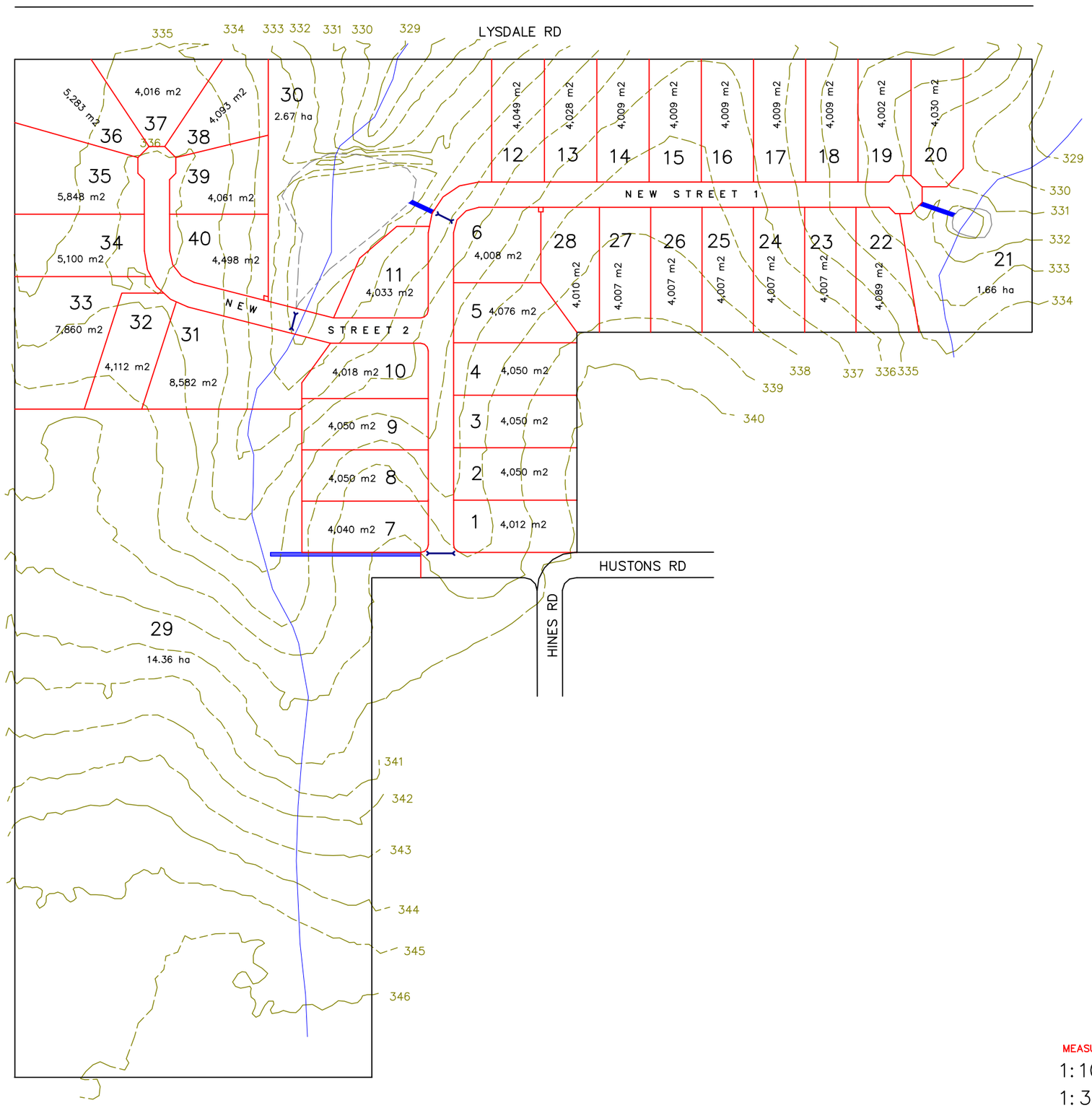
PROJECT: Subdivision L59SP184725	TITLE: ECOLOGICAL NOTES	SHEET: LYS–04	SCALE: 1:3500 A3



LEGEND

- Existing boundary
- Proposed lots
- Order 1 water course
- Dam
- Contour (m AHD)
- Storm water pipe
- Stormwater Easement

N

MEASUREMENTS TAKEN FROM SURVEY PLANS AND GIS

1:1000 0m 10m 20m 30m 40m 50m

1:3500 0m 50m 100m 200m

1:4000 0m 50m 100m 200m 300m

DRAWING REVISIONS	
REV	DATE
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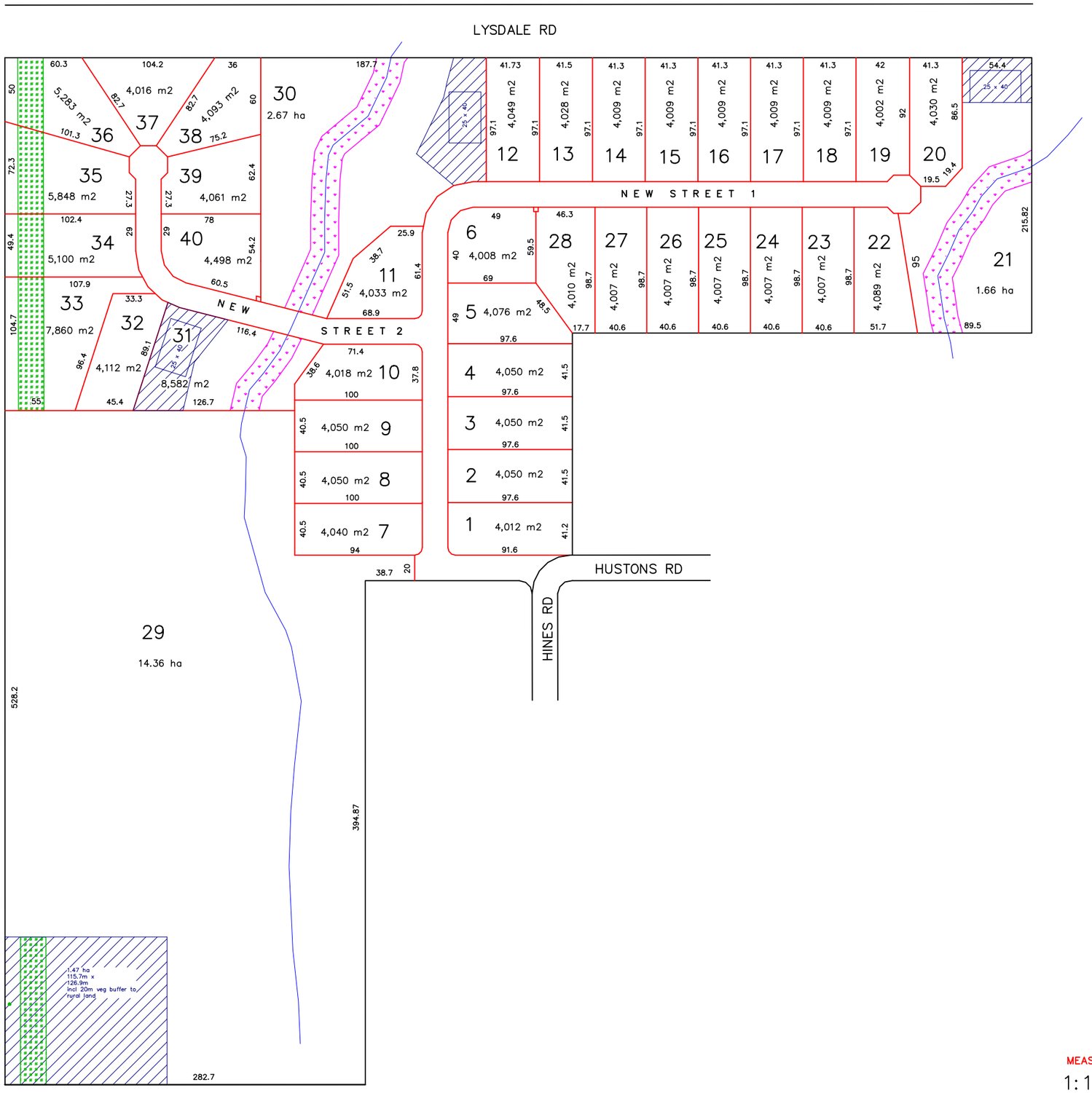
PROJECT: Subdivision L59SP184725	TITLE: STORMWATER CONCEPT	SHEET: LYS–05	SCALE: 1:3500 A3



LEGEND

- Existing boundary
- Proposed lots
- Order 1 water course

N

Building envelope/ footprint

Remnant veg water course buffer (10m each side)

Building Exclusion. Veg buffer to Rural Land Zone (20m) Landscaped / Non-remnant

MEASUREMENTS TAKEN FROM SURVEY PLANS AND GIS

1:1000 0m 10m 20m 30m 40m 50m

1:3500 0m 50m 100m 200m

1:4000 0m 50m 100m 200m 300m

DRAWING REVISIONS	
REV	DATE
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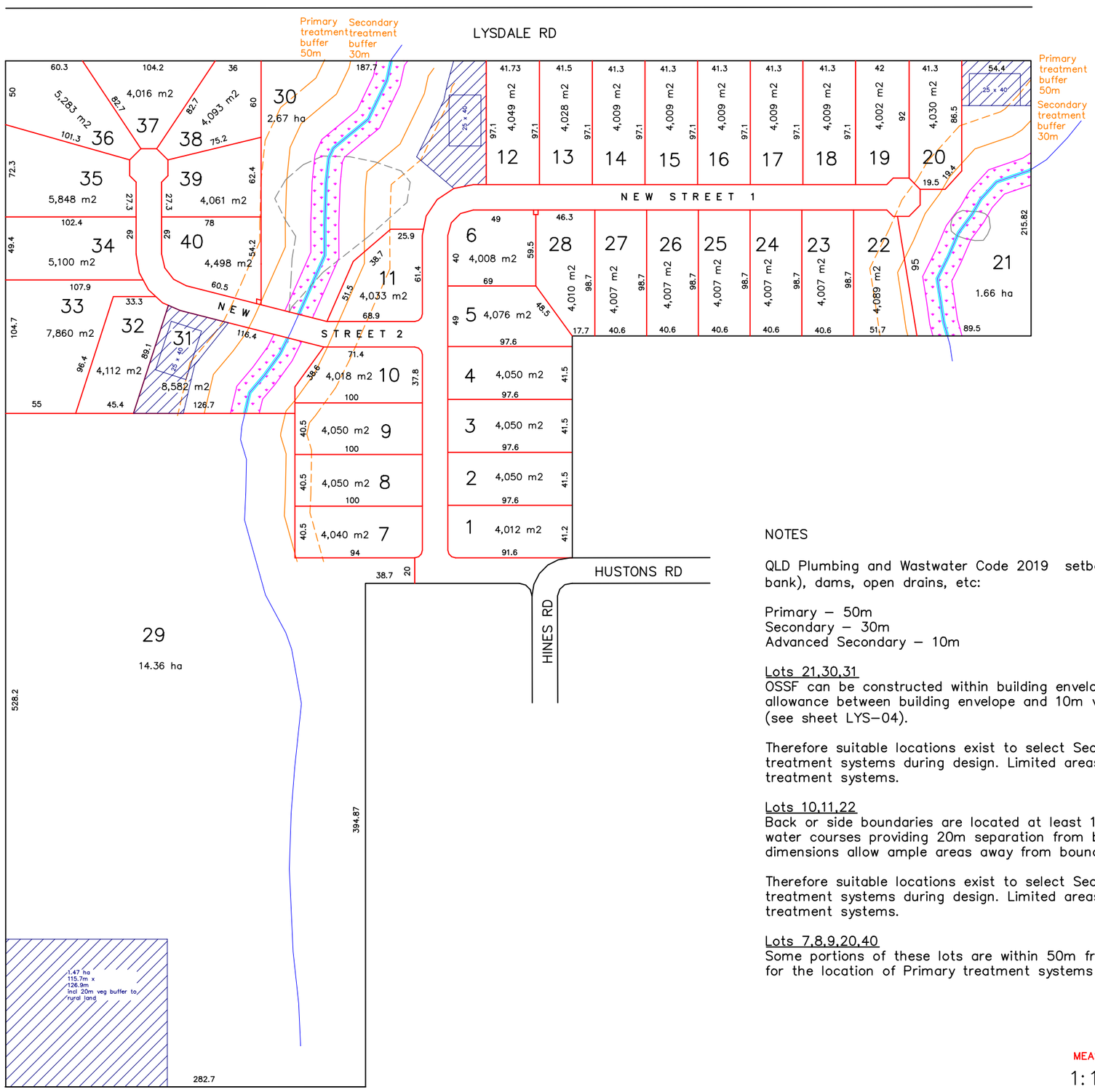
PROJECT: Subdivision L59SP184725	TITLE: BUILDING CONSTRAINTS AND ENVELOPES	SHEET: LYS-06	SCALE: 1:3500 A3



LEGEND

- Existing boundary
- Proposed lots
- Order 1 water course
- Water course defining bank
- Dam
- Building envelope/ footprint
- Remnant veg water course buffer (10m each side)

N

NOTES

QLD Plumbing and Wastwater Code 2019 setback distances to water course (top of bank), dams, open drains, etc:

Primary – 50m
Secondary – 30m
Advanced Secondary – 10m

Lots 21,30,31
OSSF can be constructed within building envelopes and within 36m firebreak allowance between building envelope and 10m vegetation buffer on water courses (see sheet LYS–04).

Therefore suitable locations exist to select Secondary or Advanced Secondary treatment systems during design. Limited areas would be available for Primary treatment systems.

Lots 10,11,22
Back or side boundaries are located at least 10m from 10m vegetation buffer on water courses providing 20m separation from boundary to water course. Lot dimensions allow ample areas away from boundaries.

Therefore suitable locations exist to select Secondary or Advanced Secondary treatment systems during design. Limited areas would be available for Primary treatment systems.

Lots 7,8,9,20,40
Some portions of these lots are within 50m from a water course. Restrictions exist for the location of Primary treatment systems on these lots.

MEASUREMENTS TAKEN FROM SURVEY PLANS AND GIS

1:1000 0m 10m 20m 30m 40m 50m
1:3500 0m 50m 100m 200m
1:4000 0m 50m 100m 200m 300m

DRAWING REVISIONS	
REV	DATE
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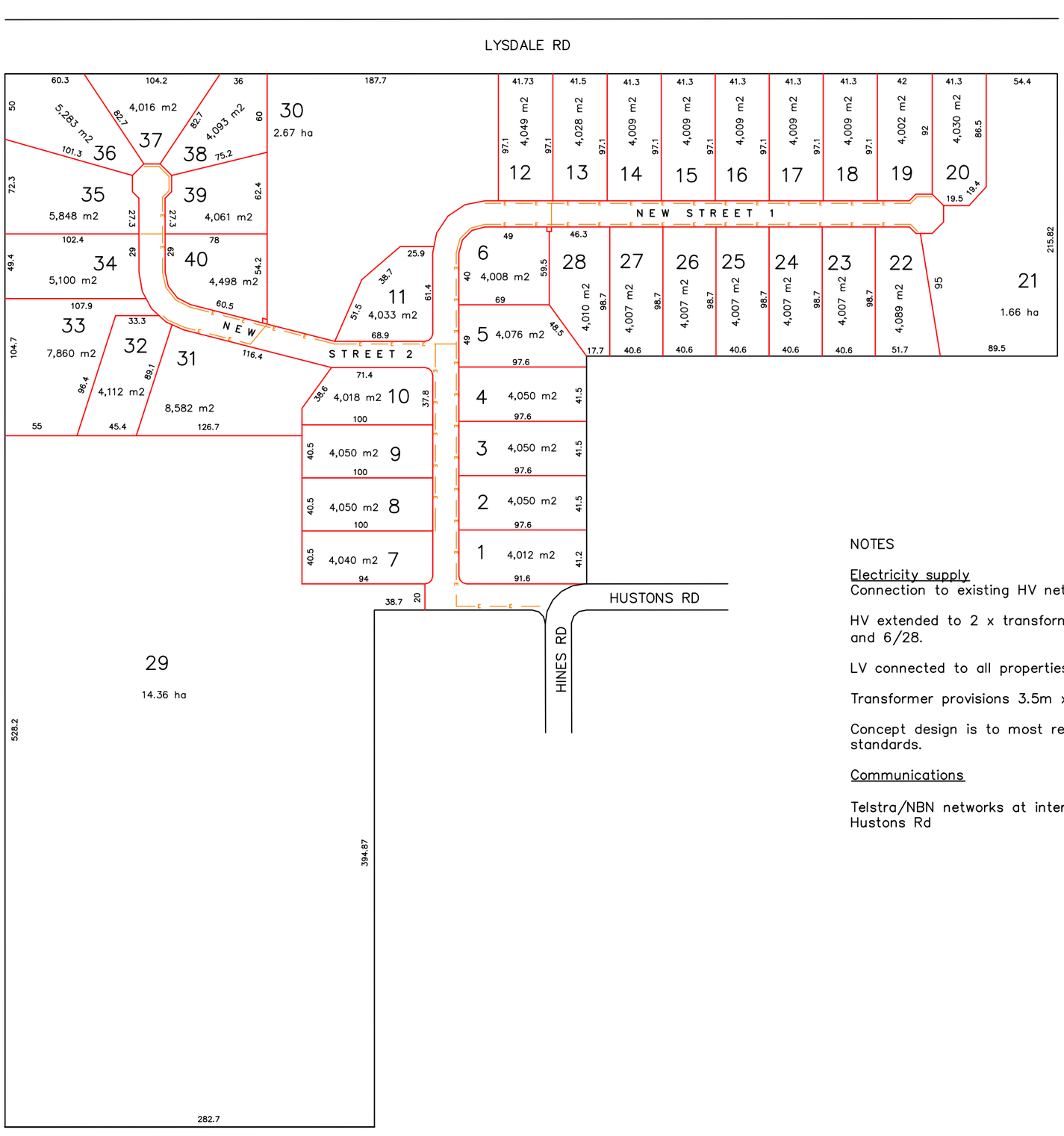
PROJECT: Subdivision L59SP184725	TITLE: ON–SITE SEWERAGE FACILITIES	SHEET: LYS–07	SCALE: 1:3500 A3



LEGEND

Existing boundary
Proposed lots

Electricity

N

NOTES

Electricity supply
Connection to existing HV network on Hustons Rd.

HV extended to 2 x transformers located at Lots 40 and 6/28.

LV connected to all properties.

Transformer provisions 3.5m x 3.5m in road corridor.

Concept design is to most recent Ergon Energy standards.

Communications

Telstra/NBN networks at intersection of Hines and Hustons Rd

MEASUREMENTS TAKEN FROM SURVEY PLANS AND GIS

1:1000 0m 10m 20m 30m 40m 50m

1:3500 0m 50m 100m 200m

1:4000 0m 50m 100m 200m 300m

DRAWING REVISIONS	
REV	DATE
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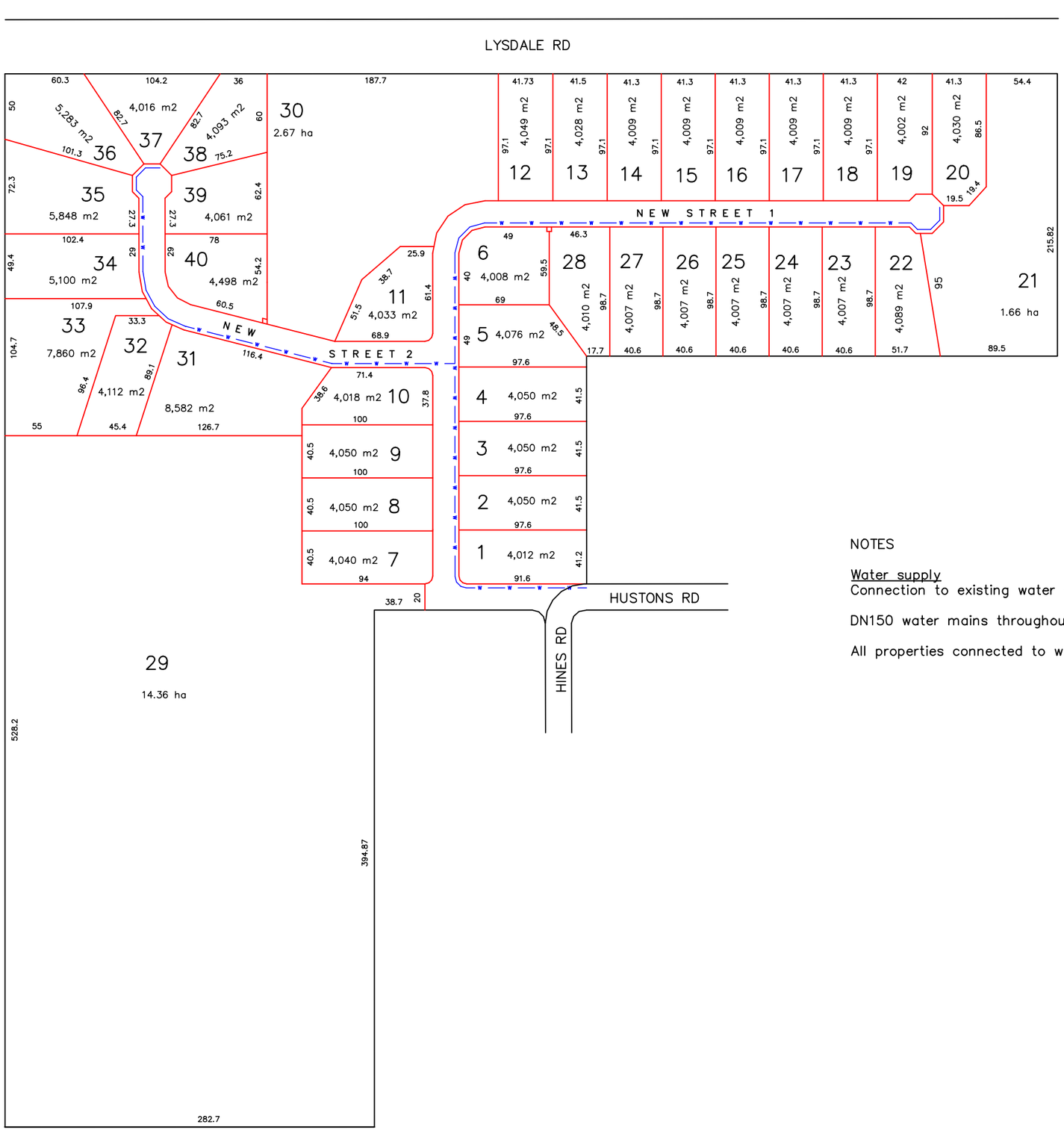
PROJECT: Subdivision L59SP184725	TITLE: ELECTRICAL & COMMUNICATIONS SERVICES CONCEPT	SHEET: LYS–08	SCALE: 1:3500 A3



LEGEND

Existing boundary

Proposed lots

Water Supply

N

NOTES

Water supply

Connection to existing water network on Hustons Rd.

DN150 water mains throughout estate.

All properties connected to water.

MEASUREMENTS TAKEN FROM SURVEY PLANS AND GIS

1:1000 0m 10m 20m 30m 40m 50m

1:3500 0m 50m 100m 200m

1:4000 0m 50m 100m 200m 300m

DRAWING REVISIONS	
REV	DATE
0	11/10/25
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2	
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PROJECT: Subdivision L59SP184725	TITLE: WATER SERVICES CONCEPT	SHEET: LYS–08	SCALE: 1:3500 A3

Attachment 2 – Planning scheme assessment

8.4.1 Reconfiguring a lot code

8.1.1.1 Application

This code applies to assessing development for reconfiguring a lot, with the exception of lot amalgamation, where identified as code or impact assessable in Part 5. When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.1.1.2 Purpose

(1) The purpose of the Reconfiguring a lot code is to ensure development:
  (a) Provides a compact urban form of safe, attractive and well-connected neighbourhoods that provide a variety of housing options and convenient access to services.
  (b) Provides opportunities for rural residential living with good access to services.
  (c) Manages the potential risks from natural and man-made hazards.
  (d) Avoids unnecessary impacts on the natural environmental, features and resources.
  (e) Allows for the efficient and sequential provision of urban infrastructure and an enhanced open space network.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Lots are of a size and dimension suitable for their intended use and have due regard to local geographical constraints, identified hazards, fragmentation of agricultural land and community expectations of residential separation and character.
  (b) Reconfiguring a lot contributes to good urban design outcomes, safe and attractive neighbourhoods and functional industrial areas that are consistent with the intended character of the particular locality.
  (c) In-fill and consolidation of existing urban areas is maximised where consistent with the intended nature of the zone.
  (d) Reconfiguring a lot does not compromise the viability and productivity of identified agricultural land, extractive and coal resources and the Swickers Bacon Factory and maintains appropriate buffers to these resources.
  (e) Areas or features of environmental significance are not adversely impacted by habitat loss, fragmentation or isolation.
  (f) A structured road hierarchy is created that provides safe, convenient and efficient connectivity and circulation for vehicles, cyclists and pedestrians.
  (g) An integrated public open space network is available to meet the needs of the community for outdoor recreation and social activities and the protection of valuable features.
  (h) Lots are provided with water supply, stormwater disposal, sustainable effluent and waste disposal, telecommunications and power, to standards appropriate for the zone.
  (i) Development is laid out and located to minimise the exposure and vulnerability of people and property at risk from

natural risks and hazards.

(j) Development contributes to effective and efficient emergency response and recovery capabilities.

8.1.1.3 Criteria for assessment Table 8.4.1—Assessable development

Performance Outcomes	Assessment Benchmarks	Applicant Response
Section 1 — Boundary realignment		
PO1 The boundary realignment: (a) results in lots that are consistent with the established subdivision pattern of the local area; (b) maintains or improves the utility of the lots; (c) does not create a situation where the use or buildings on the resulting lots become unlawful.	**AO1.1** Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2, except where the reconfiguration is boundary realignment and the outcome is preferable to the current allotment configuration. AND	**Not applicable** The proposed development does not advocate a boundary realignment.
	AO1.2 The utility of the lots is maintained or improved where: (a) a frontage to depth ratio exceeds that of the existing allotments; (b) access is provided to an allotment that previously had no access or an unsuitable access; (c) an existing boundary encroachment by a building or areas is corrected. AND	**Not applicable** The proposed design does not provide for alterations to frontage to depth ratios, access requirements or encroachments.
	AO1.3 The realignment does not result in a building contravening the setback, standards required by this Planning Scheme or relevant building assessment provisions. AND	**Not applicable** The proposed development does not advocate a boundary realignment.
	AO1.4 The realignment results in a larger lot that is a more viable farming unit.	**Not applicable** The proposed development does not advocate a boundary realignment.

Performance Outcomes	Assessment Benchmarks	Applicant Response
PO2 The boundary realignment facilitates the creation or consolidation of a viable farming unit.	**AO2.1** Where covered by the Overlay Map 08: (a) new lot boundaries enhance viable farming units; and (b) the boundaries ensure that a new dwelling is not on agricultural land; and (c) the reconfiguration satisfies the acceptable outcomes in section 6 of the Rural Zone code.	**Not applicable** The proposed development does not advocate a boundary realignment.
Section 2 — Reconfiguration under a Community Title Scheme		
PO3 Community Title Scheme development for a specific use does not detract from the character of surrounding areas as the result of increased density or the introduction of an incompatible land use.	**AO3.1** The Community Title Scheme is approved as part of or following approval of a Material Change of Use application over the site. OR	**Not applicable** The proposed development does not advocate a community title scheme.
	AO3.2 Where it is proposed to register a Community Title Scheme over land on which there is an existing building or buildings, the lots include only the area of the building on the lot, except that multiple dwelling buildings lots may include a balcony, courtyard, veranda and garage.	**Not applicable** The proposed development does not advocate a community title scheme.
PO4 The setback of residential buildings makes efficient use of the site, provides privacy and amenity for residents and contributes to positive urban design.	**AO4.1** The minimum separation between the front of buildings on either side of an access way is 8m. AND	**Not applicable** The proposed development does not advocate a community title scheme.
	AO4.2 Except for private landscaped courtyards, all landscaped open space, landscaped setbacks to frontages and buffer areas are included within common property. AND	**Not applicable** The proposed development does not advocate a community title scheme.
	AO4.3 The common property is used for street access,	**Not applicable**

Performance Outcomes	Assessment Benchmarks	Applicant Response
	utilities and recreation.	The proposed development does not advocate a community title scheme.
PO5 Adequate access is provided to public utilities for servicing, maintenance and repair.	**AO5** Suitable easements are granted (at no cost to the Council) to contain all public utility service mains which traverse the site under the control of the Council.	**Not applicable** The proposed development does not advocate a community title scheme.
PO6 Fire hydrants are easily accessible in times of emergency and are of a standard consistent with service needs.	**AO6** Fire hydrant installation is provided in accordance with the requirements of the relevant Australian Standard.	**Not applicable** The proposed development does not advocate a community title scheme.
Section 3 — All other reconfiguration		
PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.	**AO7.1** Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2. and	**Generally compliant** The proposed development offers an alternate outcomes for some site frontages given the design in the location of road bends and cul-de-sac heads. The narrower road frontages do not impact the utility of the sites given the sizes of the individual lots.
	AO7.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment. and	**Complies** The proposed development includes only one lot accessed with a handle and the lot area exceeds the acceptable outcomes.
	AO7.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.	**Not applicable** The proposed design does not include lots that would be considered to be irregular in shape.
PO8 Lots have lawful, safe and practical access.	**AO8.1** Access is provided via either: (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of	**Complies** The proposed layout provides for access dimensions that meet the acceptable outcome.

Performance Outcomes	Assessment Benchmarks	Applicant Response
	6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network). AND	
	AO8.2 Newly created lots do not have direct access to sub-arterial or higher order roads. AND	**Complies** All lots are accessed from the internal road network as designed.
	AO8.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.	**To comply** This matter can be suitably conditioned by the Assessment Manager.
PO9 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.	**AO9.1** Only one rear lot is provided behind each full street frontage regular lot. AND	**Not applicable** The proposed design does not advocate this outcome.
	AO9.2 No more than two rear lot access strips directly adjoin each other. AND	**Not applicable** The proposed design does not advocate this outcome.
	AO9.3 No more than two rear lots gain access from the head of a cul-de-sac. AND	**Not applicable** The proposed design does not advocate this outcome.
	AO9.4 Rear lots are only created where the site gradient is greater than 5%.	**Not applicable** The proposed design does not advocate this outcome.
PO10 The design and construction of new roads: (a) Maintain safe and efficient access to the transport network; (b) Creates integrated neighbourhoods; and (c) Are constructed to a standard that is commensurate with the intended use of	**AO10.1** Intersection shall be spaced at no less than 45m from any other intersection. AND	**Complies** A compliant outcome has been designed for the proposed connection to Hustons/Hines Road intersection. This can be suitably conditioned by the Assessment Manager to be formally designed as part of the operational Works.

Performance Outcomes	Assessment Benchmarks	Applicant Response
allotments.	**AO10.2** Any intersections with existing roads shall be treated with a T-intersection or a roundabout. AND	**Complies** A compliant outcome has been designed for the proposed connection to Hustons/Hines Road intersection.
	AO10.3 The road layout indicates connections to adjoining development sites. AND	**Complies** The proposed layout provides for connectivity at the existing available points in Hustons/Hines Road.
	AO10.4 Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel. OR	**Not applicable** This is a rural residential development.
	AO10.5 In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.	**To comply** This can be suitably conditioned by the Assessment Manager to be formally designed as part of the operational Works.
PO11 The provision of services is resistant to inclement weather and does not degrade the character of the area.	**AO11** Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.	**To comply** This can be suitably conditioned by the Assessment Manager to be formally designed as part of the operational Works.
PO12 Reconfiguration facilitates integration of walking and cycling networks that provide a safe and convenient environment for users having regard to appropriate gradients and distances to be travelled.	No outcome specified.	**Not applicable** This element should not be applicable to rural residential development.
PO13 Public open space is provided in response to community need.	**AO13** Public open space is provided in accordance with the Priority Infrastructure Plan.	**Not applicable** This element should not be applicable to rural residential development.

Performance Outcomes	Assessment Benchmarks	Applicant Response
PO14 Reconfiguration into allotments less than 400m^2 in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.	**AO14** Reconfiguration in the Medium Density Residential zone involving allotments less than 400m^2 where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy.	**Not applicable** This is a rural residential development.
PO15 Reconfiguration into allotments less than 400m^2 in the Medium Density Residential zone is to provide for suitable living environments.	For allotments less than 400m^2: **AO15.1** All lots are orientated to within 20^0 of north. AND	**Not applicable** This is a rural residential development.
	AO15.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.	**Not applicable** This is a rural residential development.
Section 4 — All reconfiguring a lot subject to an overlay (other than bushfire hazard overlay)		
Agricultural land overlay		
PO16 The productive capacity and utility of agricultural land for rural activities is maintained.	**AO16.1** In the Rural zone only, no additional allotments are created in the area identified as agricultural land on SPP Interactive Mapping (Plan Making); OR	**Not applicable** This is a rural residential development.
	AO16.2 In the Rural zone only, a Farm management plan prepared by a suitably qualified agronomist demonstrates that the existing productivity of the land area is not reduced.	**Not applicable** This is a rural residential development.
Airport environs overlay		
Public safety area		
PO17 Development located at the end of runways does not increase the risk to public safety.	**AO17** Development does not include a significant increase in the number of people living, working or congregating in an airport's public safety area	**Not applicable**

Performance Outcomes	Assessment Benchmarks	Applicant Response
	as depicted on Overlay Map 01	
Biodiversity overlay		
PO18 Development avoids, minimises or mitigates adverse impacts on environmentally significant areas and values.	**AO18.1** Development is confined to areas not mapped as high or general ecological significance on Overlay Map 05. OR	**Not applicable**
	AO18.2 Proposed boundaries do not create additional barriers to species movement. AND	**Not applicable**
	AO18.3 Proposed allotments do not create circumstances where additional accepted development clearing of protected vegetation may occur.	**Not applicable**
Flood hazard overlay		
PO19 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times	**AO19** All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03.	**Complies** A compliant lot layout with suitable site immunity measures in place. Refer attached SWMP reporting.
PO20 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	**AO20** Works associated with the proposed development do not: (a) involve a net increase in filling greater than $50m^3$; or (b) result in any reductions of on-site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or	**Complies** Refer attached SWMP reporting.

Performance Outcomes	Assessment Benchmarks	Applicant Response
	(iv) any reduction in flood warning times.	
Regional infrastructure overlay		
PO21 Infrastructure networks and trails identified on Overlay Map 04 are protected from incompatible development on adjoining sites.	**AO21** No new allotments are created within or adjacent to the networks and trails identified on Overlay Map 04.	**Not applicable**
Waterways, wetlands and catchments overlay		
PO22 There are no significant adverse effects on water quality, including drinking water, ecological and biodiversity values.	**AO22.1** Development and associated works are confined to areas outside overland flow paths and natural drainage features.	**Not applicable**
	AO22.2 New allotments in the waterway and wetland buffer areas identified on Overlay Map 06 include a building envelope of sufficient size to accommodate the intended land use outside the buffer area. AND	**Not applicable**
	AO22.3 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert. OR	**Not applicable**
	AO22.4 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the *Seqwater Development Guidelines: Development Guidelines for Water*	**Not applicable**

Performance Outcomes	Assessment Benchmarks	Applicant Response
	Quality Management in Drinking Water Catchments 2012.	

8.4.2 Services and works code

8.4.2.1 Application

This code applies to assessing material change of use, reconfiguring a lot and operational works (where not associated with a material change of use or reconfiguring a lot) for where identified as code assessment or impact assessment). When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

8.4.2.2 Purpose

(1) The purpose of the Works and services code is to provide for the adequate provision of services and control of operational works.
(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Infrastructure is provided in a cost-effective, efficient and co-ordinated manner to a standard ordinarily expected in the locality.
  (b) Development is planned, designed, constructed and operated to manage stormwater and wastewater in ways that protect environmental values and achieve water quality objectives;
  (c) Development is provided with sufficient vehicle parking and servicing in a manner that provides safe and efficient access and circulation.
  (d) Landscaping enhances visual amenity, integrates the built and natural environments, maximises water efficiency, minimises soil loss, provides shade in large paved areas and does not adversely impact on infrastructure.
  (e) Filling or excavation maintains the amenity and health of the community and environment.
  (f) Development is reflective of and responsive to the environmental constraints of the land and is established where the impacts of natural hazards are avoided or safely managed.

8.4.2.3 Criteria for assessment Table 8.4.3—Assessable development

Performance Outcomes	Assessment Benchmarks	Applicant Response
Section 1 — General		
PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.	AO1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.	**To comply** Reference is made to the recommendations in the attached SWMP. These matters can be suitably conditioned by the Assessment Manager.
PO2 Development does not discharge wastewater to a	AO2.1 A wastewater management plan prepared by a	**To comply** Reference is made to the recommendations in the

Performance Outcomes	Assessment Benchmarks	Applicant Response
waterway or off-site unless demonstrated to be best practice environmental management for that site.	suitably qualified person and addresses: (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; and	attached engineering report based on the recommendations from the environmental consultant. These matters can be suitably conditioned by the Assessment Manager.
	AO2.2 Wastewater is managed in accordance with a waste management hierarchy that: (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	**To comply** Reference is made to the recommendations in the attached engineering report based on the recommendations from the environmental consultant. These matters can be suitably conditioned by the Assessment Manager.
PO3 Construction activities avoid or minimize adverse impacts on stormwater quality.	AO3 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4.	**To comply** This matter can be suitably conditioned to be addressed as part of the Operational Works for the site development.
PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	AO4 Development incorporates stormwater flow control measures to achieve the design objectives for the post-construction phase in Table 9.4.4.	**To comply** Reference is made to the recommendations in the attached SWMP. These matters can be suitably conditioned by the Assessment Manager.
Section 2 — Infrastructure		
PO5 Development is provided with infrastructure which: (a) conforms with industry standards for quality;	AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road. and	

Performance Outcomes	Assessment Benchmarks	Applicant Response
(b) is reliable and service failures are minimised; and (c) is functional and readily augmented.	AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.	**To comply** This matter can be suitably conditioned to be addressed as part of the Operational Works for the site development.
Section 2 — Infrastructure		
PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.	AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5. AND	**Not applicable** This matter does not relate to RAL.
	AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5. AND	**Not applicable** This matter does not relate to RAL.
	AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards. AND	**To comply** This matter can be suitably conditioned to be addressed as part of the Operational Works for the site development.
	AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.	**Not applicable** This matter does not relate to RAL.
Section 4 — Landscaping		
PO7 Landscaping is appropriate to the setting and enhances local character and amenity.	AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.	**Not applicable** This matter does not relate to RAL.

Performance Outcomes	Assessment Benchmarks	Applicant Response
	and	
	AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of $2m^2$ and is unsealed and permeable. and	**Not applicable** This matter does not relate to RAL.
	AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.	**Not applicable** This matter does not relate to RAL.
PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.	AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping. AND	**Not applicable** This matter does not relate to RAL.
	AO8.2 Species selection avoids non-invasive plants. Editor's note–Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.	**Not applicable** This matter does not relate to RAL.
Section 5 — Filling and excavation		
PO9 Development results in ground levels that retain: (a) access to natural light;	AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground	**To comply** This matter can be suitably conditioned to be addressed as part of the Operational Works for the site development as applicable.

Performance Outcomes	Assessment Benchmarks	Applicant Response
(b) aesthetic amenity; (c) privacy; and (d) safety.	level. AND	
	AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary. AND	**To comply** This matter can be suitably conditioned to be addressed as part of the Operational Works for the site development as applicable.
	AO9.3 Works do not occur on slopes over 15% in grade. AND	**To comply** This matter can be suitably conditioned to be addressed as part of the Operational Works for the site development as applicable.
	AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped. AND	**To comply** This matter can be suitably conditioned to be addressed as part of the Operational Works for the site development as applicable.
	AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height. AND	**Not applicable** The slopes within the site do not exceed 25%.
	AO9.6 Filling or excavation for the purpose or retention of water: (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.	**To comply** This matter can be suitably conditioned to be addressed as part of the Operational Works for the site development as applicable.

Performance Outcomes	Assessment Benchmarks	Applicant Response
PO10 Filling or excavation does not cause damage to public utilities.	AO10 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.	**To comply** This matter can be suitably conditioned to be addressed as part of the Operational Works for the site development as applicable.
PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.	AO11 Following filling or excavation: (a) the premises: (i) are self-draining; and, (ii) has a minimum slope of 0.25%; and, (b) surface water flow is: (i) directed away from neighbouring properties; or (ii) discharged into a stormwater drainage system designed and (iii) constructed in accordance with AS3500 section 3.2.	**To comply** This matter can be suitably conditioned to be addressed as part of the Operational Works for the site development as applicable.
Section 4 — All Operational Work subject to an overlay		
Biodiversity overlay		
PO12 Development avoids, minimises or mitigates adverse impacts on areas of environmental significance.	AO12.1 Uses and associated works are confined to areas not identified on Overlay Map 05. OR	**Not applicable**
	AO12.2 Development is compatible with the environmental values of the area. OR	**Not applicable** Refer attached ecology reporting.

Performance Outcomes	Assessment Benchmarks	Applicant Response
	AO12.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.	**Not applicable**
PO13 Biodiversity values of identified areas of environmental significance are protected from the impacts of development	AO13 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	**Not applicable**
PO14 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO14.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. AND	**Not applicable**
	AO14.2 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.	**Not applicable** Refer attached ecology reporting.
Flood hazard overlay		
PO15 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.	AO15 Works associated with the proposed development do not: (a) involve a net increase in filling greater than $50m^3$ in the area identified on Overlay Map 03; (b) result in any reductions of on- site flood	**Complies** Reference is made to the thatched SWMP recommendations. The proposal does not advocate: (d) a net increase in filling greater than $50m^3$ in the area identified on Overlay Map 03;

Performance Outcomes	Assessment Benchmarks	Applicant Response
	storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.	(e) any reductions of on- site flood storage capacity and contain within the site any changes to depth / duration/velocity of flood waters; or (f) changes to flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.
Regional infrastructure overlay		
PO16 Earthworks do not restrict access to and along major electricity infrastructure corridors by the electricity providers, using their normal vehicles and equipment.	AO16 Earthworks do not alter levels along the boundaries of existing easements by more than 300mm and do not result in increased inundation of electricity infrastructure.	**Not applicable**
PO17 There is no worsening of drainage or erosion conditions affecting the bulk supply and linear infrastructure.	No outcome specified.	**Not applicable**
Waterways, wetlands and catchments overlay		
PO18 There are no significant adverse effects on the water quality of the Region's drinking water supply.	AO18.1 Development within the Bjelke-Petersen Dam Water Resource Catchment Area and the 800m buffer to Boondooma and Gordonbrook Dams shown on Overlay Map 06 has no significant adverse effect on the quantity and availability of raw water for consumption, as determined by a suitably qualified water quality expert.	**Not applicable**

Performance Outcomes	Assessment Benchmarks	Applicant Response
	OR	
	AO18.2 Development within the Cooyar Creek water supply buffer area shown on Overlay Map 06 complies with the specific outcomes and measures of the *Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012*.	**Not applicable**

Attachment 3 – SDAP assessment

State code 16: Native vegetation clearing

Table 16.2: General

Performance outcomes	Acceptable outcomes	Response
PO1 Clearing of **vegetation** is consistent with any **notice requiring compliance** on the land subject to the development application, unless a **better environmental outcome** can be achieved.	No acceptable outcome is prescribed.	N/A
PO2 Clearing of **vegetation** is consistent with **vegetation management requirements** for **particular regulated areas** unless a **better environmental outcome** can be achieved.	No acceptable outcome is prescribed.	The proposed clearing is located within Category B Of Least Concern and will be limited to suitable allotments/building platforms, fire management outcomes and infrastructure as proposed.
PO3 Clearing of **vegetation** in a **legally secured offset area**: 1. is consistent with the **offset** delivery plan; or 2. is consistent with an **agreement** for the **offset area** on the land subject to the development application; or 3. only occurs if an additional **offset** is provided.	No acceptable outcome is prescribed.	N/A

Table 16.8: Material change of use and / or reconfiguring a lot for all other purposes

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO80 Clearing of **vegetation** and **adverse impacts of clearing vegetation** do not occur unless the application has demonstrated that the **clearing** and the **adverse impacts of clearing** have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	In this case the volume of vegetation clearing has been reasonably minimised and can be controlled by suitable development conditions. The proposed clearing is located within Category B Of Least Concern and will be limited to suitable allotments/building platforms, fire management outcomes and infrastructure as proposed.
Clearing associated with wetlands		
PO81 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the composition, structure and function of any **regional ecosystem** associated with any natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO81.1 Clearing** does not occur in a natural **wetland** or within 100 metres of the **defining bank** of any natural **wetland**. OR **AO81.2 Clearing** within 100 metres of the **defining bank** of any natural **wetland**: 1. does not occur within 10 metres of the **defining bank** of any natural **wetland**; and 2. does not exceed widths in reference table 1 in this code.	**N/A**
PO82 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a natural **wetland** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is	No acceptable outcome is prescribed.	N/A

Performance outcomes	Acceptable outcomes	Response
provided for any acceptable **significant residual impact**.		
Clearing associated with watercourses and drainage features		
PO83 Clearing of **vegetation** within a **watercourse** and /or **drainage feature** and/or within the relevant distance (listed in reference table 2) of a **watercourse** and/or **drainage feature,** maintains the composition, structure and function of the **regional ecosystem** associated with the **watercourse** and/or **drainage feature** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO83.1 Clearing** does not occur in any of the following areas: 1. inside the **defining bank** of a **watercourse** or **drainage feature**; and 2. within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code. OR **AO83.2 Clearing** within any **watercourse** or **drainage feature**, or within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code: 1. does not exceed the widths in table reference table 1 of this code; and 2. does not occur within 10 metres of the **defining bank**, unless **clearing** is required into or across the **watercourse** or **drainage feature**.	**N/A**

Performance outcomes	Acceptable outcomes	Response
PO84 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a **watercourse** and/or **drainage feature** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	N/A
Connectivity		
PO85 Regional ecosystems on the subject land and any adjacent land, retain sufficient **vegetation** to maintain: 1. **ecological processes**; and 2. ensure the **regional ecosystem** remains in the landscape despite **threatening processes**.	**AO85.1 Clearing** occurs in accordance with reference table 3 in this code**.**	This matter can be suitably conditioned to comply and provide suitable building platforms and bushfire management within each of the proposed sites.
Soil erosion if the local government is not the assessment manager for the development application		
PO86 Clearing does not result in **accelerated soil erosion** within or outside the land the subject of the development application.	**AO86.1 Clearing** only occurs if an **erosion and sediment control plan** is developed and implemented to prevent **soil erosion and instability** resulting from the **clearing**.	**N/A**
Salinity		
PO87 Clearing within 100 metres of a **salinity expression area** does not contribute to or accelerate **land degradation** through either of the following: 1. **waterlogging**;	**AO87.1 Clearing** does not occur within 100 metres of a **salinity expression area**.	**N/A**

Performance outcomes	Acceptable outcomes	Response
2. the **salinisation** of **groundwater**, surface water or soil.		
Conserving endangered and of concern regional ecosystems		
PO88 Clearing of **vegetation** maintains the composition, structure and function of **endangered regional ecosystems** and/or **of concern regional ecosystems**.	**AO88.1 Clearing** does not occur in an **endangered regional ecosystem** or an **of concern regional ecosystem**. OR **AO88.2** Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed the widths prescribed in reference table 1 of this code. OR **AO88.3** Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed areas prescribed in reference table 1 of this code.	**N/A**
PO89 Where **clearing** of **vegetation** in an **endangered regional ecosystem** or an **of concern regional ecosystems** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the cleared area: 1. is **rehabilitated**; or	No acceptable outcome is prescribed.	N/A

Performance outcomes	Acceptable outcomes	Response
2. where the cleared area cannot be **rehabilitated**, an **offset** is provided for any acceptable **significant residual impact**.		
Essential habitat excluding essential habitat for *Phascolarctos cinereus* (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO90 Clearing of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** maintains the composition, structure and function of the **regional ecosystem** for each **protected wildlife** species individually.	**AO90.1 Clearing** does not occur in **essential habitat**. OR **AO90.2 Clearing** in **essential habitat** does not exceed the widths prescribed in reference table 1 of this code. OR **AO90.3 Clearing** in **essential habitat** does not exceed the areas prescribed in reference table 1 of this code.	**N/A**
PO91 Where **clearing** of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact for** each **protected wildlife** species individually.	No acceptable outcome is prescribed.	N/A

Performance outcomes	Acceptable outcomes	Response
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO92 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	**AO92.1 Clearing** does not occur in **land zone 1**, **land zone 2** or **land zone 3**. OR **AO92.2 Clearing** in **land zone 1**, **land zone 2** or **land zone 3** in areas below the five metre Australian Height Datum only occurs where: 1. **mechanical clearing** does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the Queensland Acid Sulfate Soil Technical Manual.	**N/A**

Attachment 4 – Stormwater management plan

CONSULTING ENGINEERS AND PROJECT MANAGERS PTY LTD
THE TRUSTED ENGINEERS

Preliminary Stormwater Management Report

Cameron Ansell

Lot 59 SP184725

Wondai QLD 4610

Version	Authored By	Checked By	Approved By	Date
1.0	Jordan Picton	Philip De Guzman	Allen Christensen	05 September 2025
2.0	Jordan Picton	Philip De Guzman	Allen Christensen	26 September 2025
3.0	Jordan Picton	Philip De Guzman	Allen Christensen	29 September 2025
This version replaces all previous versions of this report.				

1. Introduction

This preliminary stormwater management report forms part of the requirements for a rural residential subdivision application on Lot 59 SP184725. The proposed development consists of 36 rural residential lots of similar size (4000-6130m^2) and four larger lots that each feature a watercourse within the lot boundaries. The proposed subdivision features two (2) internal roads for the purposes of access to internal lots, both accessed from the corner of Hustons and Hines Roads. The total site area of the lot is 37.12 hectares.

A proposed site layout supplied by the client (Subdivision 59SP184725 Concept Layout 5A), dated 21 July 2025, illustrates the proposed subdivision layout and boundaries (Figure 4). It should be noted that minor changes to lot numbers or boundary locations may occur prior to development approval without affecting the findings of this stormwater management report. If significant changes to the planned subdivision layout occur prior to development approval, an update to the preliminary stormwater management report may be required.

ATC Consulting Engineers and Project Managers have been engaged on behalf of the applicant to prepare a stormwater management plan for the proposed development. This report will address the pre- and post-development stormwater flows, and any detention requirements, to demonstrate that the post-development flows can be adequately managed without any additional impacts on other properties or infrastructure. This report will also demonstrate how to control stormwater within the site, so that all overland flows can be discharged in a safe and effective manner.

2. Site Characteristics

2.1. Pre-development site description

The site is located on Lysdale Road, Wondai, as shown in Figure 1.

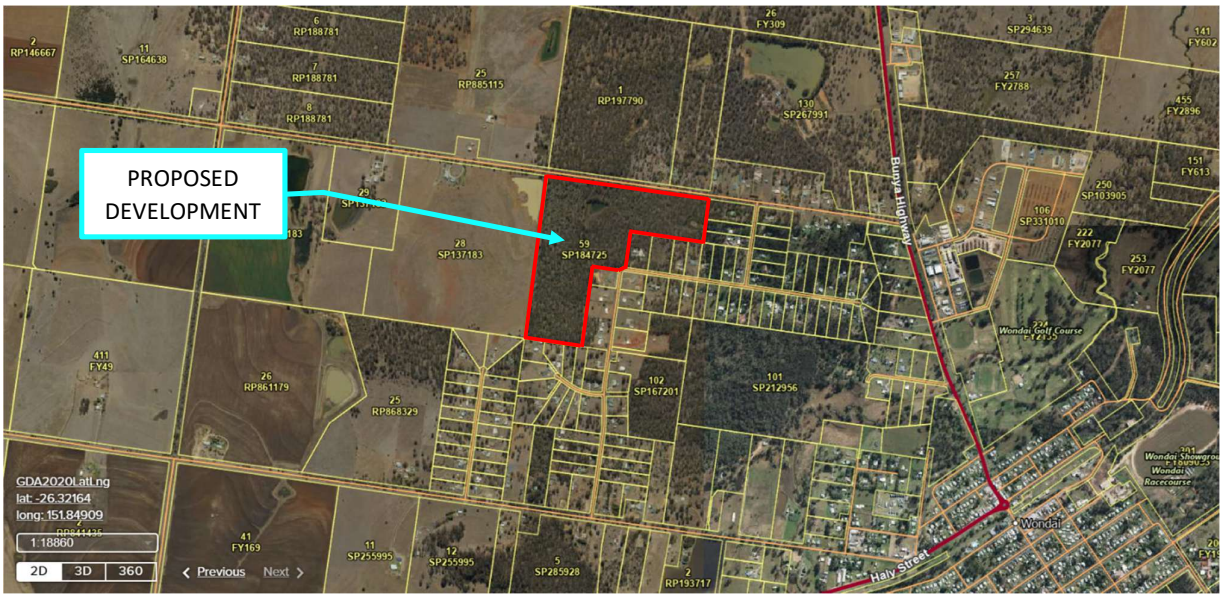

Figure 1 - Proposed Development Site, Lysdale Road Wondai (Lot 59 SP184725) (Source: Queensland Globe).

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The existing site is a vacant lot, predominantly consisting of a medium density of small trees and shrubs, with many tall trees scattered throughout the site. A large retention basin (dam) is located near the centre of the site, within the watercourse in proposed Lot 30. The basin is identified in the Queensland Globe "watercourses" overlay as a perennial water feature (Figure 3), with an outlined surface area of approximately 7,800 m². The depth of the basin is not known.

A second, smaller retention basin is located along the eastern watercourse within proposed Lot 21. This basin has an approximate surface area of 350m^2 and is not marked within the "watercourses" overlay within Queensland Globe and therefore will conservatively not be considered to act as significant retention within the site.

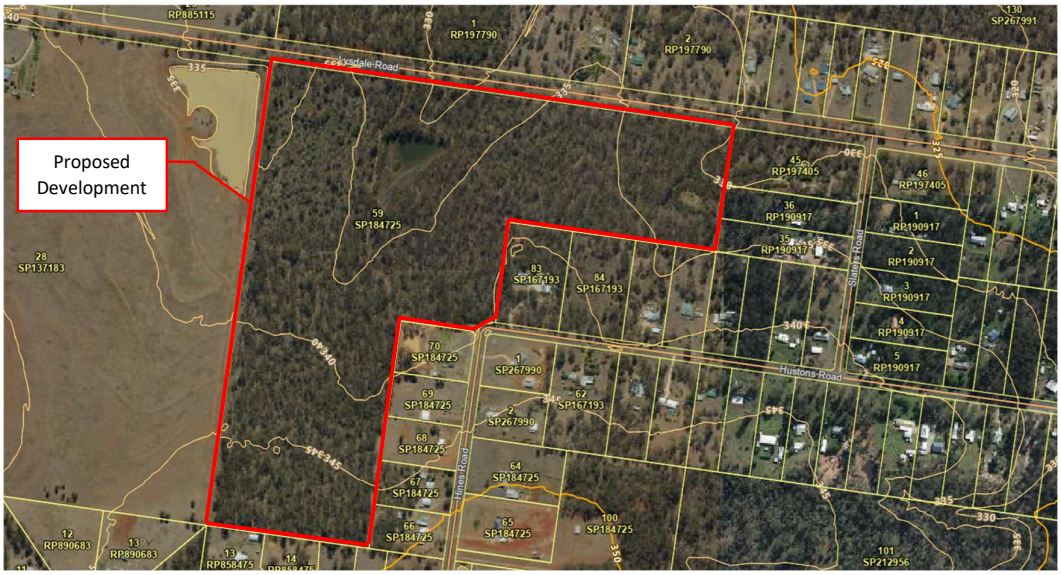

Figure 2 – Aerial Image of Site (Source: Queensland Globe).

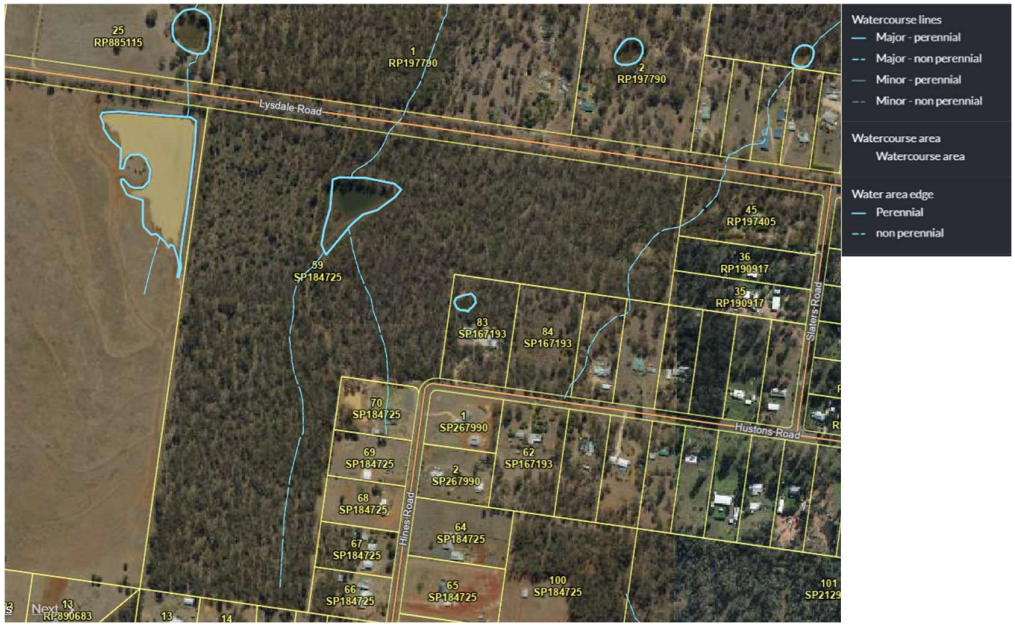

Figure 3 – Aerial Image of Site with Watercourses Overlay (Source: Queensland Globe).

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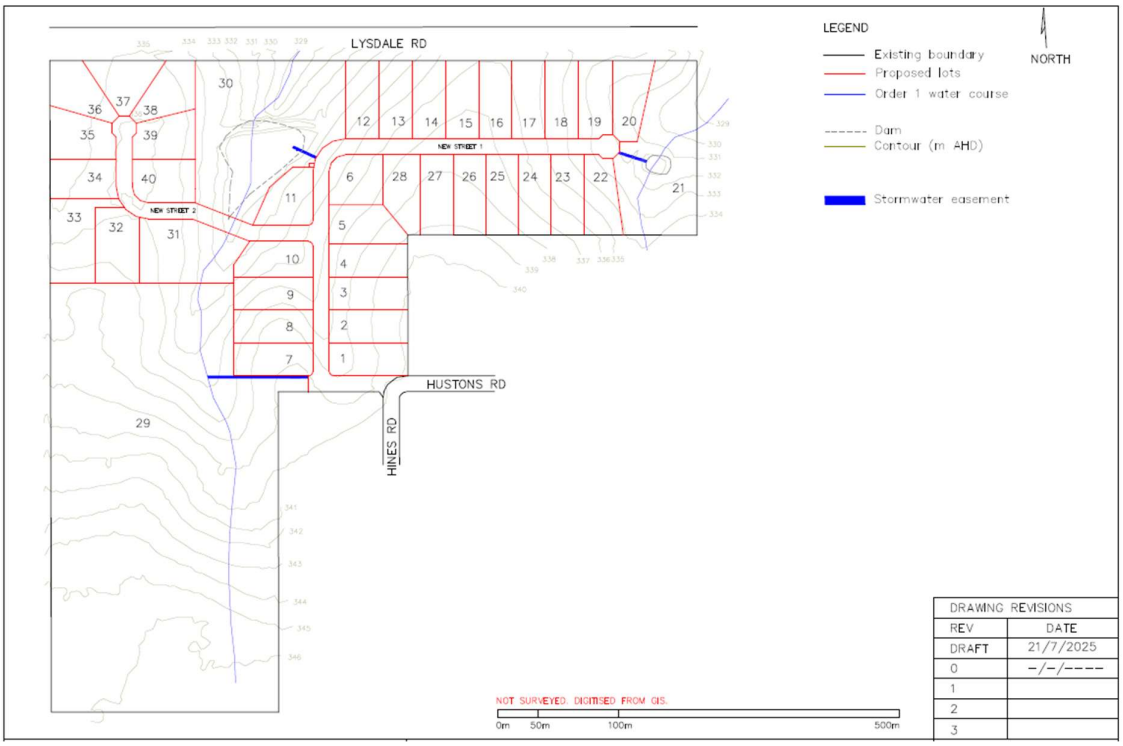

Figure 4 – Proposed Subdivision Layout 5A (Stormwater) – Lot 59 SP184725 – Dated 21/7/2025 (Source: Cameron Ansell).

The existing lot is situated within a rural residential zone, in the 4000m^2 RR1 precinct as per the SBRC Planning Scheme zoning map as shown in Figure 5. The RR1 precinct identifies locations near urban centres where smaller rural residential allotments are preferred. The site borders onto other rural residential – RR1 lots to the south and east (upstream) and to rural lots to the north and west (downstream).

As per Table SC3.1.3 of the SBRC Planning Scheme, the demand generation for a stormwater trunk infrastructure network within a rural residential (RR1) zone is 0.2 impervious hectares per development hectare (0.2 fraction impervious). This fraction impervious will be used to design all table drains within the road reserves or planned stormwater drainage easements. See Figure 6 for an extract of Table SC3.1.3 of the SBRC Planning Scheme.

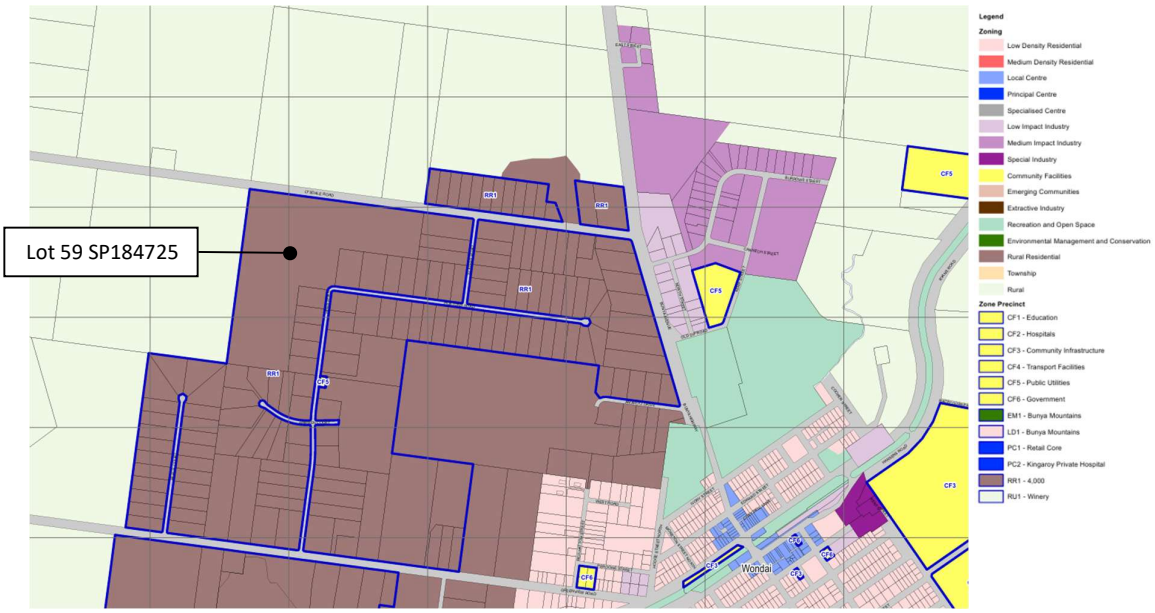

Figure 5 – Zoning Map of Site and Surrounds.

(Source: South Burnett Regional Council Planning Scheme: Zone Map – 06 Wondai).

Table SC 3.1.3–Planned density and demand generation rate for a trunk infrastructure network

Column 1 Zone	Column 2 Precinct/Location	Column 3 Planned density		Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/ dev ha)	Water supply network (EP / dev ha)	Wastewater network (EP / dev ha)	Stormwater network (imp ha/dev ha)	Transport network (vpd/dev ha)	Parks and land for community facilities network (persons / dev ha)
Residential development								
Emerging Community	Kingaroy	-	16.3	29.2	29.2	0.7	163.3	29.2
Emerging Community	Other Areas	-	10.4	23.2	23.2	0.6	103.8	23.2
Low density residential	Kingaroy	-	11.1	23.3	23.3	0.6	111.3	23.3
Low density residential	Other Areas	-	10.4	23.2	23.2	0.6	103.8	23.2
Low density residential	LD1 - Bunya Mountains	-	4.5	10.4	10.4	0.6	45.0	10.4
Medium density residential		-	16.6	30.8	30.8	0.7	165.7	30.8
Rural residential		-	0.5	1.1	1.1	0.1	4.8	1.1
Rural residential	RR1 - 4,000	-	2.3	5.2	5.2	0.2	22.5	5.2
Rural		-	0.0	0.0	0.0	0.0	0.1	0.0
Township		-	7.0	16.2	16.2	0.4	70.0	16.2

Figure 6 – Extract of Table SC 3.1.3 of the SBRC Planning Scheme.

(Source: South Burnett Regional Council Planning Scheme – Version 2.0).

The existing dam / retention basin located in Lot 30 has a formed bund to the north and an overflow outlet to the northeast. The dam was filled with water at the time of inspection, being slightly below the overflow outlet invert level (approximately 0.25-0.5m below). The formed bund has a steep drop off on the northern side, with varying height up to about 3m relative to the base, as estimated from LiDAR contours (0.25m intervals). Refer to Figures 7-9 for site photographs of the dam, formed bund and overflow outlet.

Figure 7 – Site Photo – On-site Retention Basin.

Figure 8 – Site Photo – On-site Retention Basin – Looking Towards Overflow Outlet.

Figure 9 – Site Photo – From Overflow Outlet Looking North.

3. Stormwater Analysis

3.1. Point of Discharge

The majority of stormwater runoff from the existing lot drains to the retention basin within proposed Lot 30 which discharges under Lysdale Road via an existing 450mm diameter concrete culvert. The remaining stormwater from within the site drains toward the northern boundary (and northeast / northwest corners) into the table drains on Lysdale Road. These table drains convey flows in the direction of the road grade to one of three culvert crossings under Lysdale Road, each identified in Queensland Globe as non-perennial watercourses (refer Figure 10). These three watercourses are upstream branches of the same watercourse, with all flows from the site ultimately converging at the same downstream retention basin, before discharging to Dingo Creek. Therefore, the ultimate point of discharge for all site runoff is considered to be the same.

Figure 10 – Aerial Image of Surrounding Site Area (Source: Queensland Globe).

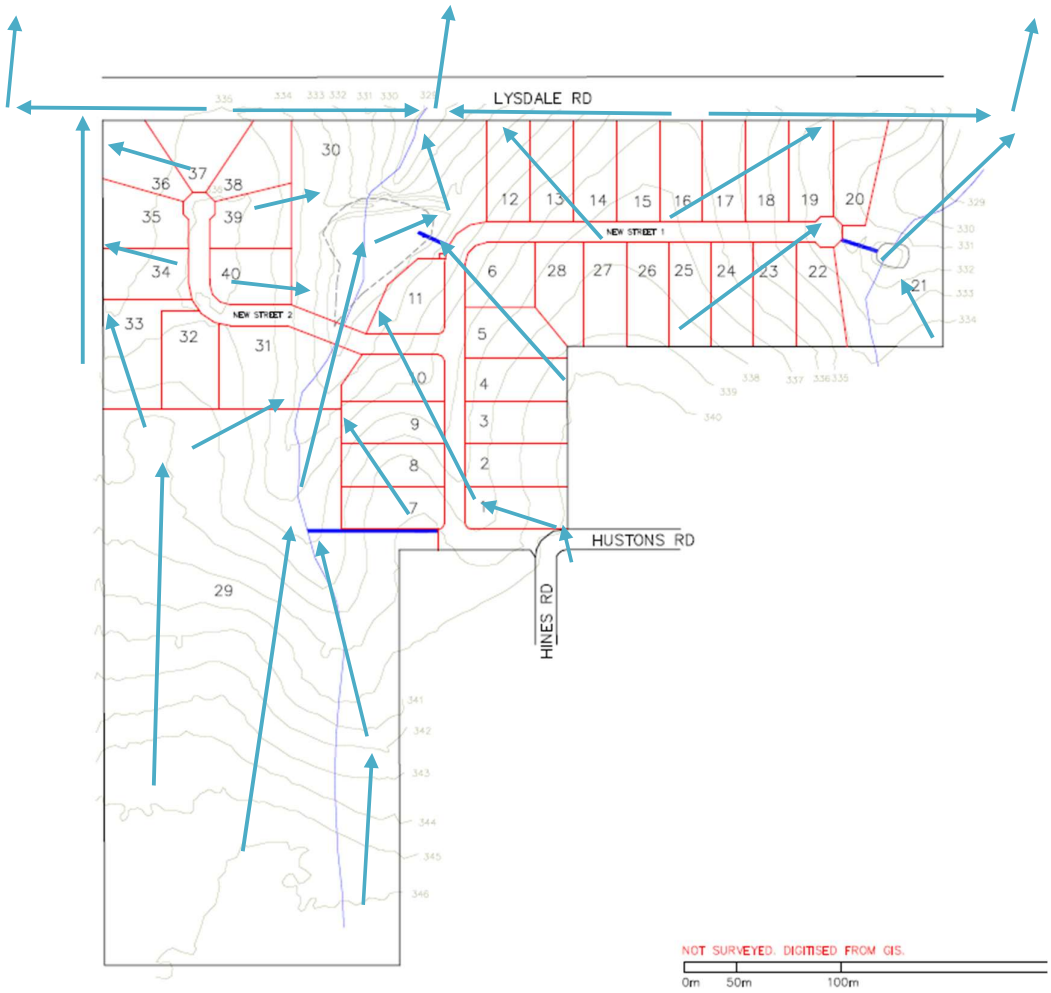

Figure 11: Lot Pre-Development Catchment Plan.

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The point of discharge for the post-development site will remain the same as the pre-development site, being the existing watercourses within the site and the roadside table drains along Lysdale Road. This development stage will only modify surface grades associated with internal roads, table drains, and swale drains within designated drainage easements. Any future lot-level grading or changes in levels within the subdivision is not expected to alter the ultimate discharge points of the site.

Figure 12 shows the post-development catchment plan with the inclusions of internal roads, table drains and easements (swale drains) required for the appropriate management of stormwater from the site. The majority of runoff from lots located on the southern side of the new internal roads will be directed into the road-reserve table drains, from which flows will discharge into the site's natural watercourses. The proposed drainage easements through rural residential lots will facilitate the conveyance of these flows to the appropriate discharge locations.

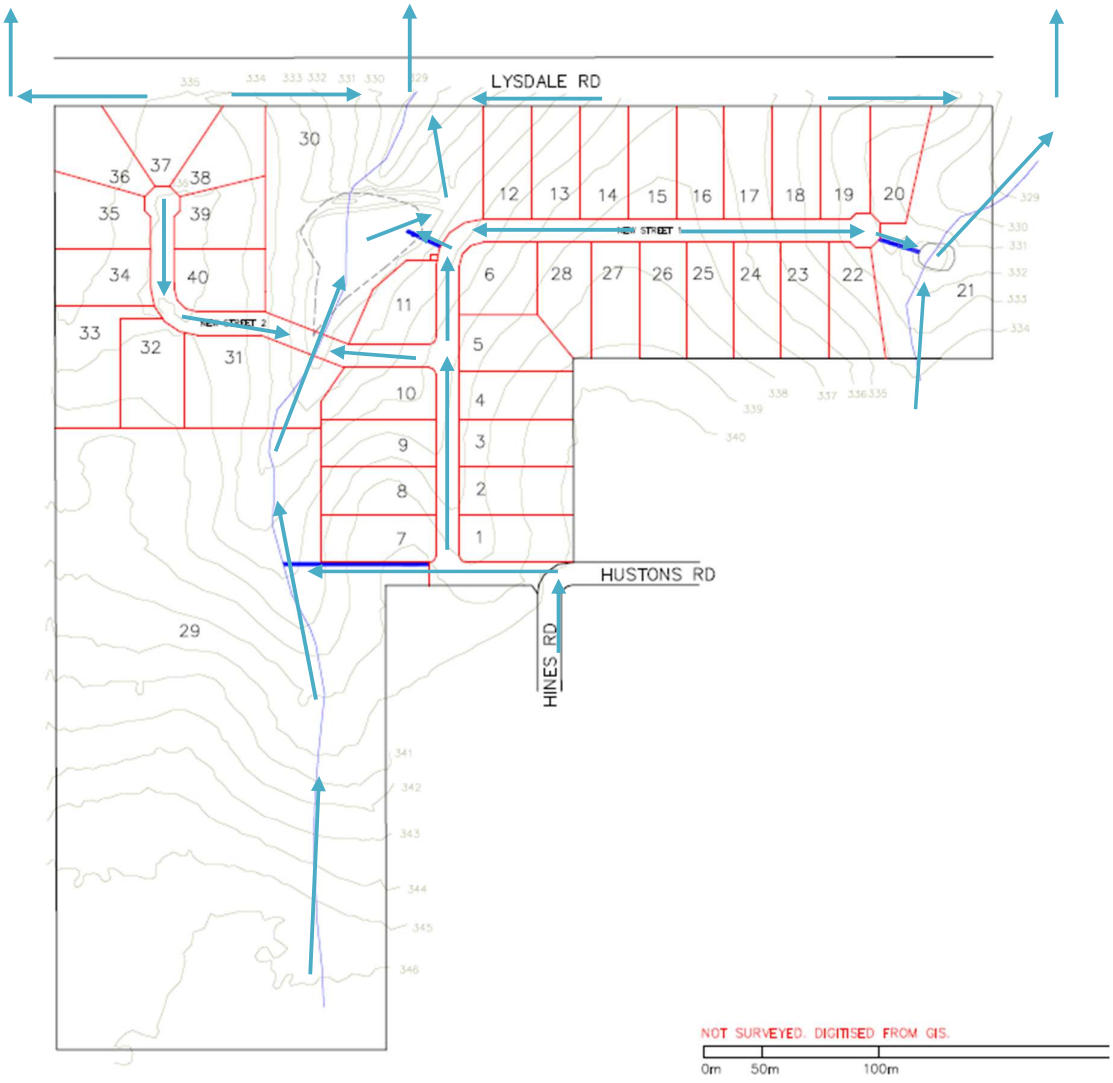


Figure 12: Lot Post-Development Catchment Plan.

Evidence of erosion was observed at the outlet of the existing concrete culvert located within the site at the corner of Huston and Hines Road (Figures 13 & 14). The culvert conveys runoff from the opposite side of the roads, draining an estimated catchment area of approximately 6.25 hectares. At this outlet, the surrounding ground level is higher than the invert pipe invert, with the formed dish likely acting as a stilling basin.

To mitigate the erosion issues, the invert level of the proposed table drain along the northern side of the new internal road (extending west from the Huston Road and Hines Road corner) should be set to match the culvert outlet invert. The table drain should then grade westward to ensure positive drainage. Rock scour protection underlain by geotextile should also be provided at the culvert pipe outlet to reduce any potential future scouring and erosion.

Figure 13: Concrete culvert outlet – from above (Cnr Hustons & Hines Road).

Figure 14: Erosion at concrete culvert outlet (Cnr Hustons & Hines Road).

3.2. Flood Hazard Analysis

The northwest corner of the site is situated within a mapped flood zone, as defined in the SBRC Flood Hazard Overlay Mapping (Figure 15). However, the resolution of the mapping is coarse, with a grid size of approximately 25 m × 25 m and may possibly be further offset from the true cadastral boundaries. This results in an overestimation of flood extents when compared to the LiDAR contours and site observations. The limitations of the coarse resolution are evident in Figure 15, where the mapping transitions to a more refined model along Dingo Creek and the apparent flood width reduces by more than half.

The location of the overlay within the site approximately coincides with the existing retention basin (dam) and its overflow. Downstream backwater effects are unlikely, as the small basin immediately downstream is approximately 10 m lower than the site's lowest point, and Dingo Creek is a further 25 m lower again. If flooding were caused by downstream backup, large areas of the lower-lying downstream floodplain would also be inundated, which is not the case. Therefore, flooding within the site is considered localised, caused by ponding above the dam overflow level.

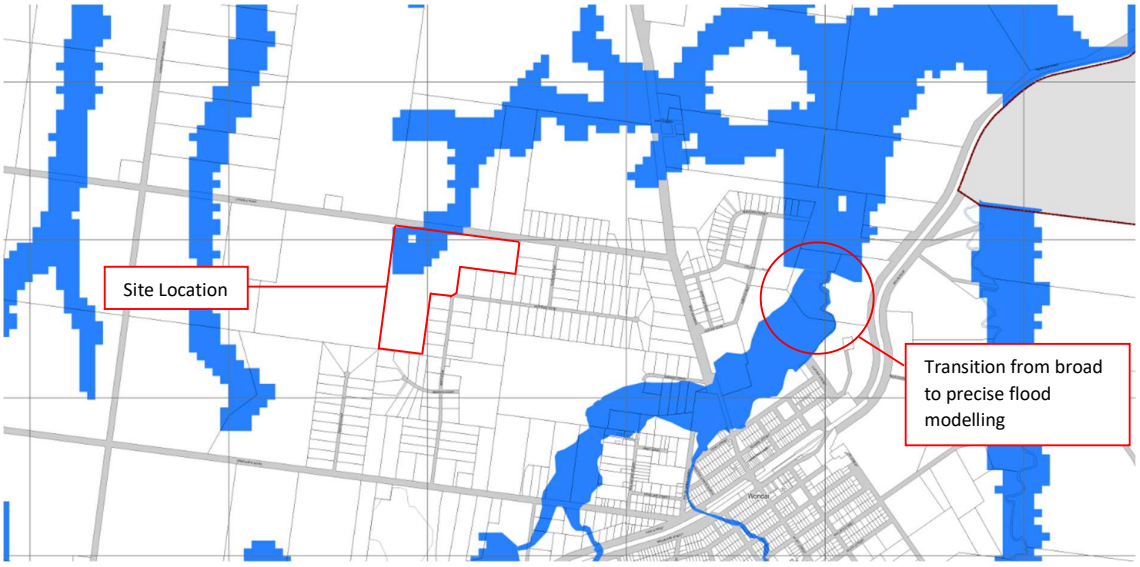


Figure 15: Flood Hazard Overlay of Site Area (Source: SBRC Flood Hazard Overlay – Overlay Map 3.6).

A Rational Method assessment was undertaken for the upstream catchment draining to the dam:

- Catchment area = 26.27 ha
- Time of concentration = 26 minutes
- Peak inflow (Q100) = 7.20 m³/s

If this peak flow were sustained continuously, the dam would take approximately 40.5 minutes to rise 1.5 m to the overtopping level (from its approximate surveyed water level). Since the critical storm duration is 26 minutes, this 40.5-minute rise time is a conservative estimate and does not account for discharge via the overflow outlet or the reduction in peak flows for a longer storm duration.

Note that these calculations are based on the dam being partially full before the storm event, being 1.5m below the overtopping level (0.5m below the low-level overflow outlet), based on the approximate water level at the time LiDAR survey information was taken for the area.

The dam's existing low-level overflow outlet has a 4.3 m wide base at 332.25 m AHD and a 24 m wide top at 333.25 m AHD, giving an approximate flow area of 14.15 m². Note, the levels of the base and top of the overflow outlet are limited to 0.25m intervals due to the precision of the LiDAR data used and may differ slightly. Using Manning's Formula:

- Maximum outflow capacity (1.0 m depth) = 30.98 m³/s
- 333.00 m AHD water level outflow capacity (0.75 m depth) = 15.61 m³/s
- 332.75 m AHD water level outflow capacity (0.50 m depth) = 6.12 m³/s

From this analysis it is seen that the existing overflow outlet exceeds the peak inflow (7.20 m³/s) between the 0.50 m and 0.75 m depths. Note, the outflow capacity could only be estimated at 0.25 m intervals due to the precision of the LiDAR data used. Based on linear interpolation, the maximum water level at the existing overflow outlet is estimated to be 0.55 m above the base of the low-level outlet (332.80 m AHD). This estimate is considered to be reasonable due to the conservative assumptions used in this flood analysis method. It is assumed that the water level will not rise above this point where the maximum outflow is greater than the maximum inflow and will therefore be used as the design flood level for a 1 in 100-year storm.

This assumption is conservative as it does not take into account any reduction of inflow over the critical design storms duration. If more accurate contour data is obtained at the location of the dam outlet, a further reduction may be possible to the design flood level.

ATC recommends shifting the overflow outlet from its existing position at the northeast of the basin to the northwest to reduce the impacts of stormwater on the planned building footprint of proposed Lot 30 (Figure 16). The shifted outlet shall have the same approximate dimensions (base width and side slopes) as the existing outlet as to not create a greater volume of discharge leaving the site in minor and major storm events. The existing outlet should be filled to match the level of the existing formed bund at the north of the dam. The new outlet must be graded to direct flows to the existing waterway, thereby maintaining the same point of discharge from the basin.

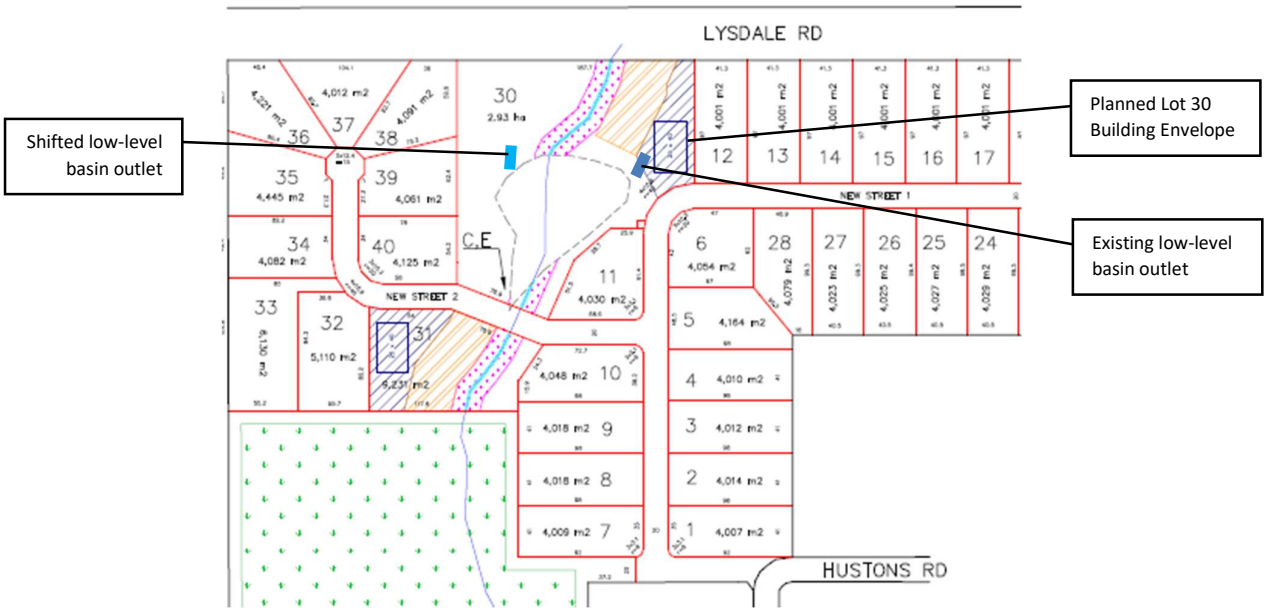


Figure 16: Extract from Concept Layout 5A Ecological Considerations – *Dated 21/7/2025 – Marked Up (Source: Cameron Ansell).*

The shifted outlet is to have its base level lowered by 0.5m to 331.75m AHD. This adjustment will reduce the flood level within the site, thereby enabling lower finished floor levels and providing a practical design solution. The hydraulic analysis method adopted for this assessment assumes a starting water level equal to the base of the low-level outlet and does not explicitly account for potential storage within the basin. On this basis, lowering the base level of the outlet is not expected to materially affect either the maximum discharge volume from the basin or the maximum water level relative to the base of the overflow outlet.

The base level of the site should not be reduced by more than 0.5 m so that the majority of the existing basin is retained, due to it being marked as a perennial water feature within the "watercourses" overlay within Queensland Globe (Figure 3), being treated as part of the natural drainage system of Dingo Creek.

Based on the adopted analysis, flood levels are not expected to rise more than 0.55m above the base of the overflow outlet during a major storm event. Therefore, the maximum expected water level is 332.30 m AHD (localised flood level). The finished floor levels are to be 500mm above this height to account for any freeboard or wave effects of flowing water. Therefore, the finished floor levels of lots in or near the mapped flood zone should be a minimum of 332.80m AHD, subject to detailed drainage design.

The road waterway crossing (new street 2) will be required to be flood free in a major storm event to provide safe passage for emergency vehicles as it is the only access route to the western lots. The associated freeboard for the roadway is 300mm to account for wave action and any uncertainty. The minimum design level of the waterway crossing was determined as 332.60m AHD. This minimum waterway crossing level is subject to detailed design.

For all lots outside of the flood hazard overlay, the minimum finished floor levels should be 150mm minimum above natural ground level or 50mm above surrounding impermeable (paved or concreted) areas that slope away from the building.

Flood Hazard Analysis Limitations and Assumptions

- This assessment is based on available LiDAR survey data, at 0.25m contour intervals, which may not fully capture the existing water level or dam geometry at the time of survey.
- The top water level of the dam is not constant and may vary at the time of a real storm event.
- The dimensions of the overflow outlet have been estimated and idealised from site observations and contour data and are subject to minor variation. The overflow outlet is a natural formation with curved edges, so exact areas and perimeters may vary slightly; therefore, outlet capacity calculations should be treated as indicative only.
- Hydrologic estimates have been derived using the Rational Method and adopt conservative assumptions, including continuous peak inflows, which likely overstate flood storage requirements.
- Road crossing recommendations adopt a 300 mm freeboard allowance above the calculated maximum water level.
- The design flood standard for emergency vehicle access has been assumed to be the 1% AEP event as per QUDM recommendations.
- The new internal road is not treated as an evacuation route from a flood hazard area. If the road is required to be an evacuation route, stricter flood-free levels may apply.

3.3. Hydrologic Design – Detention Requirements

A hydrologic assessment to determine stormwater impacts has been undertaken for the development using the DRAINS software program (Version 2025.01.9147.24925). An analysis was conducted to determine the peak runoff flows for the pre- and post-development conditions, and any potential detention requirements. The 39.35% AEP minor and 1% AEP major storm events, with storm durations between 5 minutes to 4.5 hours, were used as part of the assessment. This does not consider any external impacts or overland flow conditions external to the site.

The analysis within this section of the report is undertaken to ensure that the development will not cause any significant worsening of peak flows leaving the site as a result of subdividing the lot. If significant worsening is seen to occur within this analysis, then additional on-site detention will be designed within the site, as required.

In assessing post-development conditions, additional impervious areas from the proposed internal road network were included. However, no allowance has been made for impervious areas associated with future lot development when determining the detention requirements at a subdivision level. It is assumed that future dwellings or structures constructed by individual lot owners will be required to manage their on-site stormwater impacts in accordance with relevant standards and council requirements.

DRAINS Input (Detention Requirements)

The inputs shown in Tables 1 & 2 were used for the stormwater modelling process.

Table 1 - DRAINS Model Inputs.

Hydrological Model	ILSAX
Paved (impervious) area depression storage (mm)	1
Supplementary area depression storage (mm)	1
Grassed (pervious) area depression storage (mm)	5
Soil Type	3 (Slow Infiltration Rate)
Antecedent Moisture Condition	3 – Rather Wet

Catchment Information (Detention Requirements)

For the determination of any on-site detention requirements within the site, the site will be analysed comparing the pre-development condition (existing) and the post-development condition (addition of new internal roads) to ensure that there is no significant increase in total stormwater flows leaving the site as a result of the subdivision.

The impervious area in the post-development condition is assumed to include a 12m wide sealed roadway (including road shoulders), being a conservative estimate for the low-volume, rural residential, internal roads proposed within the subdivision layout. These impervious road areas will be discharging to basins or overland flow paths and channels before leaving the site and will be therefore considered as supplementary areas in the

modelling process. As a result, the below areas were used in the stormwater modelling process for determining detention / attenuation requirements within the site.

Table 2 – DRAINS Model Assumptions – modelling for detention requirements.

Catchment	Area	Impervious	Supplementary	Grassed
Pre-development	37.12ha	0% (0ha)	0% (0ha)	100% (37.12ha)
Post-development	37.12ha	0% (0ha)	3.6% (1.33ha)	96.4% (35.79ha)

Peak Flows

The peak flow rates for pre-development and post-development are shown in Table 3 below. Peak flow rates shown in the below tables may not be representative of the critical stormwater event under ARR guidelines. Post-development results have been modelled as per site stormwater drainage system in Appendix A.

Table 3 – Pre- and Post-Development (Unattenuated) Peak Flows.

Storm Duration	Peak Flow Discharges			
	Pre-development		Post-development	
	Minor 39.35% AEP (m3/s)	Major 1% AEP (m3/s)	Minor 39.35% AEP (m3/s)	Major 1% AEP (m3/s)
5 minutes	0.735	3.977	0.747	3.929
10	1.848	7.119	1.896	7.130
15	2.510	9.266	2.585	9.313
20	2.933	10.802	3.029	10.878
25	3.207	11.942	3.321	12.033
30	3.440	12.740	3.535	12.823
45	3.725	12.454	3.878	12.490
1 hour	4.102	11.289	4.190	11.308
1.5	4.176	9.539	4.327	9.593
2	3.761	8.259	3.918	8.276
3	3.630	7.470	3.730	7.496
4.5	2.387	5.585	2.410	5.599

The peak flow discharges in Table 3 demonstrate a slight increase in post-development (unattenuated) flow rates in critical storm events. The increases seen in the post-development condition are less than 5% in both minor and major storms, which is not considered as a significant increase, requiring no additional on-site detention as a result of subdividing the lot.

A summary of the pre-development and post-development peak flows are shown in Table 4 below.

Table 4 – Peak Flow Discharges Summary – for detention requirements.

Discharge Reference	Toal Flows Leaving Site	
Storm Event	**Minor 39.35% AEP**	**Major 1% AEP**
Pre-Development (m^3/s)	**4.176**	**12.740**
Post-Development (m^3/s)	**4.327** (+3.62%)	**12.823** (+0.65%)

Note: Percentages shown in *Table 4* represent the difference in post-development peak discharges compared to the pre-development site condition.

3.4. Hydrologic / Hydraulic Design – Table Drain and Culvert Sizing

A hydrologic and hydraulic assessment has been undertaken for the development using the DRAINS software program (Version 2025.01.9147.24925) to determine the design flows and size of new road table drains, culverts, and overland flow paths within easements. An analysis was conducted to determine the minimum sizing required in the post-development conditions. 1-in-2-year (39.35% AEP) minor storm events for table drains and flow paths and 1-in-10 year (10% AEP) major storm events for culverts were used, as per the recommendations in Table 7.3.1 of QUDM. The design criteria applied for all overland flow paths and culverts is to ensure there is no overtopping to the roads or lot boundaries in the respective design storm events. Storm durations between 5 minutes to 4.5 hours, were used as part of the assessment. The hydrologic design in this section does consider flows entering the site from upstream.

The catchment areas for all table drains, swale drains and pipes/culverts being designed within the site have an assumed fraction impervious of 0.2 to allow for future developments. It is assumed that all future developments within the lot with a fraction impervious that exceeds 0.2 will provide on-site detention to reduce peak flows to below the 0.2 fraction impervious condition.

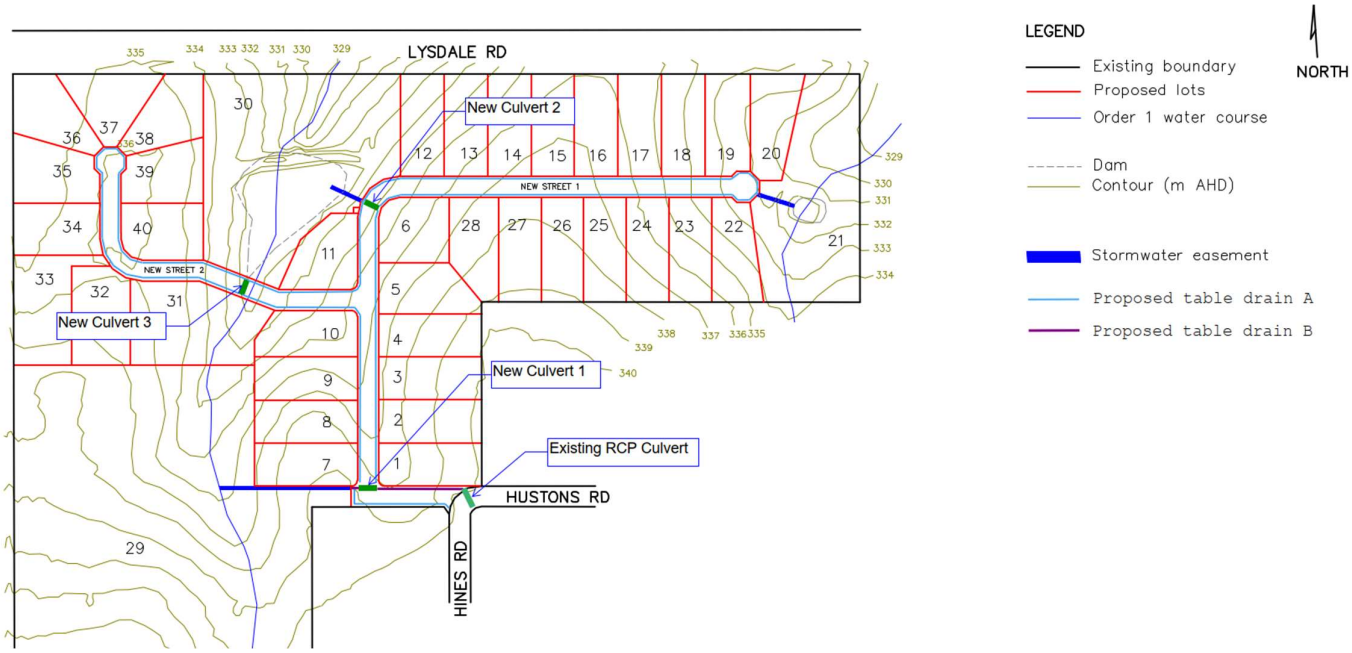


Figure 17: Culvert and Table Drain Diagram.

Figure 17 illustrates the planned layout of culverts, table drains and stormwater easements within the subdivision. Two types of table drains are planned:

- **Proposed Table Drain A** is proposed for the majority of internal roads. It is designed with a total width of 4 m with side slopes of 1V:4H, having a depth of 0.5 m.
- **Proposed Table Drain B** will extend from the outlet of the existing RCP culvert at the corner of Hustons Road and Hines Road to New Culvert 1, continuing west on the downstream side of New Culvert 1 until it discharges into the stormwater easement. This drain will be deeper to match the RCP outlet invert and maintain a continuous slope towards the easement. To match the existing level at the RCP outlet the batter slope may need to be greater than 1 in 4. Additional cut will be required in Lot 29 to transition Table Drain B to the swale drain within the stormwater easement. The cross-sectional area of Table Drain B will need to be equal to or greater than 1.5m^2 to safely convey flows. The dimension and side slopes of "Proposed Table Drain B" are subject to detailed design.

All stormwater easements are to incorporate a swale drain, 3m wide with side slopes of 1V:3H, resulting in a 0.5m depth.

All culverts were sized in DRAINS using the catchment data in Table 5 below.

Table 5 – DRAINS Model Inputs – design of culvert sizing.

Design Culvert	Catchment Area	Fraction Impervious	Time of Concentration	Culvert Size
New Culvert 1	6.25ha	0.2	20 mins	1200 x 450 RCBC
New Culvert 2	5.27ha	0.2	19 mins	1200 x 600 RCBC
New Culvert 3	19.89ha	0.2	26 mins	1800 x 600 RCBC

Table 5 Notes:
- time of concentration calculated for overland flows (grassed areas) using Figures 4.4 & 4.5 of QUDM.

- Culverts sized to ensure no overtopping of roads.
- RCBC = Reinforced concrete box culvert.

The culvert sizes adopted in Table 5 ensure roads are not overtopped during the design 1-in-10-year design storm event. At culvert crossings, table drains will locally deepen to a minimum depth of 0.8 m to ensure no overtopping of roads.

Extracts from the DRAINS model relating to the table drain, swale drain, and culvert sizing's are located in Appendices B2 to B3.

4. Stormwater Management Strategy

The results for the total stormwater runoff from the site demonstrate that the post-development flows do not lead to significant increases in stormwater discharges for both minor and major storm events. Any increases in peak stormwater runoff as compared to the pre-development condition are deemed to be negligible (<5%). Therefore, on-site detention is not required for the additional impervious road areas within the subdivided site.

The overall stormwater management strategy for the site is as follows:

- Provide table drains within the new internal roads (both sides) in accordance with the proposed drainage layout, located in Appendix A. Dimensions of table drains can be located in Section 3.4 of this report.
- Provide culverts, sized as per Table 5, to safely convey stormwater within the roadside to the existing waterways, located in positions closely resembling the proposed drainage layout in Appendix A.
- Rock protection should be installed at all culvert outlets (including existing RCP culvert) to minimise the impacts of scouring.
- Shape all 3 m wide stormwater drainage easements as swale drains (1V:3H) to ensure stormwater is safely conveyed within the planned easements.
- Shift the existing outlet from the large retention basin (dam) to the northwest of the basin. The base level of the shifted outlet is to be constructed at a minimum height of 331.75 m AHD. Base width and side slopes are to be approximately as per the existing outlet. Install appropriate rock protection at the outlet base to prevent erosion and scour. Grade the flow path of any overflow runoff back to the existing waterway through the centre of Lot 30. The existing overflow outlet from basin is to be filled to match the level of formed bund. Refer to Appendix A for the indicative location of the shifted overflow outlet.
- Construct the new internal road "New Street 2" to a minimum level of 332.60 m AHD to prevent localised flooding from the retention basin (dam) within proposed lot 30.
- Ensure finished floor levels are greater than 332.80 m AHD for all lots within the mapped flood zone.
- Ensure that all finished floor levels are a minimum 150mm above the external ground level or 50 mm above surrounding impermeable (paved or concreted) areas that slope away from the building (50 mm in the first 1 m).
- Grade all ground areas (grassed and paved) to ensure there is no stormwater ponding within the site, except in designated retention basins.

- Monitor for erosion and adequately maintain culverts, table and swale drains, and discharge points.

Extracts from the DRAINS model are located in Appendices B1 to B3.

5. Design Assumptions and Limitations

The following assumptions and limitations applied when calculating the on-site flows:

1. All stormwater runoff generated by the site under the pre- and post-development site conditions ultimately discharges to Lysdale Road.
2. Stormwater will act generally in accordance with the assumptions made in the DRAINS model.
3. No additional stormwater runoff will be discharging to the western boundary of the site; i.e. additional impervious area of road will be captured in table drains and no reshaping of earthworks will direct additional stormwater flows to the western boundary.
4. Existing retention basins have been excluded from the analysis of on-site detention requirements, with the conservative assumption that all flows leave the site without attenuation.
5. Approximate catchment areas were determined using 0.25m LiDAR contour intervals.
6. No climate change allowance was applied to design rainfall.
7. Future lot-level works are assumed to install on-site management where required to reduce runoff volumes below a 0.2 fraction impervious, where required, such as detention basins or attenuation tanks.

6. Conclusions

In summary:

- The existing table drains on Lysdale Road and the natural waterways running through the site will serve as the designated discharge points for the post-development site.
- The proposed subdivision will not result in any significant increase in stormwater runoff, and no additional on-site detention is required.
- The site will require table drains within the road reserve, swale drains within the proposed drainage easements and culvert crossings under the road to safely convey stormwater flows within the site, as sized and detailed within Section 4.3 of this report. Refer to the “Proposed Drainage Layout” in Appendix A for the approximate locations of culverts and table drains (including assumed flow directions).
- The existing overflow outlet from the large retention basin is to be shifted to the northwest of the basin. The base level of the outlet is to be reduced to 321.75 m AHD.
- A minimum finished floor level (FFL) of 332.80 m AHD is required for all lots within the mapped flood hazard overlay.
- The road level at the “New Street 2” waterway crossing is to be constructed at a minimum level of 332.60 m AHD.

I believe that the above response satisfies the requirements of QUDM and South Burnett Regional Council requirements with respect to stormwater management – subject to the application of reasonable and relevant conditions.

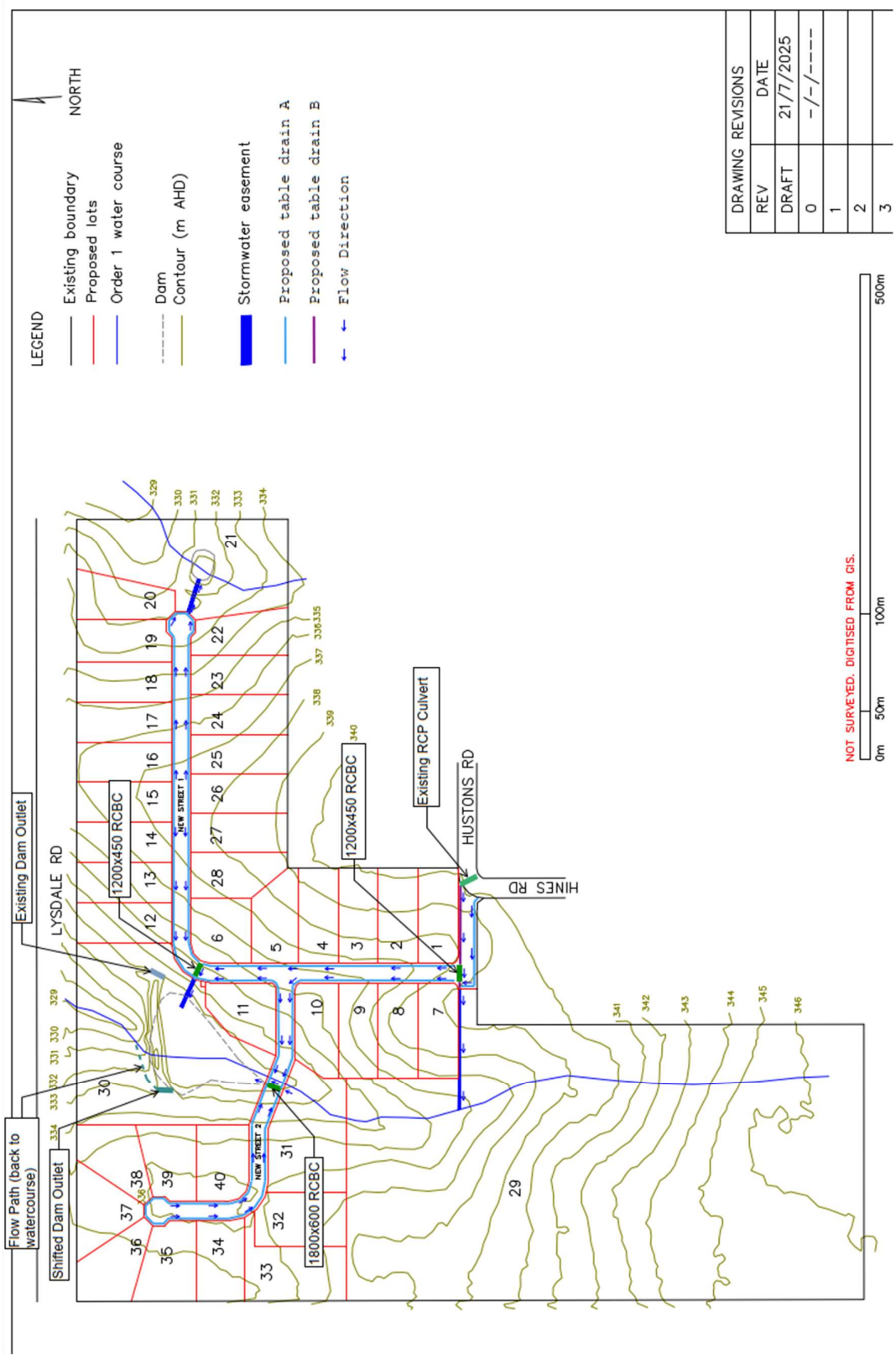
Should you require further assistance or information, please feel free to contact ATC on ☎07 4162 2378 or email office@atcengineers.com.au.

Regards

Philip De Guzman
Technical Services | Design Manager
BSCE *cum laude* MEng Phd RPEQ (Civil / Structural)

APPENDIX A

Proposed Drainage Layout – Schematic Only



APPENDIX B1 – Model for Detention Requirements

DRAINS Layout

DRAINS Critical Storm Results

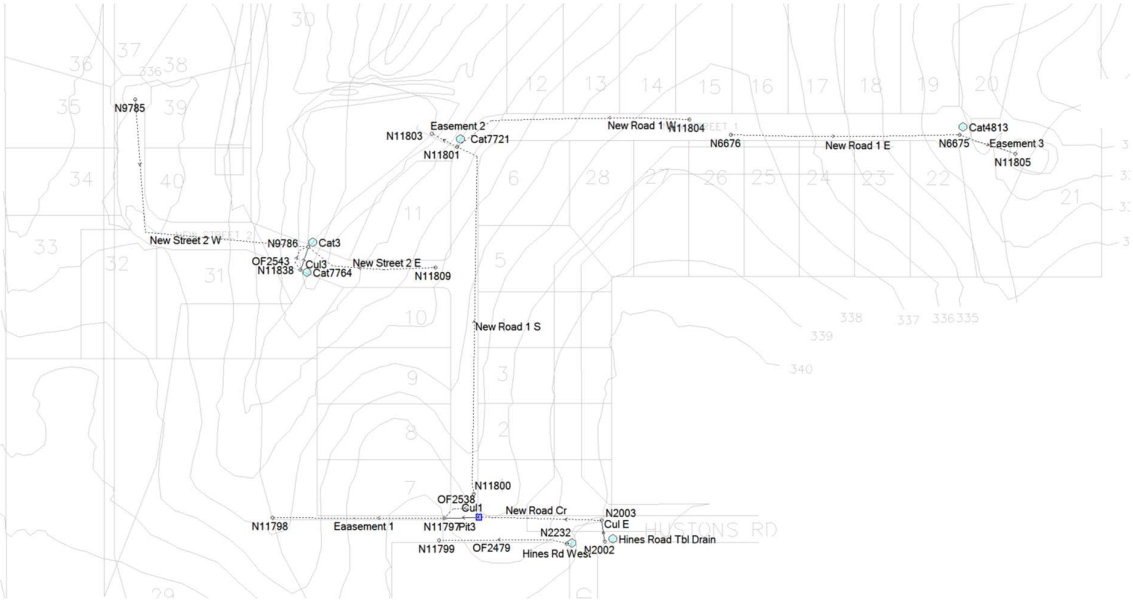
Note: Displayed flows are representative of median/critical storms as modelled using DRAINS software and do not reflect the peak or maximum flow conditions.

Minor (39.35% AEP)

Major (1% AEP)

APPENDIX B2 – Model for Table Drains

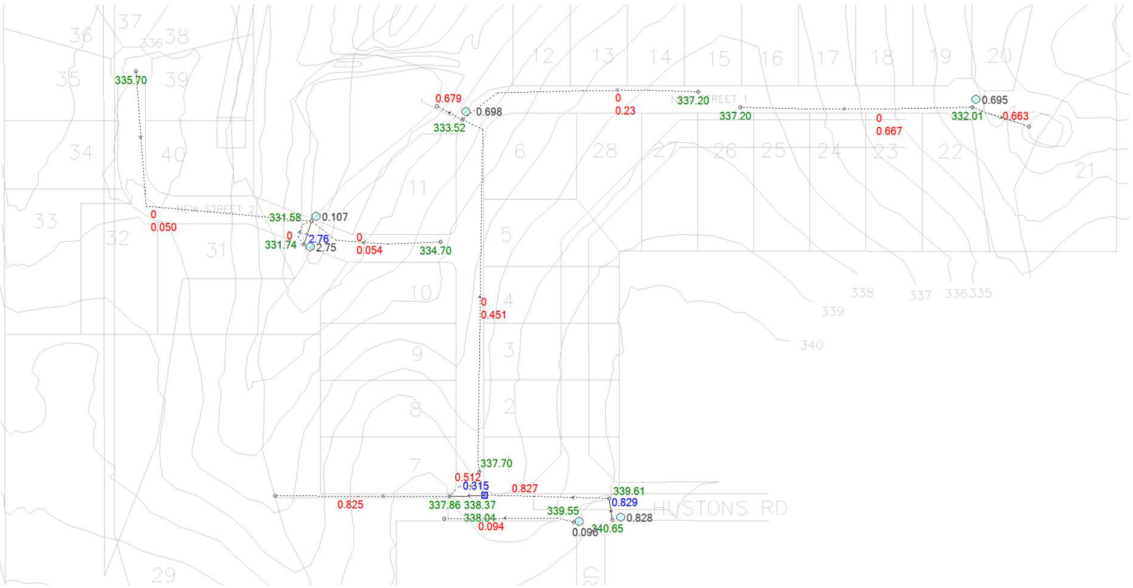
DRAINS Layout



DRAINS Critical Storm Results

Note: Displayed flows are representative of median/critical storms as modelled using DRAINS software and do not reflect the peak or maximum flow conditions.

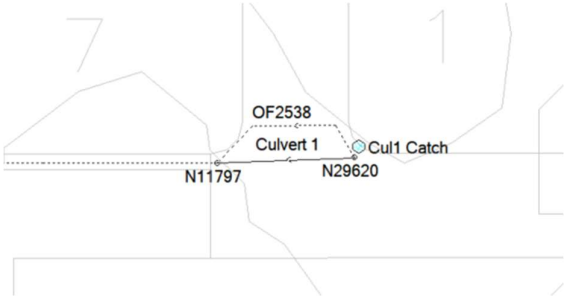
Table Drain Design Storm (39.35% AEP)



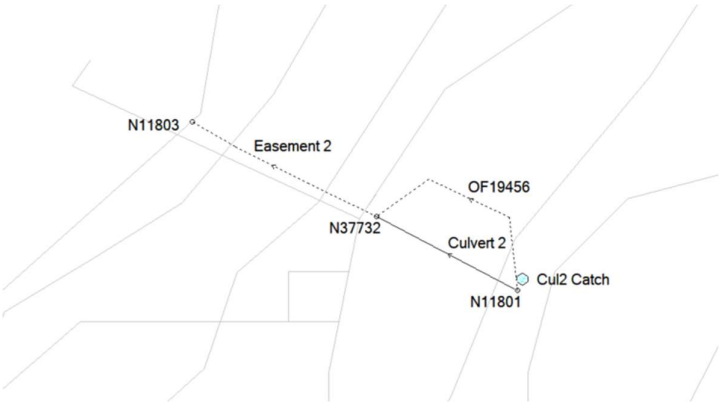
APPENDIX B3 – Model for Culvert

DRAINS Layout

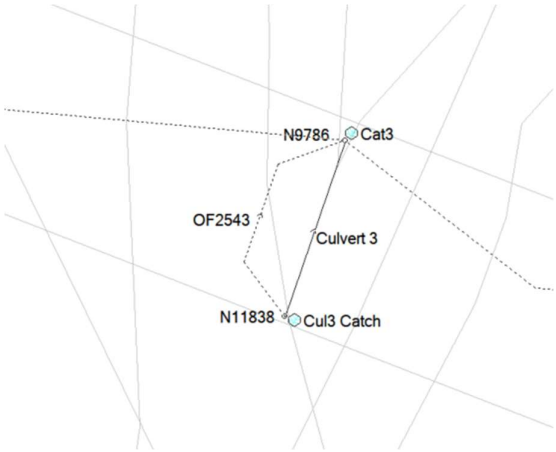
Culvert 1



Culvert 2



Culvert 3

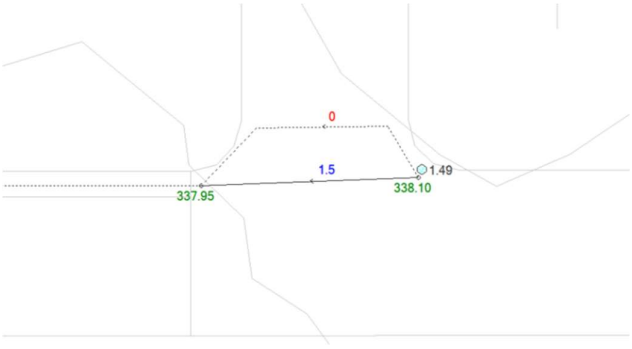


DRAINS Critical Storm Results

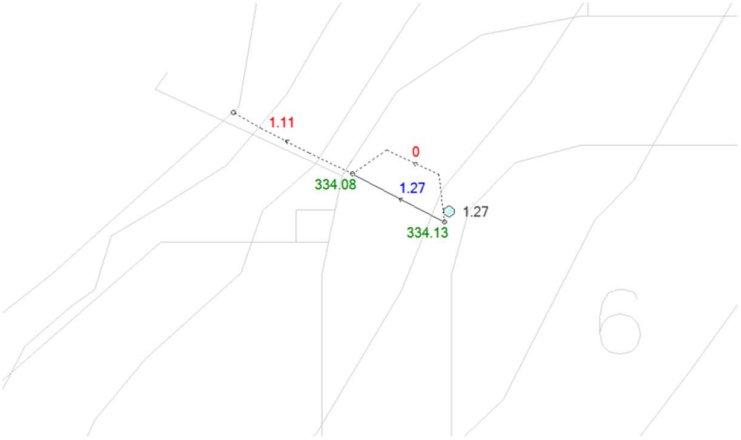
Note: Displayed flows are representative of median/critical storms as modelled using DRAINS software and do not reflect the peak or maximum flow conditions.

Culvert Design Storm (10% AEP)

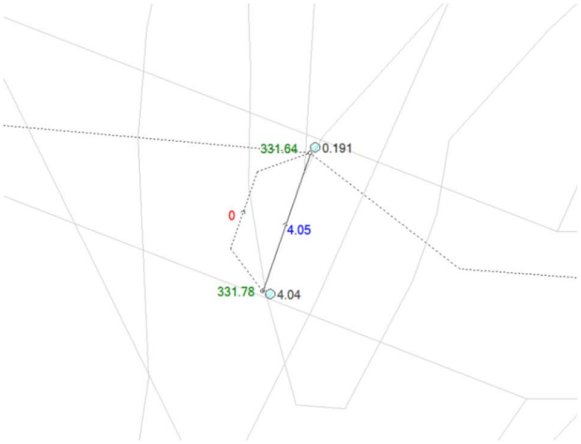
Culvert 1



Culvert 2



Culvert 3



Attachment 5 – Engineering services report

CONSULTING ENGINEERS
AND PROJECT MANAGERS PTY LTD
THE TRUSTED ENGINEERS

Infrastructure Capacity Report

Lysdale Property Development Pty Ltd

Lysdale Road, Wondai, Qld 4606

Lot 59 on SP184725

Version	Authored By	Checked By	Approved By	Date
1.0	Natasha Brooks	Philip De Guzman	Allen Christensen	08 October 2025
This version replaces all previous versions of this report.				

1 Introduction

ATC Consulting Engineers have been engaged by Lysdale Property Development to conduct a general engineering assessment of the existing and required service infrastructure to service a proposed rural residential subdivision development at Lot 59 on SP184725 located at Lysdale Road, Wondai (**Figure 1**).

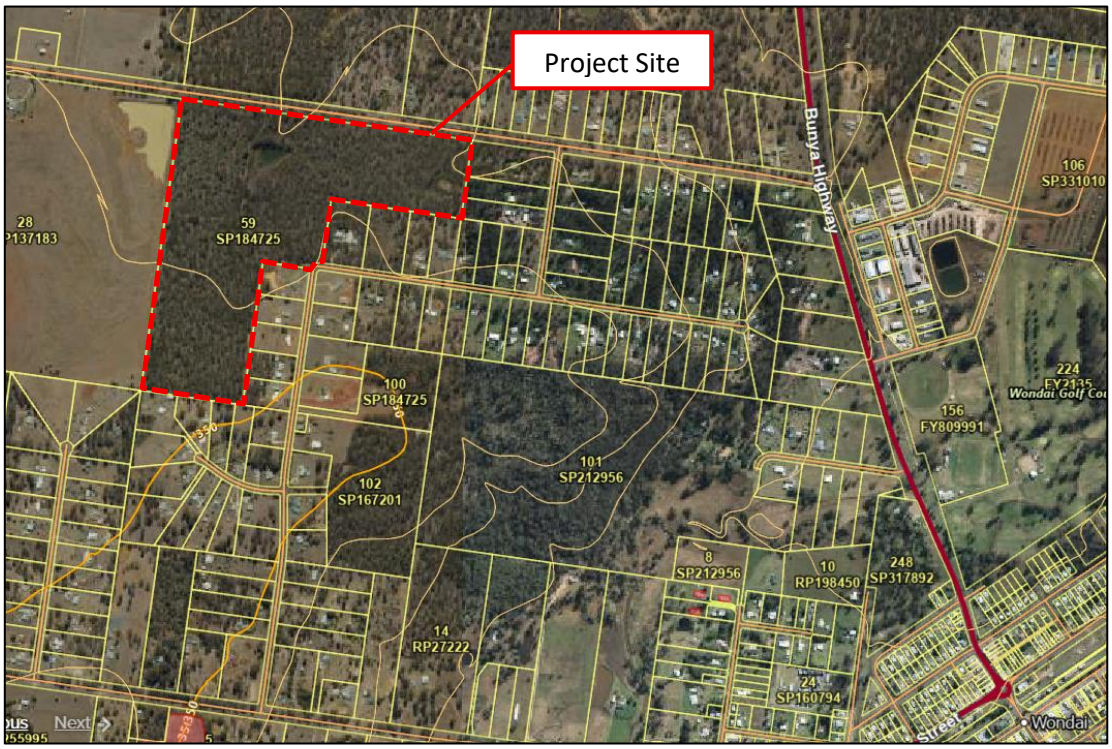


Figure 1 - Proposed Development Site – Lysdale Road, Wondai (Source: Queensland Globe).

This report investigates the existing water, wastewater, stormwater drainage, electricity, and Telstra/NBN infrastructure where the proposed development can connect to including assessment of capacity to service the proposed development.

2 Site Characteristics

The existing site is a vacant lot, predominantly consisting of a medium density of small trees and shrubs, with many tall trees scattered throughout the site. The stormwater runoff from the site currently drains to an existing retention basin on the subject site which is to be retained within Proposed Lot 30 (**Figure 2**). The remaining stormwater from within the site drains toward the northern boundary (and northeast / northwest corners) into the table drains on Lysdale Road. These table drains convey flows in the direction of the road grade to one of three culvert crossings under Lysdale Road, each identified in Queensland Globe as non-perennial watercourses (**Figure 3**). These watercourses are upstream branches of the same watercourse, with all flows from the site ultimately converging at the same downstream retention basin, before discharging to Dingo Creek.

ATC Consulting Engineers and Project Managers have prepared a Preliminary Stormwater Management Plan Report (Version 3.0, dated 29 September 2025) for the development which details the stormwater flows and how to effectively manage stormwater drainage.

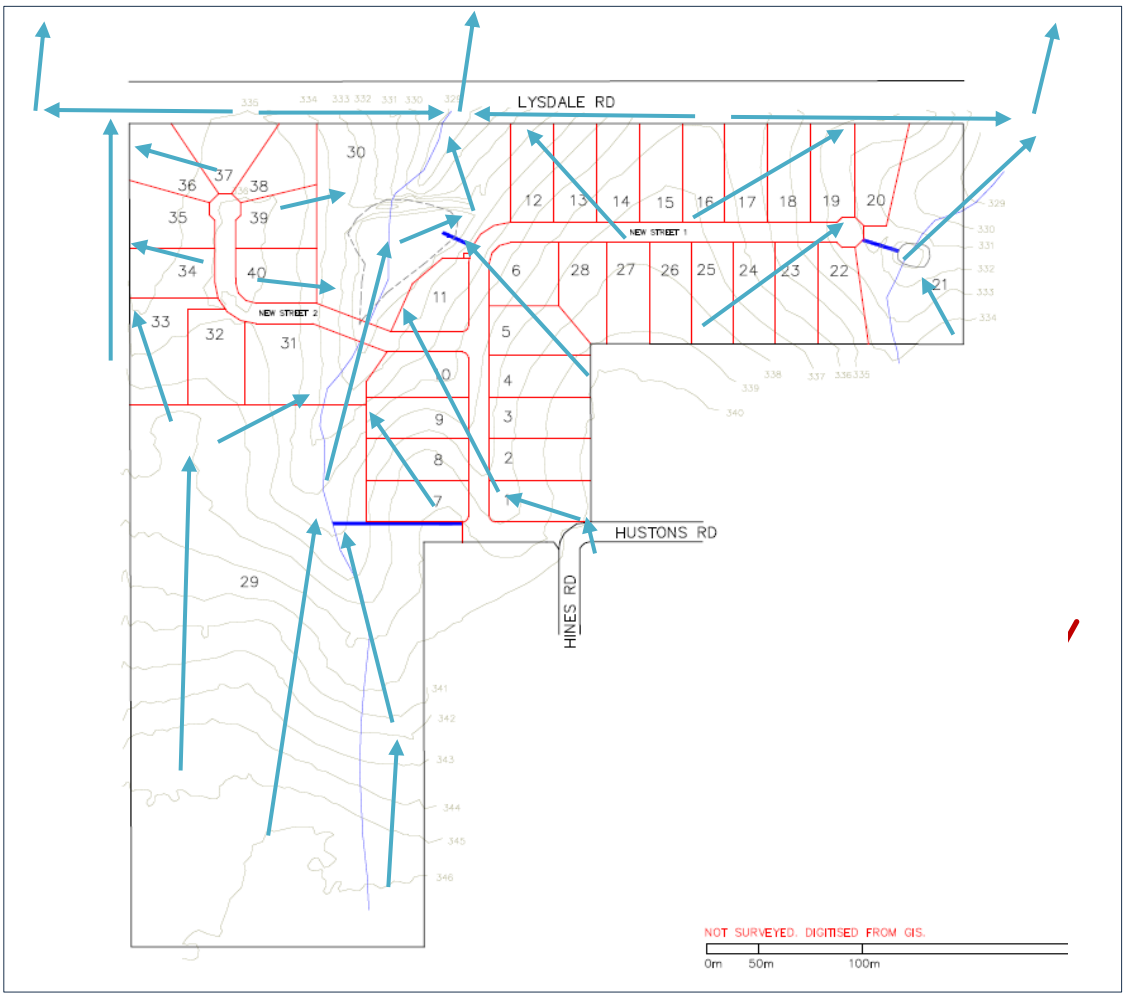


Figure 2 – Lot Pre-Development Catchment Plan - Existing Site Features and Stormwater Drainage

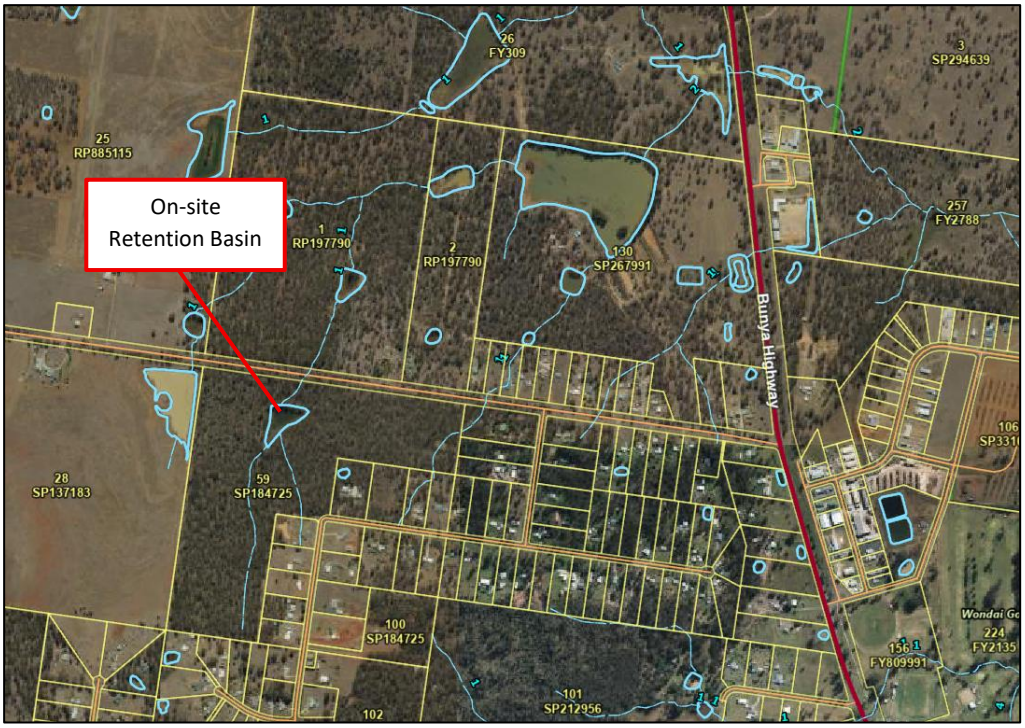


Figure 3 – Aeiral Image of Surrounding Site Area (Source: Queensland Globe)

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3 Proposed Development

The proposed development consists of subdividing the subject lot into 40 lots with a new internal road extending from Hustons Road through the development terminating in two culdesacs as shown in **Figure 4**. All lots are to be accessed via the internal road. No accesses are proposed via Lysdale Road.

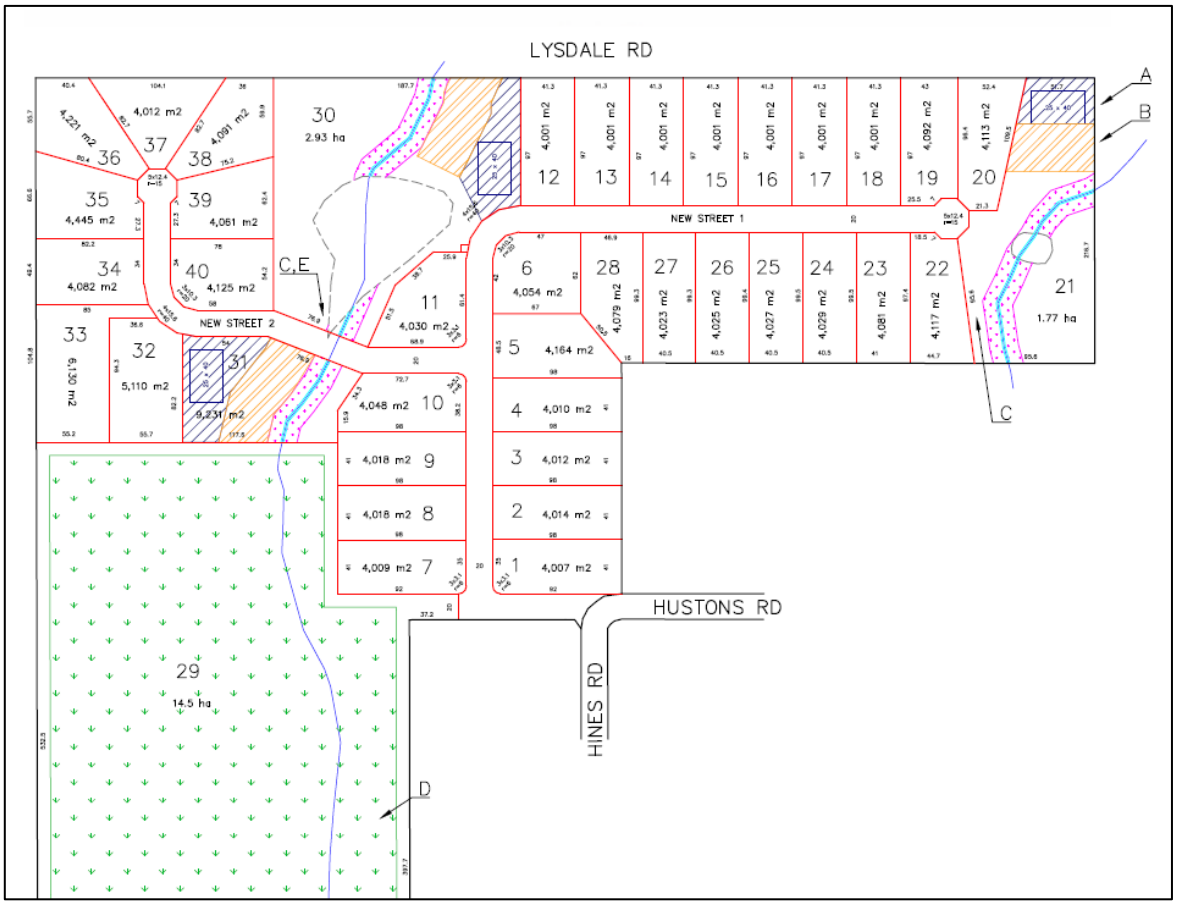

Figure 4 – Proposed Development – 40 Lot Subdivision
Extract from Plan Titled "Concept Layout 5A Ecological Considerations" – Dated 21/7/2025
(Source: Cameron Ansell)

4 Services and Infrastructure

The proposed development is situated within the Rural Residential Zone – RR1 4,000 Precinct, as per the SBRC Planning Scheme zoning map shown in **Figure 5**. The surrounding area predominantly consists of Rural Residential Zone to the south and east and Rural Zone to the north and west.

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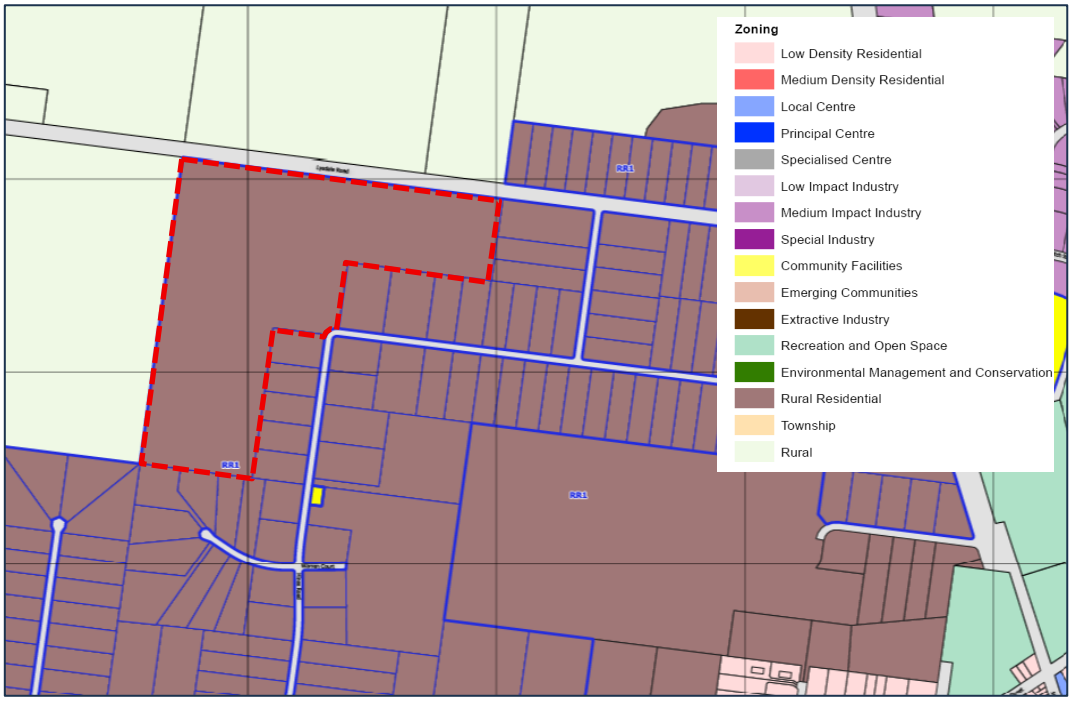


Figure 5 – Zoning map of project site and surrounding area.
(Source: South Burnett Regional Council Planning Scheme: Zone Map – 02)

4.1 Roadways

The proposed development is located within council's transport network catchment as shown in **Figure 6.** Access to the development via Hustons Road and Hines Road appears to be consistent with expected growth and development in the area assuming 10 vehicle trips per day per rural residential lot.

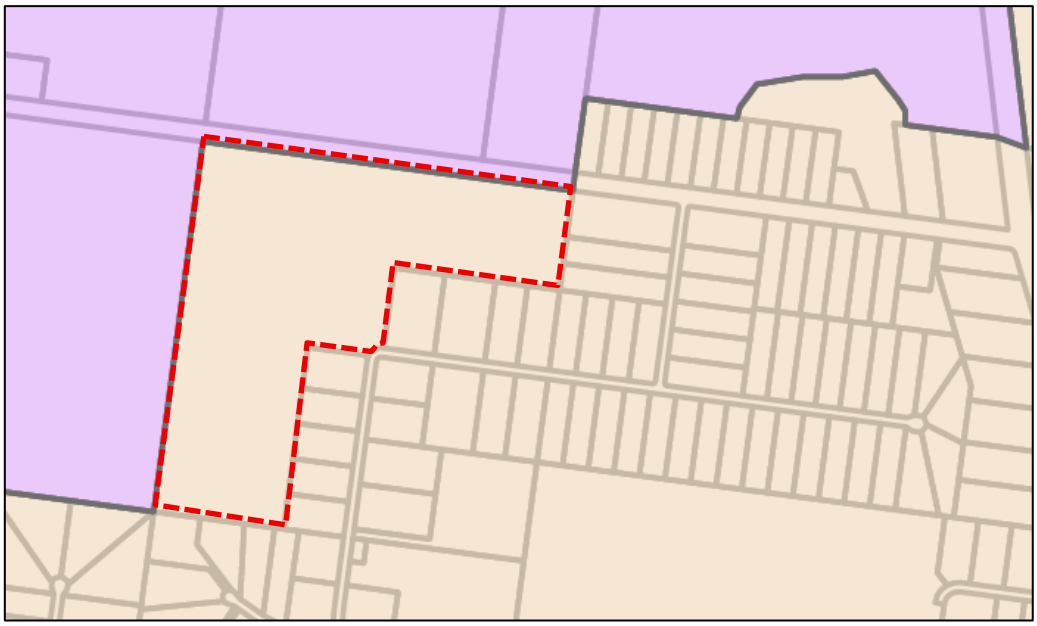


Figure 6 – Transport Network Catchment
(Source: SBRC LGIP Catchment Maps – Transport Network)

The new internal roads can be classified either as an access place or access street based on the functional road hierarchy with nominal design speed of 50km/h. It is anticipated that the new internal roads will be of a rural residential street formation, i.e., 6m wide sealed pavement with Type B1 shoulder (1.5m wide gravel / unsealed) as defined in the Planning Scheme SC6.2.2 for a total of 9m wide new road formation.

Roadside drainage will be in the form of table drains which can readily be accommodated by the proposed 20m wide road reserve as per the concept layout (Figure 4) which is wider than the 16m minimum dedicated reserve width required by the Planning Scheme. The new internal roads can be easily graded to drain towards the mapped water course and the existing retention basins (dams) within proposed Lots 21 and 30 which eventually discharges stormwater across Lysdale Road and ultimately to Dingo Creek as shown in **Figure 7**.

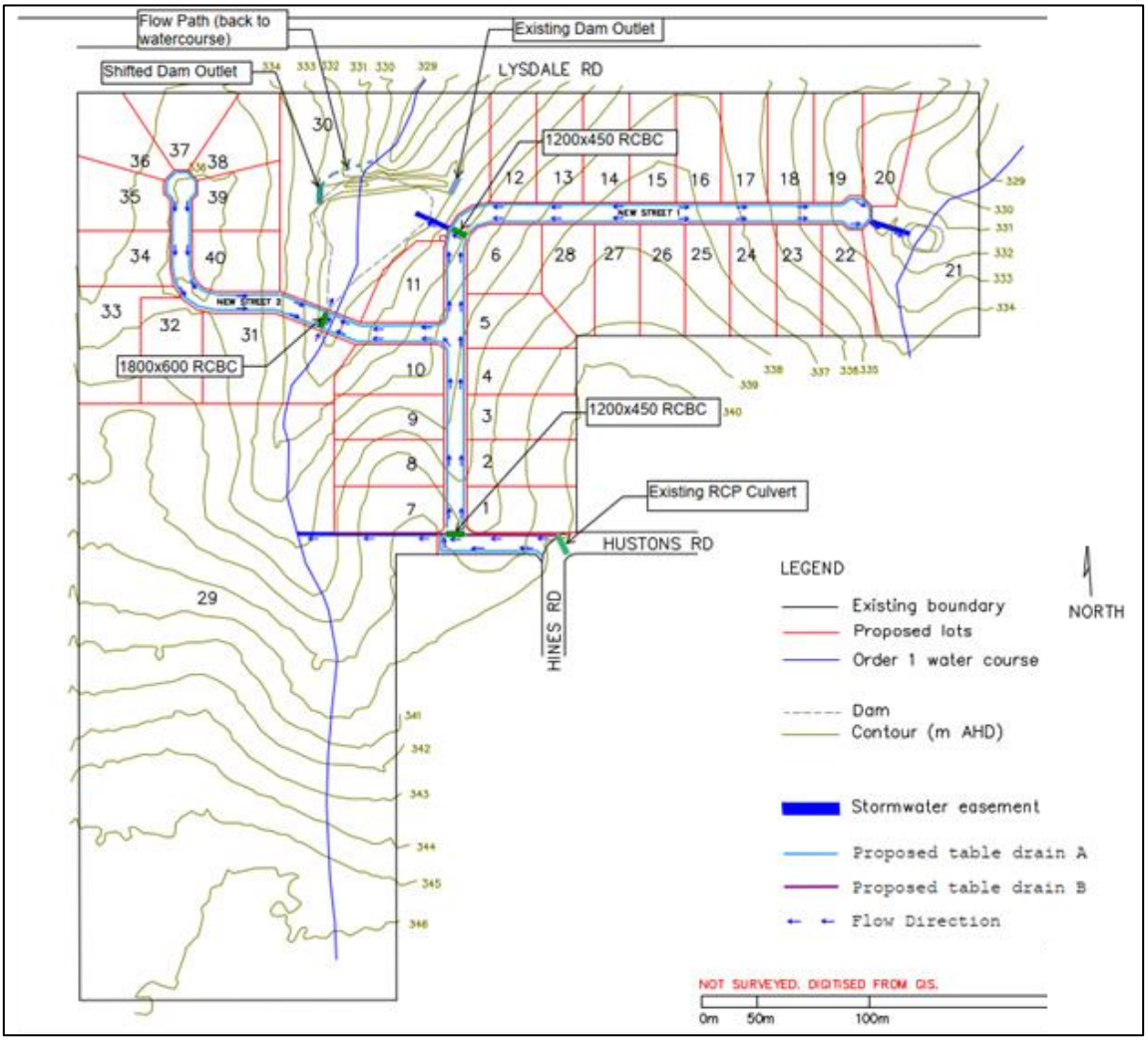


Figure 7 – Proposed Internal Roads and Grading

4.2 Water Supply

The proposed development is located just outside of council's water service catchment as shown in **Figure 8.** However, the standard of service for a RR1 Precinct as per the Planning Scheme is be connected to the Council's reticulated water supply system.

The existing council service infrastructure is shown in **Figure 9**. The proposed development can be connected to the existing water main on Hustons Road and Hines Road with an extension into the proposed new internal road to service the proposed lots. It is noted that there is an existing water pump station and water reservoirs on Hines Road at the south-eastern extent of the subject site.

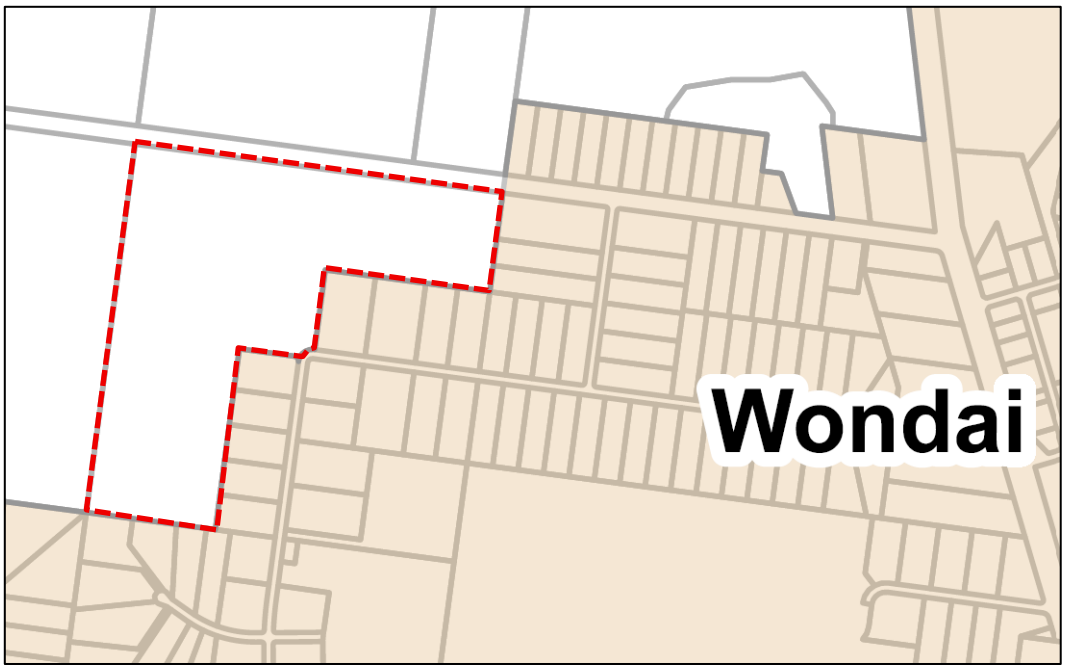


Figure 8 – Water Service Catchment
(Source: SBRC LGIP Catchment Maps – Water Supply Network)

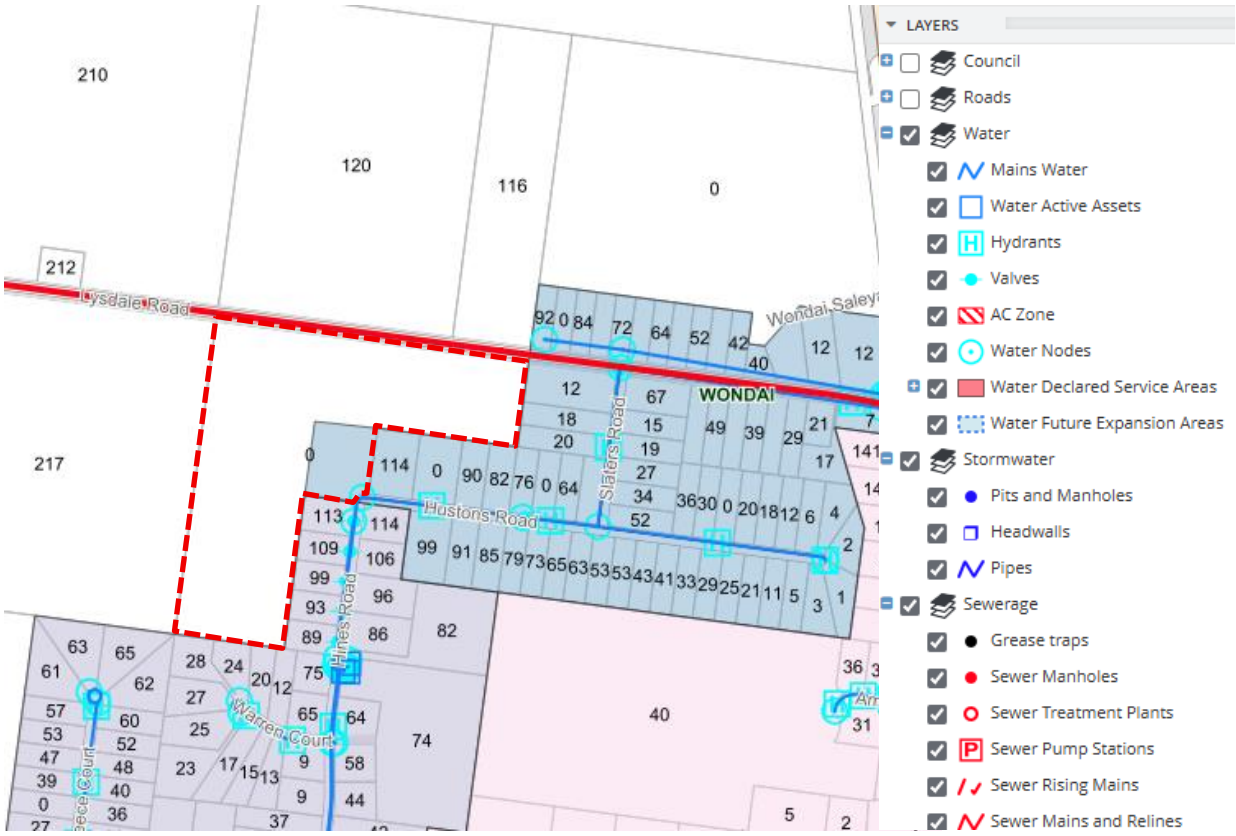


Figure 9 – Existing Council Service Infrastructure – Water, Sewer & Stormwater
(Source: SBRC GIS Mapping).

At the time of writing this report, a Water Network Assessment is being conducted by Morris Water to assess the capacity and potential to connect to council's network pending water flow and pressure tests. Refer to Morris Water's Report to be provided separate to this report.

4.3 Sewerage and Stormwater Drainage

The development lies outside of the sewer service catchment shown in **Figure 10** as well as the stormwater service catchment as shown in **Figure 11**.

Figure 10 – Sewer Service Catchment
(Source: SBRC LGIP Catchment Maps – Wastewater Network)

Figure 11 – Stormwater Service Catchment
(Source: SBRC LGIP Catchment Maps – Stormwater Network)

On-site domestic sewerage facilities will facilitate effluent disposal for each lot, consistent with the Planning Scheme requirements based on peak design capacity of 20 Equivalent Persons (4,000 L/day) or less. This can be in the form of advanced secondary system (treatment plant) only requiring minimum setback to the top of the bank of a water course for lots closer to waterways whereas a primary system (septic tank + trenches) could be adopted for lots located farther away from waterways.

4.4 Electrical and Communications

Ergon's existing power lines are shown in **Figure 12**. The proposed development can be connected to the existing network via a power line extension from Hustons Road into the proposed new internal road to service the proposed lots, subject to service application to and design by the service provider.

The developer may be required to design and install street lighting to the new internal road and enter into an agreement with an electricity supplier to provide a public lighting system in accordance with Ergon and road lighting standards as required by the Planning Scheme.

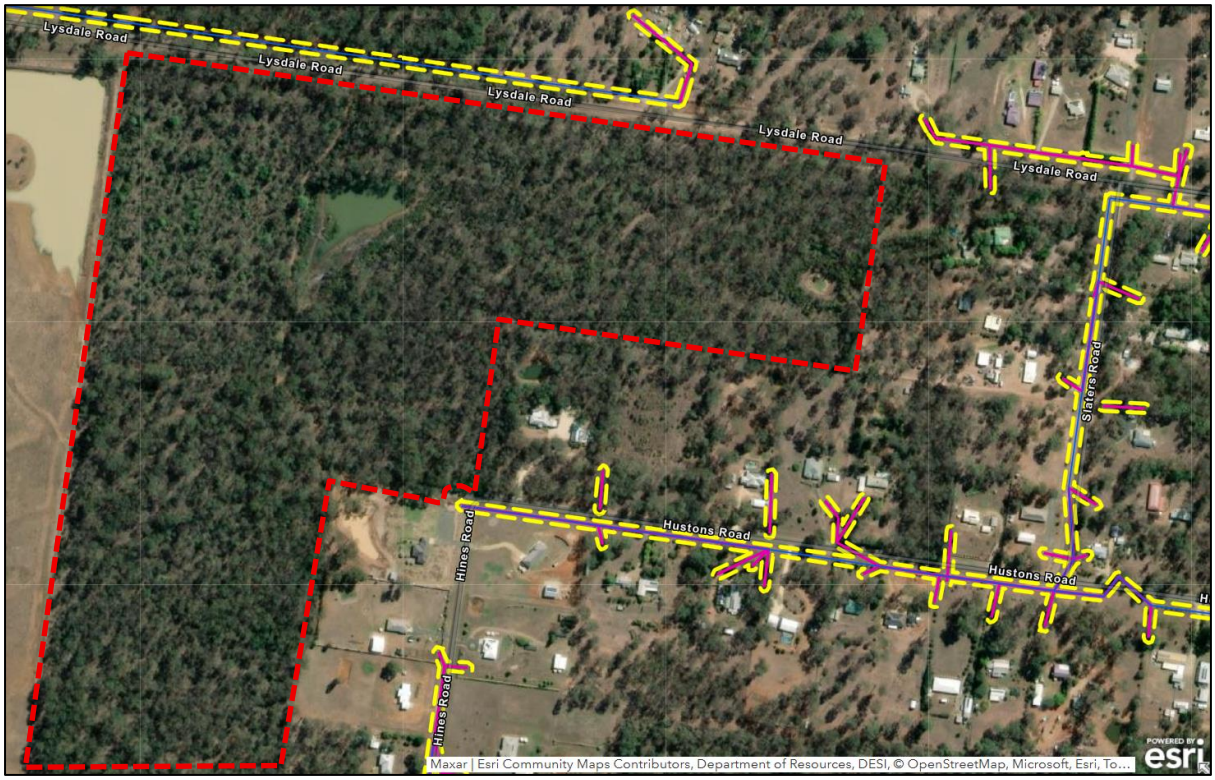


Figure 12 – Existing power lines
(Source: Ergon Energy Look Up and Live Map).

There is existing Telstra / NBN infrastructure on Hustons Road and Hines Road as shown in **Figures 13 and 14** which the proposed development can connect to, subject to service application to and design by the service provider.

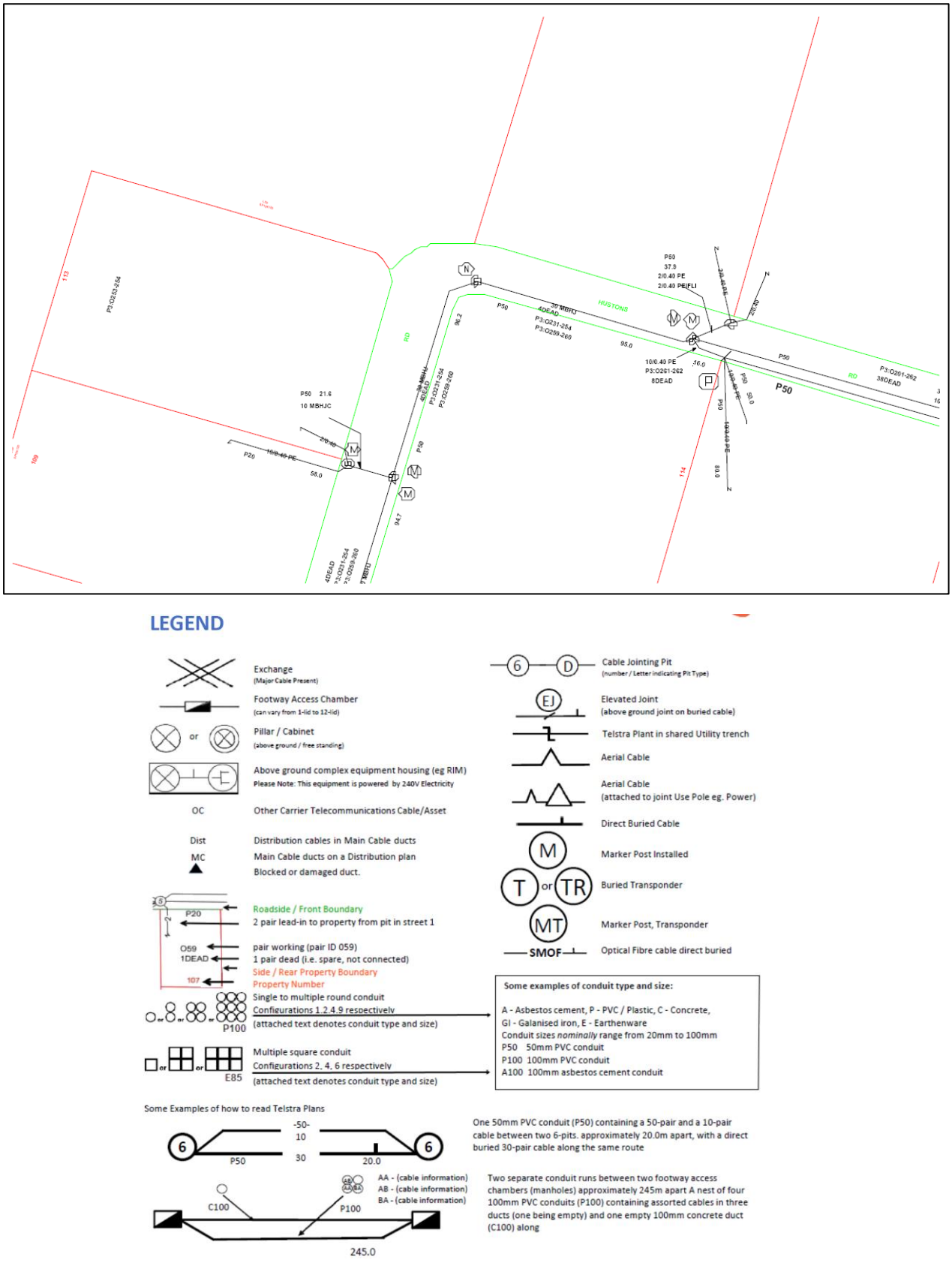
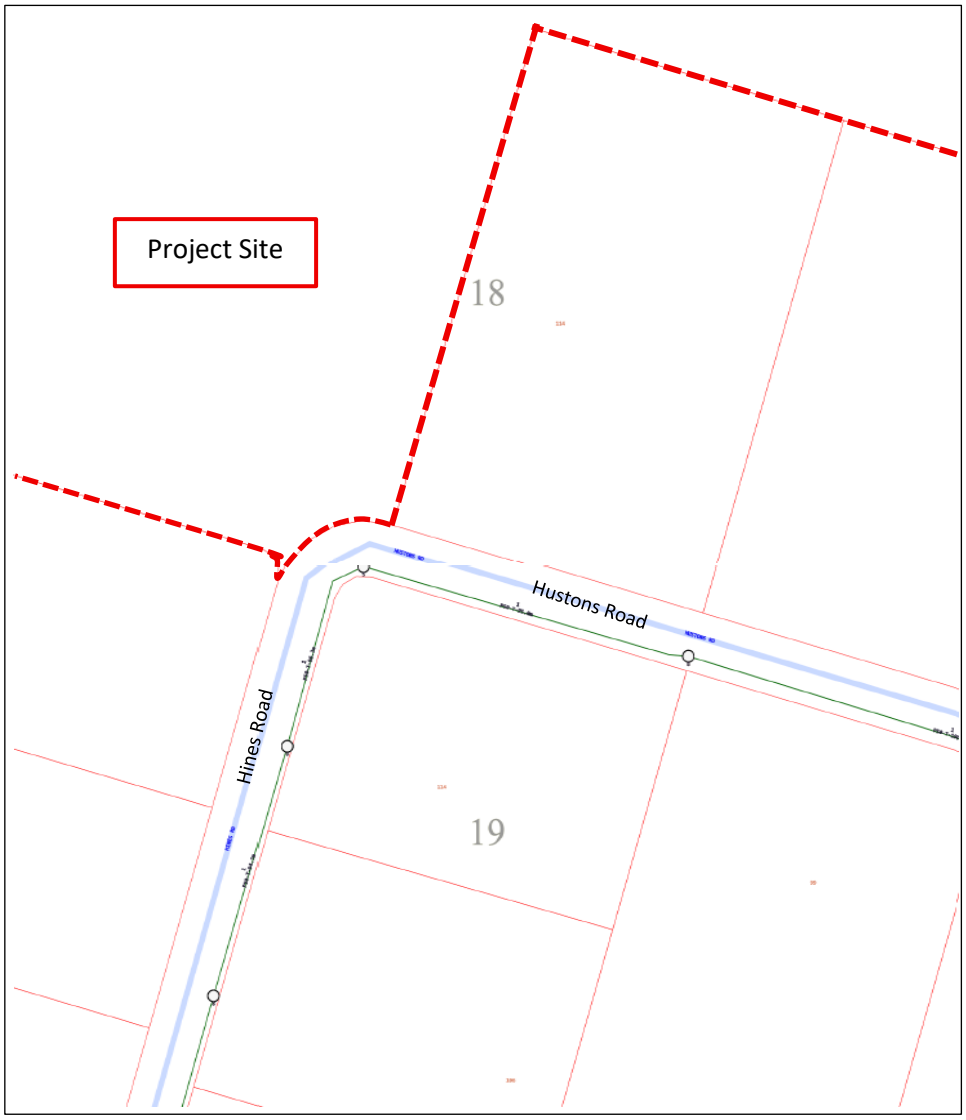


Figure 13 – Existing Telstra infrastructure (Source: Before You Dig Australia).



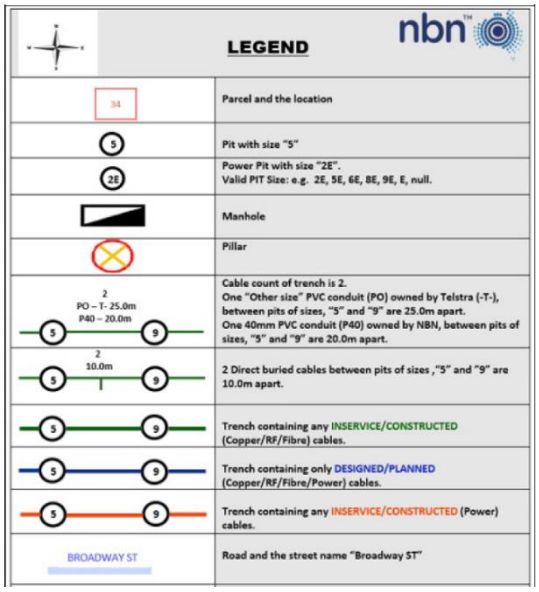


Figure 14 – Existing NBN infrastructure (Source: Before You Dig Australia).

5 Conclusions

Based on the foregoing investigation, the proposed development will be able to connect to the existing water main (subject to confirmation by MorrisWater), power, and communications infrastructure located at the western end of Hustons Road.

On-site wastewater treatment plants will be required for each lot to facilitate effluent disposal for future dwellings at the time of construction thereof.

Details of the proposed stormwater drainage system can be found in a separate report by ATC - Preliminary Stormwater Management Plan Report (Version 3.0, dated 29 September 2025).

Should you require further assistance or information, please feel free to contact ATC on ☎07 4162 2378 or email office@atcengineers.com.au.

Regards,

Philip De Guzman
Technical Services | Design Manager
BSCE *cum laude* MEng Phd RPEQ (Civil / Structural)

APPENDIX A

Site Photos

Photo 1. Development site – looking east towards existing retention basin

Photo 2. Development site – partial clearing of trees

Photo 3. Development site – retention basin

Photo 4. Development site – looking north

Photo 5. Existing earth bund south of the retention basin

Photo 6. Eastern side of retention basin

Photo 7. Looking south along Hines Road from corner of Hustons and Hines Roads

Photo 8. Looking east along Hustons Road from corner of Hustons and Hines Roads