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Deputy Premier
Minister for State Development, Infrastructure and Planning
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DELIVERING FOR QUEENSLAND | Queensland Government

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DECISION NOTICE

Ministerial Infrastructure Designation for Social Housing – 65 and 67 Boundary Street, South Brisbane

Decision details

Decision:	Ministerial Infrastructure Designation (MID) made under section 38 of the *Planning Act 2016*
Date of decision:	5 August 2025
Type of infrastructure:	Planning Regulation 2017, Schedule 5, Part 2: • Item 13: housing that is provided as part of a program, funded by the State, for providing social or affordable housing; and • Item 16: social or affordable housing that is provided by a registered provider.
DSDIP reference:	MID-0325-0925

Premises details

Street address:	65 and 67 Boundary Street, South Brisbane, QLD
Real property description:	Lots 2 and 3 on RP10868
Local government area:	Brisbane City Council (the Council)

Infrastructure entity details

Infrastructure entity:	SH Boundary Pty Ltd and the Trustee for K2H Development Trust

Requirements

A notice of requirements included in the MID is at **Schedule 1**.

Submissions

A notice of how I have considered submissions is at **Schedule 2**.

Advice to the entity

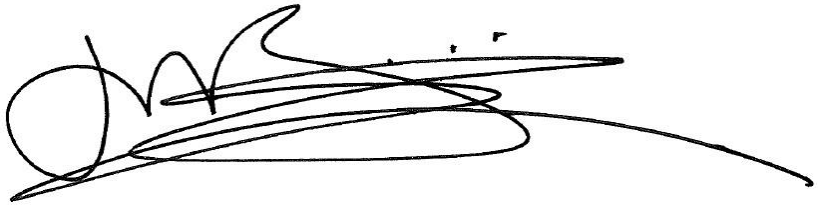
Despite the MID, the entity is responsible for determining what obligations exist under previous development approvals that apply to the premises.

Effective date

As set out in section 9(3) of the *Planning Act 2016*, the MID will take effect from the date the gazette notice for this MID is published in the Queensland Government Gazette.

Duration of MID

The duration of the MID is set out in section 39 of the *Planning Act 2016*.



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Schedule 1 - Notice of requirements included in the MID

Development under the MID is to be carried out in accordance with the requirements included in **Table 1**:

Table 1 - Requirements	
Plan of designation	
1.	The extent of development is to be carried out generally in accordance with the 'Plan of designation for Social Housing Boundary Street, South Brisbane', ref. MID-0325-0925 and included at **Annexure 1** (Plan of designation).
Stormwater management	
2.	Implement stormwater quantity and quality measures generally in accordance with the following sections of the Site Based Stormwater Management Plan Quantity & Quality (ref: 24-134 – SBSMP – V2) prepared by Naxos Engineers Pty Ltd, dated March 2025, as included at **Annexure 2**: i. Section 6.0 – Stormwater Quality ii. Section 7.0 – Stormwater Quality Best Management Practices iii. Section 8.0 – Monitoring and Maintenance iv. Section 9.0 – Erosion and Sediment Management v. Section 10 – Conclusion vi. Concept Stormwater Plan – SK004 Issue B.
Car parking	
3.	(a) Prior to the commencement of use, provide the following car parking spaces on the site: i. a minimum of five spaces for residents ii. a minimum of eight spaces for visitors/ staff [including one car parking space for a Person with Disability (PWD). (b) All new car parking spaces are to comply with the relevant Council or Australian Standards.
4.	All vehicle manoeuvring and servicing areas are to be designed to facilitate servicing and manoeuvring on-site and accord with the relevant Council or Australian Standards.
Active transport	
5.	(a) Prior to the commencement of use, provide a minimum of 28 on-site bicycle parking spaces on the site. (b) All on-site bicycle parking spaces are to comply with the relevant Council or Australian Standards.
External works/upgrades and landscaping	
6.	(a) Prior to the commencement of use, obtain the relevant approvals and carry out the following works external to the site: i. removal of two existing vehicle crossovers to Boundary Street

	ii. provision of a new vehicle crossover to Boundary Street iii. relocation of parking signage iv. provision of streetscape embellishments as shown on the Landscape Intent Plan, D25016-LI-01, Issue A, dated 26 March 2025, prepared by The Landscape Group, as included at **Annexure 3** v. upgrades to the existing verge along Boundary Street including the reinstatement of footpath, kerb and channel. (b) All external works are to be designed and constructed in accordance with the relevant Council and Australian Standards.
7.	Prior to the commencement of use, provide landscaping generally in accordance with the following plans included at **Annexure 3**: i. Cover Sheet – D25016-CS-01, Issue A, dated 26 March 2025, prepared by The Landscape Group ii. Landscape Intent Plan, D25016-LI-01, Issue A, dated 26 March 2025, prepared by The Landscape Group iii. Planting Palette, D25016-DT-01, Issue A, dated 26 March 2025, prepared by The Landscape Group.
Acoustics	
8.	Prior to the commencement of use, implement the acoustic measures outlined in Section 8: recommendations of the Acoustic Report (ref: 2025063 R01D 67 Boundary Street, South Brisbane ENV.docx) prepared by Acoustic Works, dated 2 April 2025, as included at **Annexure 4**.
Waste collection	
9.	Prior to the commencement of use, implement waste management measures generally in accordance with the following sections of the Waste Management Report (reference: Proposed Social Housing Development – Waste Management Report) prepared by Modus, dated 28 March 2025 and included at **Annexure 5**: i. Section 4 – Refuse Arrangements ii. Section 5 – Summary.
Design/built form	
10.	(a) The design and external appearance of the building is to be generally in accordance with the following plans as included at **Annexure 6**: i. East & West Elevations – TP401, Issue D, dated 24 June 2025, prepared by Hayes Anderson Lynch Architects Pty Ltd ii. South Elevation – TP402, Issue D, dated 24 June 2025, prepared by Hayes Anderson Lynch Architects Pty Ltd iii. North Elevation, TP403, Issue D, dated 24 June 2025, prepared by Hayes Anderson Lynch Architects Pty Ltd. (a) The design and external appearance of the building is to include/incorporate: i. variation in façade materials and detailing ii. well disguised service elements including screening of mechanical plant and equipment from public view iii. easy to identify building entrances.

Street trees	
11.	Retain and protect the two street trees in the Boundary Street verge, generally in accordance with the following sections of the Arboricultural Impact Assessment, prepared by Independent Arboricultural Services, dated 6 March 2025, reference IAS1715, Revision 1 included at **Annexure 7**: i. Arborist Comment ii. Project Hold Points iii. Conclusions iv. Tree Protection Plan (x 2 sheets) v. Tree Management Plan (TMP) – Works Progress: Development Phase.
Fencing	
12.	Prior to the commencement of use, provide a screen fence of a minimum 1.8 metres in height along the northern, southern and western boundaries of the site, generally in accordance with the following plans included at **Annexure 6**: i. East & West Elevations – TP401, Issue D, dated 24 June 2025, prepared by Hayes Anderson Lynch Architects Pty Ltd ii. South Elevation – TP402, Issue D, dated 24 June 2025, prepared by Hayes Anderson Lynch Architects Pty Ltd iii. North Elevation, TP403, Issue D, dated 24 June 2025, prepared by Hayes Anderson Lynch Architects Pty Ltd.
Lighting	
13.	All external lighting must be installed and maintained to accord with Australian Standards and shielded to avoid light spill to surrounding residential properties.
Refuse and plant screening	
14.	Refuse storage bins, and all new plant, equipment and water tanks, are to be stored behind fencing or screened from view from roads and public open space.
Construction management	
15.	(a) Prior to commencement of work, prepare a Construction Environmental Management Plan (CEMP). (b) The CEMP must be prepared by a suitably qualified person and include/address: i. an Erosion and Sediment Control Plan that addresses the erosion risk and surface water run-off ii. dust mitigation methods (such as use of water to suppress potential dust) and air quality management measures iii. hours of construction, vibration, and construction noise (including the default noise standards), in accordance with the *Environmental Protection Act 1994* (s440R & 440S) iv. construction waste control and management, in conjunction with a waste management plan if deemed necessary

	v. disposal and management of hazardous materials and regulated waste, including removal by a suitably licenced contractor where deemed necessary vi. chemical and fuel used during construction stored in bunded areas vii. access locations for and management of construction vehicle traffic (any construction parking off-site is subject to engagement with Council and relevant landowners) viii. appropriate machine hygiene measures ix. proximity of works to easements and services and any necessary design measures, additional analysis or safe work methods x. other required permits from the Council, easement holders or utility providers xi. maintenance of safe and accessible pedestrian and cyclist access/movement around the site xii. complaint resolution procedures, including who to contact and a record of how complaints have been addressed xiii. a construction communication plan including: ▪ how neighbouring properties will be advised of construction and demolition activities for each stage ▪ how the appropriate extent of neighbouring properties to be notified will be determined ▪ timeframes for notification of construction activities, with notification to occur prior to works commencing. (c) Submit a copy of the CEMP to the Department of State Development, Infrastructure and Planning (DSDIP) (infrastructuredesignation@dsdilgp.qld.gov.au). (d) Construction of the development is to be undertaken in accordance with the CEMP.
Information signage	
16.	(a) Prior to the commencement of work, place an information sign on the site. (b) The information sign is to: i. include the following details: ▪ a link to where a copy of the MID decision and CEMP can be viewed on the DSDIP website and ▪ the name, postal and/or email address and a contact telephone number for the key contact/principal contractor ii. be positioned on the Boundary Street site frontage and be clearly visible for a pedestrian. iii. be non-illuminated and maintained at all times during construction.
Public utility services (Services)	
17.	(a) Prior to the commencement of work, confirm the adequacy, capability and location of the existing infrastructure (water, sewer, electricity and telecommunications) to service the proposed development.

	(b) Prior to commencement of use, obtain the relevant approvals and carry out any works to upgrade or install new utilities including water, sewer, electricity, and telecommunications to service the development. (c) Prior to commencement of use, ensure the development is connected to all available utilities including water, sewer, electricity, and telecommunications to service the development.
Geotechnical conditions	
18.	As part of detailed design, undertake a geotechnical investigation that confirms the ground conditions and informs building requirements.
Acid sulfate soils	
19.	If potential or actual acid sulfate soil (ASS) is identified during construction, an ASS investigation is to be carried out and managed in accordance with an ASS management plan.

Schedule 2 – Notice of how submissions were considered

Submissions received during consultation

On 2 May 2025, I gave a notice to the Council, the State Member for South Brisbane and the landowners being formally notified of the proposed MID and inviting final submissions within 25 business days.

Public consultation actions were conducted by the entity inviting submissions between 10 May 2025 and 6 June 2025.

A total of 13 submissions were received during this period from the Council, and the general public. It is noted that nine of these submissions were in support of the proposed development.

A summary of how I have considered submissions is provided in **Table 2**:

Table 2

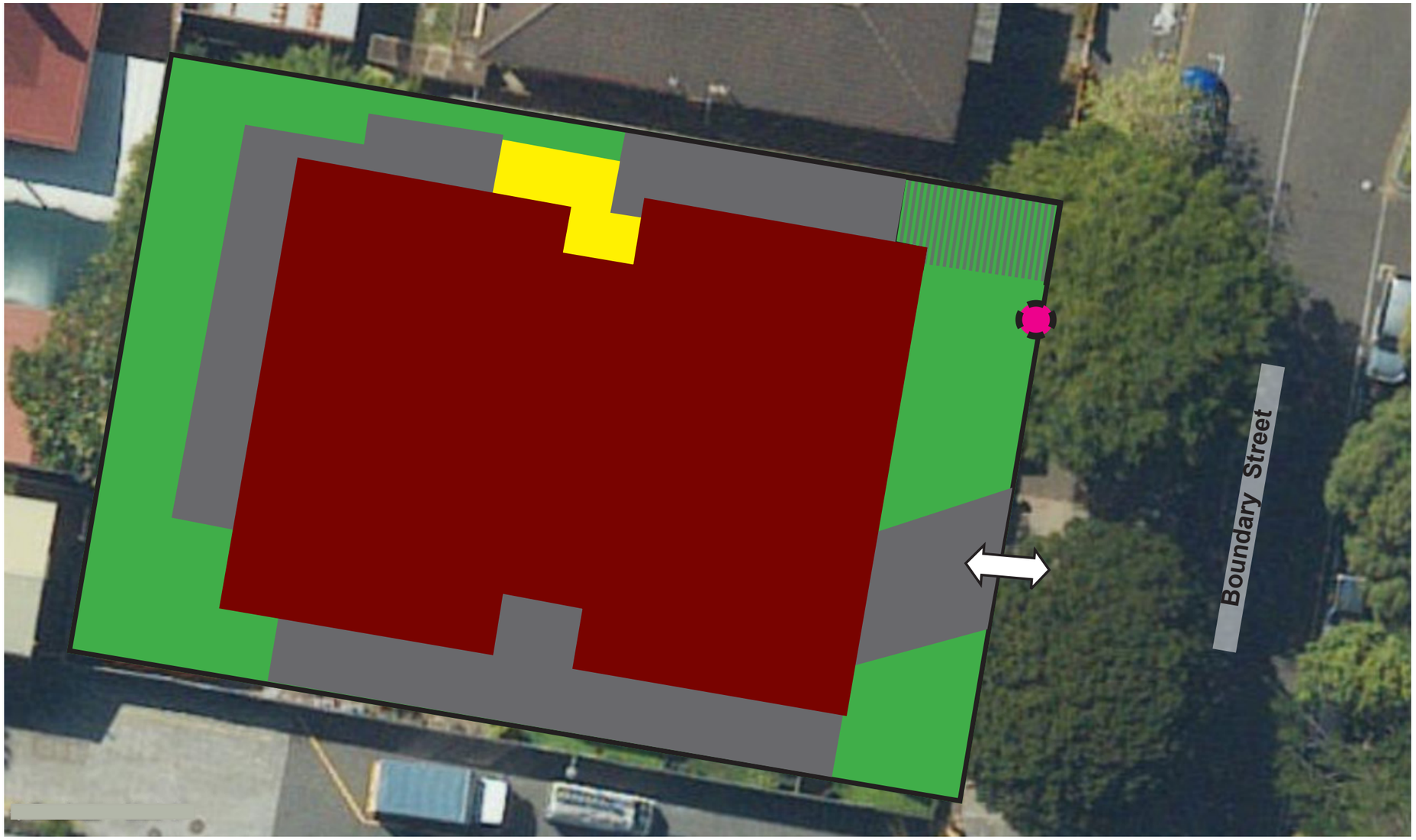
Matters raised	Response
General comments	
• The proposal will uplift the area and create a number of apartments during a housing crisis. The housing is provided in a well-located area. • The proposal addresses homelessness. • The proposal allows for greater community integration, access to services, and long-term stability for individuals and families who are struggling.	Noted.
MID Process and consultation	
• The Development will have a direct impact on all surrounding streets and not just the immediate neighbours who were earmarked for consultation. • Concerns if the future property owners and investors of the surrounding area have been consulted.	Public consultation on the MID was conducted between 10 May 2025 to 6 June 2025 in accordance with the relevant requirements and included: • the placement of a sign at the frontage of the site • a public notice in the Courier Mail • letters sent to elected members, the Native Title party and surrounding landowners. A copy of the MID proposal including supporting plans and reports was available for public viewing via the DSDIP's website during this time.
Traffic	
A revised traffic assessment report with the proposed relocation of the existing 1P on-street parking sign located within the crossover envelope must be provided.	Traffic advice supported the MID proposal, confirming that 1P on-street parking signs will be moved to clear the driveway. There is enough space between the boundary and crossover for a standard parking bay, meeting Council requirements.

Refuse	
• Bin room size must be annotated clearly in the plans. • Location of the bollard within the PWD exclusion zone must be amended to not conflict or prevent transfer of bins. • Further clarification on design parameters utilised to generate the provided Refuse Collection Vehicle (RCV) swept path analysis, specifically the kerb-to-kerb diameter and clearance envelope. • It is recommended that residential towers of this size and height include a chute system for both refuse and recycling.	The revised architectural plans add openings to the bin room for improved function. Traffic engineering and waste management documents confirm the room's size and vehicle access. A minimum clearance of 1.1 metres between the bollard and the wall allows bins to pass through acceptably. The proposed waste disposal plan suits the project's scale and design. The MID requires waste collection to follow the submitted Waste Management Report.
Building height, bulk and design	
• The height of the proposal may be supported based on performance outcomes under the planning scheme. • Recommend a building height that ensures proper transition to the Character residential area to the west, in line with Council's planning scheme. • Proposed built to boundary wall along the northern boundary exceeds requirements. Recommendation to reduce height of northern built to boundary wall and include landscaping along the southern boundary. • Recommendations for limiting visual impacts of services from the street and public areas. • Support for the appearance of the proposed building.	• The building's height considered appropriate for the site, features quality design, and fits with the area's taller developments. • The proposed rear setback on the west meets planning requirements and does not affect privacy or cause overlooking. No height reduction along the western facade is considered necessary. • The northern boundary wall has been lowered to reflect planning scheme requirements and reduce impact on neighbours. The southern wall is also lower and now features lighter render, fencing, and landscaping to improve its appearance. • To reduce visual impact from streets and public spaces, a valance has been installed along the outer perimeter of the undercroft car park. This feature effectively conceals service pipework and ducting, offering a practical, low-maintenance solution while preserving essential vehicle clearance.
Streetscape and verge width	
A five-metre verge must be provided along the site frontage as per planning scheme requirements.	Verge widening is not feasible because of site constraints and the inability to maintain a consistent five-metre width along the street.
Services	
If a pad mount transformer is not required following consultation with Energex, the area should be repurposed for communal open space or deep planting.	The Plan of designation allows for the inclusion of either a pad mount transformer or areas designated for open space, landscaping, pedestrian circulation, and associated structures.

Car parking	
The proposal has insufficient car parking spaces.	The proposal includes a total of 13 car parking spaces, comprising five spaces for residents and eight visitor/staff spaces, one of which is designated for PWD. This is consistent with the expected demand generated by the development and complies with the Council's car parking requirements.
Social housing	
• The open communal space on the ground floor facing the street could potentially facilitate antisocial behaviour. • The proposal will exacerbate antisocial behaviour in Boundary and surrounding streets. • Queries regarding onsite management and security measures proposed. • Concerns about the proposal affecting personal safety of surrounding residents.	The housing will be provided by Bric Housing, a registered housing provider, who is responsible for the management and operation of the housing and will manage any potential safety concerns. An on-site manager will also be present, with an office conveniently located on the ground floor for accessibility. The development has been designed according to Crime Prevention Through Environmental Design (CPTED) principles, which include providing opportunities for casual surveillance and clear sight lines to communal and public spaces, as well as adequate outdoor lighting that promote street safety. A MID determines the land use implications of the proposed infrastructure and cannot reasonably consider or forecast who may or may not reside in a building and their conduct.
Site suitability	
• Recommendation to consider alternate sites for social housing with better support systems and employment opportunities. • Questioning the need for this development in this location when other housing projects are already present on surrounding streets. • The area will be globally visible during the Olympics, making it an unsuitable site for social housing in terms of image and character. • Overall height, density and provision of parking match the area's location and are appropriate for the use.	The MID assessment process has considered the impacts of the proposed development on the subject site and does not consider alternative sites. Thie site is highly accessible, with good public transport, pedestrian, and cycling connections, and is close to shops, services, and employment opportunities. The proposal aligns with the area's planning intent, and its height, density, and parking provision are appropriate for the inner-city context.
Open spaces and Landscaping	
• Query regarding green spaces proposed within the development • Extending deep planting is encouraged.	The proposal includes deep planting at the rear and southern corner of the property's frontage, a landscaped communal open space, and screen planting along boundaries. Two existing street trees will be retained and protected, as

• Existing street trees must be retained and protected from development impacts. An arborist report may be required to confirm this.	identified within a supporting Arboricultural Report. The MID requires the streets trees to be protected in accordance with the recommendations within the Arboricultural Report.
Target demographic and dwelling type	
• Query regarding target demographic for single bedroom dwellings. • Query regarding criteria for tenancy and restrictions on number of residents per dwelling. • The proposal contributes much needed diversity of housing choice within this suburb.	• The proposal provides studio and one-bedroom dwellings to support a mix of demographics. • The site's proximity to public transport, services, and employment makes it well-suited for this type of housing. The proposed high density development aligns with the High Density Residential Zone and does not require restrictions on resident numbers.
Other	
Potential impacts on investment value and the local social environment.	Perceived impacts on property values are not a consideration in the MID process. The proposed social housing development is considered appropriate for this well-serviced site and responds to identified housing needs.

Annexure 1 to Schedule 1 – Plan of Designation



Legend

- Built form envelope comprising buildings and structures not exceeding 1 storey
- Built form envelope comprising buildings and structures not exceeding 8 storeys and ground level car parking, manoeuvring areas and services.
- Ground level car parking, vehicular circulation and bin storage room
- Open space, landscaping, pedestrian circulation and associated structures
- Pad Mount Transformer or Open space, landscaping, pedestrian circulation and associated structures
- Vehicular ingress/egress
- Pedestrian Entry
- Designation boundary

Title: Plan of designation for Social Housing Boundary Street, South Brisbane
Address: 65 & 67 Boundary street, West End, QLD, 4101
Reference: MID-0325-0925

Approximate scale (metres)

0 7.5 15

Queensland Government

Annexure 2 to Schedule 1 – Stormwater

6.0 STORMWATER QUALITY

6.1. SITE CLASSIFICATION

The implementation of a suitable stormwater management plan for the proposed Development is determined from the following:

- Identify if compliance with the Department of Environment and Resource Management, State Planning Policy is required, or
- Identify if compliance with the local authorities Stormwater Quality is required, or
- Implement Best Management Practice Guidelines for low-risk sites as per local authority development guidelines.

Either compliance objective will still be designed based on the following key principles:

- The use of Water Sensitive Urban Design (WSUD) principles is to be adopted throughout the site where possible,
- Water Quality controls are to be considered under two separate phases of the Development, the construction phase and the operational phase,
- The construction phase requires the assessment of the site during the construction and maintenance period of the Development.
- The operational phase requires assessment of the site over the total life of the site and its water quality control measures.

6.2. STATE PLANNING POLICY ASSESSMENT

To determine whether compliance with the Department of Environment and Resource Management (DERM) State Planning Policy 4/10 Healthy Waters is required, it is required to undertake the State Planning Policies Assessment Benchmarks for Water Quality. Below is an extract from the state Planning Policy July 2017 (page 46) detailing the Assessment Benchmarks in table format. If any of the trigger questions are answered Yes, then compliance is expected with the State Planning Policy. If all trigger questions are answered No, then stormwater quality best management practices will be adopted.

Table 6-6 STATE PLANNING POLICY CHECKLIST

Development Application Types			
Material Change in Use MCU	Yes / No?	Reconfiguration of Lots ROL	Yes / No?
A material change of use for an urban purpose that involves premises 2500m^2 or greater in size? **AND,** If yes:	NO	Reconfiguring a lot for an urban purpose that involves premises 2500m2 or greater in size AND will result in six or more lots? OR	NO
Will result in six or more dwellings. OR	N/A	Operational work for an urban purpose that involves disturbing a land area. 2500m^2 or greater in size?	NO
Will result in an impervious area greater than 25% development area?	N/A		

As demonstrated in the table above, none of the questions have answered 'Yes', therefore Naxos Engineers has identified that the development is deemed 'Low Risk' and will adopt a stormwater quality best practice approach as per Brisbane City Councils City Plan 2014.

6.3. POLLUTANT CONCERNS

The pollutants of concern are summarised below. These pollutants can have adverse environmental impacts within the downstream catchment. It is proposed to adopt Site-Based Water Sensitive Urban Design to provide capture and treatment to the below mentioned pollutants.

Table 6-7 TYPICAL POLLUTANTS

POLLUTANT	SOURCE
LITTER	PAPER, CONSTRUCTION PACKAGING, FOOD WASTE, CEMENT, OFF - CUTS
SEDIMENT	UNPROTECTED EXPOSED SOILS, STOCKPILES, EROSION
HYDROCARBONS	FUEL AND OIL SPILLS, LEAKS FROM MACHINERY
TOXIC MATERIALS	CEMENT SLURRY, ASHPALT PRIMER, SOLVENTS, CLEANING AGENTS
PH ALTERING SUBSTANCES	ACID SULPHATE SOILS, CEMENT SLURRY, WASH WATER
THERMAL POLLUTION	VEHICLES AND MACHINERY, INCREASED IMPERVIOUS AREAS

6.4. CONSTRUCTION PHASE

During the construction phase, the potential exists for significant increases in the number of pollutants, particularly sediment, escaping from the site. During this period, an Erosion and Sediment Control Plan is required to be prepared as part of the overall Environmental Management Plan prepared for the construction phase.

An Erosion and Sediment Control Plan will be prepared during the detailed design phase of the Development. This plan will be prepared in accordance with Local Authority Guidelines and with recognised industry standards.

6.5. OPERATIONAL PHASE

Table 6-6 State Planning Policy Checklist above has identified the Development as a 'Low Risk' site.

As this Development has been identified as 'Low risk', identification of the relevant Water Quality Objectives is not required. Stormwater Quality Best Management Practice devices in accordance with Water Sensitive Urben Design should be used to provide an acceptable level of stormwater treatment.

7.0 STORMWATER QUALITY BEST MANAGEMENT PRACTICES

7.1. SELECTION OF SQBMP's

There exist a number of publications describing the different types, functions, applications, and performance of many SQBMP's. Water Sensitive Urban Design should be used to look at the integration of SQBMP's within any Stormwater Quality Management Plan. Some of the more typical SQBMP's are listed in the below table for consideration.

Table 7-8 TYPICAL SQBMP'S

STORMWATER QUALITY BEST MANAGEMENT PRACTICES	
Treatment Device / Practice	Benefits
Site Maintenance	Reduce the amount of gross pollutants and sediment runoff generated by the development by maintaining vegetated areas and the removal of debris and litter.
Rubbish Bins	Reduce the amount of gross pollutants generated by the development by collecting and dumping litter and/or waste.
Filter Baskets (within inlet pits)	Reduction in gross pollutants and total suspended solids generated by the development by filtering water prior to entering the stormwater system which traps litter, debris and fine sediment.
Gross Pollutant Traps (GPT's)	Removal of gross pollutants generated by the development site. Some GPT's that are available on the market today can also remove hydrocarbons from runoff, thus reducing any oil and fuel pollutants generated by the development.
Rainwater Re-Use	Re-using generated site runoff for landscaping and irrigation purposes etc. will reduce pollutant loads generated by the development site.
Grass Swales	Directing site runoff to grass swales prior to discharging will have a reduction to the total pollutants generated by the development.
Sand Filters (Bio-Retention)	Directing site runoff to a bio-retention basin prior to discharging will have a reduction to the total pollutants generated by the development.

7.2. ADOPTED SQBMP's

When choosing to adopt selected SQBMP's, it is important to identify the expected pollutants that the proposed Development will generate during its operational phase. A summary of the expected typical pollutants can be found within Table 8-11 of this Report.

Based on the expected pollutants and this Development's expected residential activities, the following is a summary of the SQBMP's that are recommended to be adopted as a minimum.

- Site Maintenance
- Rubbish Bins
- Filter Baskets

Site Maintenance

As this Development is a Residential Development, it is assumed that regular landscaping and general maintenance will occur including the removal of any rubbish or debris within the Development by the Body Corporate thereby removing the gross pollutants on site.

Rubbish Bin

The Development is required to have rubbish bins for general waste to remove gross pollutants generated by the Development.

Filter Baskets

As part of the sites internal stormwater infrastructure, all inlet pits placed in hardstand and/or driveway areas are to be installed with Council-approved Filter Baskets to prevent debris and fine sediment entering the stormwater system. Filter Baskets are effective at removing gross pollutants and total suspended solids from stormwater runoff and are capable of operating under a high flow scenario (relative catchment).

Refer to Appendix G for Filter Basket Maintenance Documentation.

Figure 7-3 EXAMPLE FILTER BASKET 1

8.0 MONITORING AND MAINTENANCE

8.1. MAINTENANCE REQUIREMENTS

Routine maintenance of the proposed infrastructure is required to minimise the potential for untreated stormwater discharging from the site.

The stormwater treatment device(s) shall be maintained using the following documentation;

- Manufacturers specifications for proprietary stormwater management devices,
- Maintenance checklists and rectification works attached to this Report.

8.2. MAINTENANCE FREQUENCY

More detailed performance information with regard to maintenance frequency and scheduled maintenance tasks for the site can be obtained by actively developing a maintenance log (refer below); however, it does not supersede maintenance requirements outlined in the manufacturers' specifications for proprietary elements of the SBSMP.

8.3. MAINTENANCE RECORD

A record of all maintenance checks for all stormwater controls on-site should be kept to evolve an appropriate maintenance routine to reflect the particular characteristics of the adopted treatment devices. It will also allow management of the site to refine the maintenance frequencies listed in this Report, which were based on generic devices located in typical urban environments.

The record is to be used to create a chain of responsibility for maintenance and should include details of the following:

- The date of maintenance,
- The name of the persons performing the maintenance,
- What types of maintenance actions were performed for each water quality device,

The environmental state of the device including an estimate of the type and weight of litter removed and the amount of sediment captured where appropriate.

9.0 EROSION AND SEDIMENT MANAGEMENT

9.1. OBJECTIVES

The objective of Erosion and Sediment Management is to limit soil erosion and control sediment discharge from the proposed development by using suitable control devices during the four (4) primary phases; Existing, Earthworks, Construction and the Proposed Use.

Typical erosion and sediment control measures that will be incorporated into these development phases are highlighted in the following section.

9.2. EROSION & SEDIMENT MANAGEMENT DURING DEVELOPMENT PHASES

PHASE 1 - EXISTING

Prior to construction commencing, the following sediment and erosion control measures will be implemented to minimise disturbance and ensure water quality is maintained:

- Designation of transport routes to ensure minimal vegetation disturbance. Transport routes will have construction exits in accordance with IECA Aust Guidelines,
- Construction entry/exit to be installed and will comprise of a designed gravel pad or placement of hardwood logs in accordance with the IECA Aust Guidelines,
- Install sediment fences around the proposed site (along tow of batter alignment),
- Install check dams if required, and
- Install dust control fences adjacent to the proposed earthworks areas (along property boundary) if required.

PHASE 2 - EARTHWORKS AND PHASE 3 - CONSTRUCTION

The following measures will be undertaken to mitigate water quality impacts during construction phase:

- Sediment fences to be erected at the base of all batters and stockpiles to prevent sediment transportation off site,
- Turf filter strips to be placed along all road verges,
- Diversion swales to divert sediment laden water,
- Rock check dams are to be placed intermittently along diversion swales,
- Re-vegetation of all disturbed areas as soon as possible,

- All sediment control structures to be maintained in an effective manner and inspected after each stormwater event. No structure is to accumulate sediment above 40% of its capacity,
- Regular monitoring of water quality to determine the effectiveness of the sediment and erosion control measures.

PHASE 4 - PROPOSED DEVELOPMENT

Once construction is completed, the following strategies will be implemented to limit soil erosion and control sediment discharge leaving the site:

A monitoring program will be established for the stormwater treatment devices.

9.3. EROSION CONTROL MEASURES

The time of disturbance on-site should be kept to a minimum by ensuring that construction works immediately follow the earthworks phase. Consideration to staging works should be given to minimise the area of exposed works at any given time.

Areas that may be subject to concentrated flow and that have been cleared may require turfing to ensure gully erosion does not start.

Any overburden that is not to be taken off-site should be stockpiled nearby and covered to prevent the mobilization of any particles into the drainage system.

The remaining exposed areas of the site are to be damped down as deemed necessary by the site supervisor to prevent dust. All batters are to have mulch or erosion control mats installed immediately after achieving final level.

Dust fencing is to be installed around the perimeter of earthworks to prevent wind velocities at ground level over the site if required.

The site is to be landscaped and revegetated in accordance with the approved Landscape Plans immediately after completion of construction activities to minimise the risk of erosion from exposed earthworks.

9.4. SEDIMENT CONTROL MEASURES

With reference to the IECA Aust Guidelines and Current Best Practice methods, there are four fundamental sediment control principles that have been identified for use during construction for this development site and are as follows:

Construction Exit

A dedicated construction exit is to be located at the sites entry and exit point for vehicles. This exit will be established to facilitate the removal of soil, mud, dust and debris from the tyres of vehicles prior to leaving the construction site. The construction exit can comprise of a gravel pad designed or placement of hardwood logs, constructed and maintained in accordance with the IECA Aust Guideline. Alternatively, a vibratory grid system can be hired or constructed. The advantages of the grid system include ease of movement and they can be used for several years.

Sediment Fences

Sediment fencing is to be established down slope of any exposed earthworks where there is a risk of contaminated water leaving the site prior to clearing and site works commencing. Sediment fencing may be required at regular spacing down the disturbed grade to limit rutting caused by concentration of sheet flow. Sediment fences shall be used to protect any temporary stockpile areas on an as-needs basis. Sediment collected from sediment barriers is to be regularly removed and either taken off site as part of the earthworks phase of the proposed development or stockpiled for use during revegetation.

Sediment Barriers

Sediment barriers are to be constructed around all stormwater drainage inlet points where contaminated water may drain to. This will aid in ensuing sediments are settled out prior to flows entering the underground stormwater drainage system. Sediment barriers are to be gravel wrapped in geotextile ‘sausage’ or similar.

Turf Filter Strips

If required, turf filter strips approximately 600mm minimum wide can be placed on the upstream side of the proposed concreted footpath. These will act in conjunction with sediment fences to further treat any overland flow from the site. Turf filter strips are to be constructed and maintained in accordance with the IECA Aust Guidelines.

10.0 CONCLUSION

10.1. LAWFUL POINT OF DISCHARGE

The Lawful Point of Discharge has been nominated as the existing gully pit (M14080763) located within the Boundary street frontage.

The stormwater from the site will discharge directly to the above mentioned proposed Gully Pit via a proposed Ø225 RCP.

10.2. STORMWATER QUANTITY

As identified in Table 5-5 there is no increase in stormwater discharge due to the proposed Development and hence there is no stormwater detention proposed.

10.3. STORMWATER QUALITY

Stormwater quality improvement devices have been appropriately selected as to generally comply with Stormwater Quality Best Management Practices and incorporation of Water Sensitive Urban Design where possible.

The following is a summary of the minimum treatment devices and/or management practices required for the proposed development.

- Site Maintenance

As this development is a residential development, it is assumed that regular landscaping and general maintenance will occur including the removal of any rubbish or debris within the development by the Onsite Management thereby removing the gross pollutants on site.

- Rubbish Bins

The development is required to have rubbish bins for general waste as to remove gross pollutants generated by the development.

- Filter Baskets

Driveway inlets to be fitted with Filter Baskets to prevent debris and fine sediment entering the stormwater system. Filter Baskets are effective at removing gross pollutants and total suspended solids from stormwater runoff.

10.4. EROSION AND SEDIMENT CONTROL

An Erosion and Sediment Control (ESC) plan will be completed as part of the detailed design phase of this Development and shall incorporate the recommendations included within this Report. This Report and plan shall remain on site at all times, and it is the responsibility of the Contractor on-site to ensure the assembly and maintenance of all devices throughout the Development.

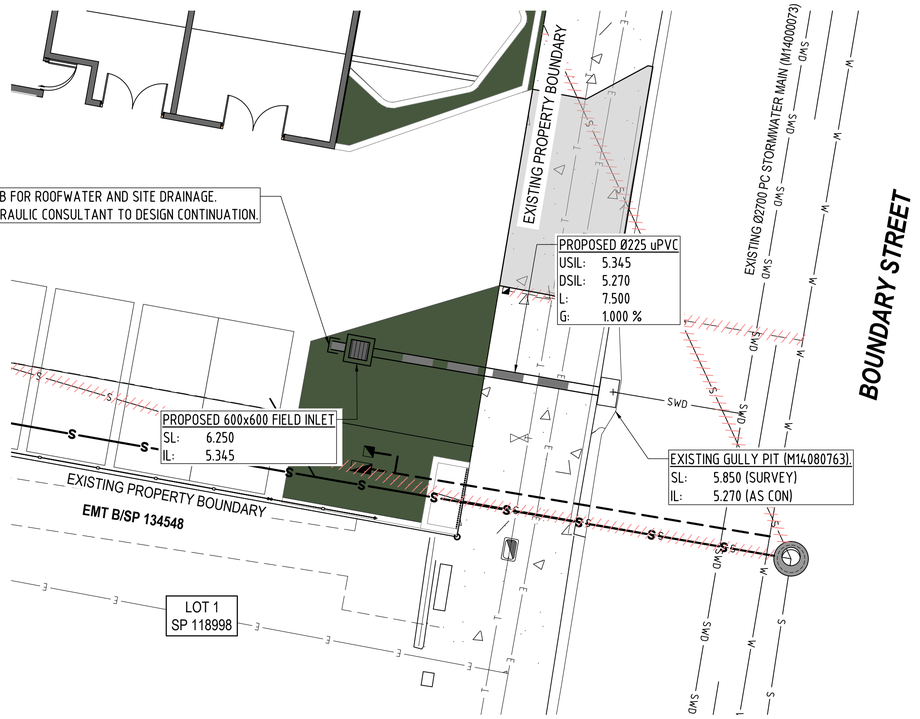
SERVICES LEGEND

EXISTING	PROPOSED	ITEM DESCRIPTION
E	E	ELECTRICAL SERVICE - UNDERGROUND
V	V	ELECTRICAL SERVICE - OVERHEAD
G	G	GAS MAIN
T	T	TELECOMMUNICATIONS - UNDERGROUND
T	T	TELECOMMUNICATIONS - OVERHEAD
NBN	NBN	TELECOMMUNICATIONS - NBN
OF	OF	TELECOMMUNICATIONS - OPTIC FIBRE
S	S	SEWER MAIN
WR	WR	WATER RETICULATION MAIN - RECYCLED
W	W	WATER RETICULATION MAIN - POTABLE
SWD	SWD	STORMWATER DRAINAGE
RWD	RWD	ROOFWATER DRAINAGE

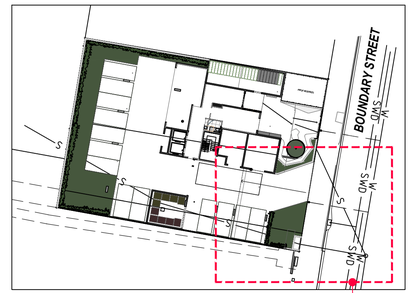
STORMWATER DRAINAGE LEGEND

EXISTING	PROPOSED	ITEM DESCRIPTION
		STORM WATER DRAINAGE PIPE CULVERT
		STORM WATER DRAINAGE BOX CULVERT
		STORMWATER MANHOLE
		STORMWATER GULLY PIT (LIP IN LINE)
		STORMWATER GULLY PIT (KERB IN LINE)
		STORMWATER FIELD INLET WITH GRATE
		STORMWATER FIELD INLET WITH DOME
		STORMWATER TRENCH GRATE
		STORMWATER HEADWALL
		STORMWATER OVERLAND FLOW PATH
		SUB-SOIL DRAINAGE
EXI 1	1 1	STORMWATER STRUCTURE NAME

NOTES:
1. THIS IS A GENERIC LEGEND. NOT ALL ITEMS WITHIN THIS LEGEND MAY BE PRESENT ON THIS PLAN AND THE SCALE OF THE ITEMS MAY BE DIFFERENT TO THE ITEMS PRESENTED ON THIS PLAN.



INSET A
SCALE - 1:100



KEY PLAN
SCALE - 1:500

SCALE 1 : 100
0 1 2 3 4 5 (m)

SCALE 1 : 500
0 10 20 30 (m)

ISSUE FOR APPROVAL

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AMENDMENTS

No.	DATE	DESCRIPTION	DRAWN
A	25.02.2025	ISSUE FOR APPROVAL	JB
B	24.03.2025	ISSUE FOR APPROVAL	JB

Associated Consultant:
HAYES ANDERSON LYNCH

Approved: GREGG TYQUIN
RPEQ. 1528 Date: 25.02.2025

Drawn:	Design:
JB	JB
Checked:	Supervisor:
GT	GF

DISCLAIMER NOTE.

THIS PLAN WAS PREPARED FOR DISCUSSION AND ESTIMATING PURPOSES. THE LAYOUT SHOWN IS INDICATIVE ONLY AND MAY BE SUBJECT TO LOCAL AUTHORITY / GOVERNMENT REQUIREMENTS AND FURTHER DETAILED ENGINEERING DESIGN.

THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON OR CORPORATION OTHER THAN LISTED AS THE "CLIENT" ON THIS PLAN.

NAXOS ENGINEERS PTY. LTD. ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWEVER SO ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THE TERMS OF THIS CLAUSE. ALL COPIES OF THIS PLAN MUST INCLUDE THIS DISCLAIMER.

IMAGERY, CADASTRAL AND SURVEY DATA DISCLAIMER

WHILE EVERY CARE IS TAKEN BY NAXOS ENGINEERS PTY LTD TO ENSURE THE ACCURACY OF THE DATA SUPPLIED BY LOCAL AUTHORITIES, DIAL BEFORE YOU DIG (DBYD) RECORDS, AS CONSTRUCTED INFORMATION AND DETAILED SURVEY, WE MAKE NO REPRESENTATIONS OR WARRANTIES ABOUT ITS ACCURACY, RELIABILITY, COMPLETENESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE AND DISCLAIM ALL RESPONSIBILITY AND ALL LIABILITY (INCLUDING WITHOUT LIMITATION, LIABILITY IN NEGLIGENCE) FOR ALL EXPENSES, LOSSES, DAMAGES (INCLUDING INDIRECT OR CONSEQUENTIAL DAMAGE) AND COSTS WHICH MAY BE INCURRED AS A RESULT OF DATA BEING INACCURATE OR INCOMPLETE IN ANY WAY AND FOR ANY REASON.

CONCEPT STORMWATER PLAN

North:	Size of Land: 1138M²	Client: SH BOUNDARY ST PTY LTF & THE TRUSTEE FOR K2H DEVELOPMENT TRUST	Job No. 24-134	Revision: B
Orig. Drg. Size A1	Scale: 1:100	Project: PROPOSED MULTIPLE DWELLING AT 65-67 BOUNDARY STREET, WEST END QLD 4101	Drawing No. SK004	

Annexure 3 to Schedule 1 – External works/upgrades and landscaping

65 & 67 BOUNDARY ST, WEST END (LANDSCAPE INTENT)

DRAWING TITLE	DRAWING NO.
Cover Sheet	D25016-CS-01
Landscape Intent Plan	D25016-LI-01
Planting Palette	D25016-DT-01

SITE LOCATION PLAN
SCALE NTS

PROPERTY BOUNDARY

GENERAL NOTES:

1. ALL LANDSCAPE WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH BRISBANE CITY COUNCIL REQUIREMENTS.

2. SET OUT WORKS. ALL WORK TO BE SET OUT ON SITE FOR APPROVAL BY LANDSCAPE SUPERINTENDENT PRIOR TO CONSTRUCTION. NO WORK TO COMMENCE ON SITE WITHOUT PRIOR APPROVAL FROM LANDSCAPE SUPERINTENDENT. THE CONTRACTORS SCOPE OF WORKS ARE AS SHOWN WITHIN THE "EXTENT OF WORKS" DASHED LINE. REFER LANDSCAPE PLANS FOR FURTHER DETAIL. NO WORKS SHOULD BE UNDERTAKEN OUTSIDE THIS EXTENT OF WORKS LINE AT ANYTIME DURING THE PROJECT LIFE CYCLE.

3. ALL SERVICE LOCATIONS SHOWN ARE INDICATIVE ONLY. REFER TO VARIOUS ENGINEERS DRAWINGS FOR MORE DETAIL. CONFIRM SERVICE LOCATIONS ON SITE PRIOR TO ANY CONSTRUCTION. IT SHOULD BE NOTED THAT THESE LANDSCAPE DRAWINGS PRODUCED ARE TO BE READ IN CONJUNCTION WITH ALL DOCUMENTS FROM ALL OTHER CONSULTANTS INVOLVED.

4. THE LANDSCAPE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF WORKS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR VERIFYING EXISTING UNDERGROUND SERVICES PRIOR TO THE COMMENCEMENT OF WORKS. IF UNABLE TO CLEARLY ESTABLISH LOCATIONS OF UNDERGROUND SERVICES FOLLOW DIAL BEFORE YOU DIG PROCEDURES.

5. REFER CIVIL ENGINEERS DRAWINGS FOR LOCATIONS OF ALL DESIGNED CIVIL INFRASTRUCTURE. REFER TO CIVIL ENGINEERS DRAWINGS FOR FINISHED SURFACE LEVELS.

6. REFER ELECTRICAL ENGINEERS DRAWINGS FOR LOCATIONS OF ALL DESIGNED ELECTRICAL INFRASTRUCTURE. REFER ELECTRICAL ENGINEERS DRAWINGS FOR LOCATIONS OF GENERAL ELECTRICAL RETICULATION, NBN INFRASTRUCTURE, PIT & PIPE LAYOUTS.

7. FOR TREES TO BE RETAINED AND REMOVED. REFER ECOLOGISTS DETAILED TREE RETENTION & REMOVAL PLANS.

8. FINAL PLANTING LOCATIONS AND NUMBERS SUBJECT TO FINAL SERVICE LOCATIONS. REFER TO PLANTING PLAN FOR PLANTING DETAILS.

9. GRASS AND WEED GROWTH SHALL BE ERADICATED PRIOR TO COMMENCEMENT.

SURFACE DRAINAGE NOTES:

9. WHEN SETTING OUT LINES AND LEVELS OF GARDENS AND TURFED AREAS, ENSURE THE ACCURATE FORMATION OF GRADES AND CROSS FALLS LEADING TO SURFACE CATCH DRAINS AND FIELD INLETS; SO ENABLING THE AREAS TO DRY QUICKLY AND SURPLUS WATER TO REACH THE DRAINAGE SYSTEM IN SUCH A WAY THAT POTENTIAL EROSION CHANNELS AND/OR WET SPOTS ARE AVOIDED.

10. SUBSOIL DRAINAGE AS REQUIRED FOR STORM-WATER. IF SUBSOIL DRAINAGE IS REQUIRED. SUBSOIL DRAINS TO BE 100 DIA FLEXIBLE AGG, DRAIN WRAPPED IN GEO-TEXTILE SOCK.

NOTES ON PLANTING AND PLANT SCHEDULE:

11. THE PLANT SCHEDULE IS PROVIDED FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL REVIEW PLANT SCHEDULE TO ENSURE THE DRAWINGS AND SCHEDULE CONCUR. WHERE DISCREPANCIES EXIST, NUMBERS INDICATED ON DRAWINGS SHALL TAKE PRECEDENCE.

12. ALL STREET TREES ARE TO BE NAT-SPEC COMPLIANT AND CERTIFICATES TO BE SUPPLIED BY ARBORIST/NURSERY PRIOR TO INSTALLATION ON SITE. THE LANDSCAPE SUPERINTENDENT RESERVES THE RIGHT TO DEFECT ANY PLANT STOCK THAT IS NOT DEEMED TO MEET REQUIREMENTS, TO BE REPLACED AT CONTRACTOR'S COST.

13. INTERNAL SINGULAR STREET TREES ARE TO BE INSTALLED WITH 100MM MULCH CONSISTING OF, 25MM GRADE MEDIUM HOOP PINE BARK TO THE BASE SURROUNDED WITH A SPADE EDGE. ALL INTERNAL STREET TREES TO BE INSTALLED AS PER LOCATIONS SHOWN ON LANDSCAPE PLANS.

14. CONTAINER SIZES SHOWN ARE MINIMUM ACCEPTABLE SIZES.

15. SPECIES AND SIZES SUBSTITUTIONS MAY BE ACCEPTED, TO BE CONFIRMED WITH LANDSCAPE SUPERINTENDENT IN WRITING PRIOR TO ORDERING / INSTALLATION.

16. GRASS SPECIES ARE TO BE PLANTED WITH CROWN OF PLANT CLEAR OF MULCH.

PLANTING AREAS SHALL CONSIST OF:

17. PRIOR TO CULTIVATING SUB-GRADE APPLY GYPSUM AS PER MANUFACTURE'S RECOMMENDATIONS. FOLLOWING THE APPLICATION OF GYPSUM, SPREAD BLOOD AND BONE OR SIMILAR TO MANUFACTURES RECOMMENDATIONS PRIOR TO SPREADING TOPSOIL.

18. 150MM MINIMUM CULTIVATED SUB-GRADE.

19. 300MM LAYER OF IMPORTED TOP SOIL "ONLY" TO ALL "STREETSCAPE" PLANTING BEDS. NOTE: EXCLUDING STORM WATER BASIN BATTERS / BANKS & FLOOR.

20. "MULCH" TO ALL "STREETSCAPE" PLANTING BEDS: 100MM LAYER TO ALL PLANTING BEDS. TO CONSIST OF: 25MM GRADE MEDIUM HOOP PINE BARK. NOTE: EXCLUDING STORM WATER BASIN BATTERS / BANKS & FLOOR.

21. "MULCH" TO STORM WATER BASIN BATTERS / BANKS: 100MM LAYER TO ALL BATTERS / BANKS. TO CONSIST OF: IMPORTED FOREST MULCH.

22. NOTE: "MULCH ONLY" TO STORM WATER BASIN BATTERS / BANKS. NO MULCH TO STORM WATER BASIN FLOOR. SACRIFICIAL TURF WILL BE PLACED WITHIN THE FLOOR TILL IT IS TIME TO PLANT THE FLOOR OUT. NOTE: WHEN PLANTING OCCURS WITHIN STORM WATER BASIN FLOOR AGAIN NO MULCH WILL BE PLACED. THE FLOOR WILL BE JUST SOLELY PLANTED WITH NO MULCH.

23. ENSURE MULCH IS PULLED AWAY FROM THE BASE / STEM OF THE PLANTS & TREES TO PREVENT COLLAR ROT.

GARDENS ON GROUND:

24. 100MM CULTIVATED SUB-GRADE
25. SUBSOIL DRAINAGE AS REQUIRED FOR STORM WATER
26. 300MM LAYER OF IMPORTED TOPSOIL
27. 100MM LAYER OF HOOP PINE MULCH.

PLANT MATERIAL QUALITY SPECIFICATION- NURSERY STOCK:

28. ALL PLANTS SHALL BE TRUE TO SCHEDULED NOMENCLATURE, WELL FORMED, HARDENED OFF AND DISEASE FREE NURSERY STOCK. THEY SHALL BE CONTAINER GROWN IN POTTING SOIL WITH ROOT SYSTEM FIRMLY ESTABLISHED BUT WITH NO LARGE ROOTS GROWING OUT OF THE CONTAINER. NO PLANT SHALL BE POT BOUND.

29. EXCAVATE OR FILL AREAS AS NECESSARY ALLOWING FOR DEPTHS OF MODIFIED SITE SOIL AND MULCH. REMOVE AND DESTROY ANY GRASS OR WEED GROWTH PRESENT. IF NOXIOUS WEEDS ARE FOUND, SUCH AS NUT GRASS, IN THE AREA TO BE CULTIVATED AND PREPARED, INFORM THE SUPERINTENDENT BEFORE PROCEEDING.

30. DECOMPACT EXISTING GROUND TO A MINIMUM OF 100MM. IN AREAS OF CUT OR WHERE COMPACTION OF THE SUB-GRADE HAS OCCURRED DEEP RIP SUB-GRADE TO MINIMUM DEPTH OF 100MM.

31. CARRY OUT ANY SUB-SURFACE DRAINAGE WORKS AS REQUIRED.

32. SPREAD SOIL AS SPECIFIED TO DEPTHS AS SHOWN IN DETAILS ENSURING MINIMUM THICKNESS SHOWN ON DRAWINGS AFTER SETTLEMENT.

33. AS THE GROUND IS WORKED, ALL GARDEN AREAS ARE TO BE RAISED OR CROWNED IN THE CENTER TO ASSIST IN SOIL DRAINAGE UNLESS IN A DESIGNATED OVERLAND FLOW PATH.

34. FINISHED LEVEL OF SOIL AT PATHS TO ALLOW FOR SETTLEMENT AND FOR THE PLACEMENT OF MULCH OR TURF AS SPECIFIED.

MAINTENANCE:

35. LANDSCAPE WORKS: LANDSCAPE ESTABLISHMENT: WILL OCCUR OVER PERIOD OF 12 WEEKS AND SHALL APPLY FOR ALL LANDSCAPE WORKS. THE 12 WEEK ESTABLISHMENT PERIOD SHALL INCLUDE WEEDING, WATERING, PRUNING AND RE-MULCHING. PLANTS NOT SHOWING SIGNS OF ACTIVE GROWTH AT THE END OF THE ESTABLISHMENT PERIOD SHALL BE REPLACED BY THE CONTRACTOR.

STREETSCAPE WORKS MAINTENANCE:

36. STREETSCAPE WORKS: LANDSCAPE ESTABLISHMENT MAINTENANCE. AN ESTABLISHMENT PERIOD OF (12) WEEKS, (3) MONTHS FROM SATISFACTORY PRACTICAL COMPLETION INSPECTION SHALL APPLY FOR ALL LANDSCAPE WORKS. THE 12 WEEK ESTABLISHMENT PERIOD SHALL INCLUDE MOWING, WEEDING, WATERING, PRUNING AND RE-MULCHING. PLANTS NOT SHOWING SIGNS OF ACTIVE GROWTH AT THE END OF THE ESTABLISHMENT PERIOD SHALL BE REPLACED BY THE CONTRACTOR.

37. STREETSCAPE WORKS: LANDSCAPE MAINTENANCE. AN ON MAINTENANCE PERIOD OF (52) WEEKS, (12) MONTHS SHALL COMMENCE FROM COUNCIL ON MAINTENANCE ACCEPTANCE. THIS WILL OCCUR OVER A PERIOD OF (12) MONTHS AND SHALL APPLY FOR ALL LANDSCAPE WORKS. THIS WILL BE AN ONGOING PERIOD OF WORKS INCLUDING BUT NOT LIMITED TO MOWING, WEEDING, WATERING, PRUNING AND RE-MULCHING. PLANTS NOT SHOWING SIGNS OF ACTIVE GROWTH AT THE END OF THE 38TH WEEK WITHIN THE MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR

D25016-CS-01
ISSUE A: FOR APPROVAL
DATE: 26 MAR, 2025

FOR: SH BOUNDARY ST PTY LTD & THE TRUSTEE FOR K2H DEVELOPMENT TRUST

BY:

David Scassola AILA
REGISTERED LANDSCAPE ARCHITECT
Membership #: 001746
PH: 0407 589 785
EMAIL: david@thelandscapegroup.com.au
ABN: 83166834224

LANDSCAPE INTENT SUMMARY

Site Area: 1182m²

Total Deep Planting: 136m² (11% of Site Area)

Total Site Landscaping: 210m² (17.7% of Site Area)

65-67 BOUNDARY ST WEST END

For

SH BOUNDARY ST PTY LTD & THE TRUSTEE FOR K2H DEVELOPMENT TRUST

IMPORTANT NOTES:
This plan was prepared for **SH Boundary St PTY LTD & The Trustee for K2H Development Trust** and should not be used for any other purpose.

The dimensions, areas and total number of lots shown hereon are subject to final field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.

The Contours, boundaries, creek line, flood lines, building locations have all been scaled and should not have any reliance based on them as they are only intended as a general guide. The configuration of allotments shown on this plan is subject to Local Authority (and relevant State Government Authority) approvals, detailed design, final survey, and registration of survey plans.

Any comments contained on this plan should be confirmed by the relevant authorities.
In particular, no relevance should be placed on the information on this plan for any financial dealings involving the land.

REFER TO ARCHITECTURAL & ENGINEERING DRAWINGS FOR LOCATIONS OF SERVICES

No	Revisions	Date	Chkd
A	For Approval	26.03.2025	DS

Locality:	South Brisbane
Local Authority:	B.C.C
Scale:	1:150 @ A1 1:300 @ A3
Drawn:	RS
Checked:	DS
Plot Date:	26 MAR, 2025
Computer File Ref:	D25016-LI-A.dwg

LANDSCAPE INTENT PLAN

David Scassola AILA
REGISTERED LANDSCAPE ARCHITECT
Membership #: 001846
PH: 0407 589 785
EMAIL: david@thelandscapegroup.com.au
ABN: 83166834224

Drawing No D25016-LI-01

Issue A

SHADE TREES

Cupaniopsis anacardioides

Elaeocarpus eumundi

Elaeocarpus reticulatus

Harpullia pendula

SCREENING SHRUBS

Alpinia nutans

Callistemon citrinus

Carissa 'dessert star'

Syzygium australe pinnacle

Syzygium 'Resilience'

Westringia fruiticosa

SHRUBS AND GRASSES

Doryanthes excelsa

Hymenocallis littoralis

Liriope 'evergreen giant'

Ophiopogon 'Stripey White'

Philodendron xanadu

Westringia fruiticosa Zena

GROUNDCOVERS, TRAILING PLANTS & ARCHITECTURAL PLANTS

Casuarina glauca 'cousin it'

Dichondra 'silver falls'

Dietes grandiflora

Myoporum ellipticum

Trachelospermum 'flat mat'

Zamia furfuracea

65-67 BOUNDARY ST WEST END

For

SH BOUNDARY ST PTY LTD & THE TRUSTEE FOR K2H DEVELOPMENT TRUST

IMPORTANT NOTES:
This plan was prepared for **SH Boundary St PTY LTD & The Trustee for K2H Development Trust** and should not be used for any other purpose.

The dimensions, areas and total number of lots shown hereon are subject to final field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.

The Contours, boundaries, creek line, flood lines, building locations have all been scaled and should not have any reliance based on them as they are only intended as a general guide. The configuration of allotments shown on this plan is subject to Local Authority (and relevant State Government Authority) approvals, detailed design, final survey, and registration of survey plans.

Any comments contained on this plan should be confirmed by the relevant authorities.
In particular, no relevance should be placed on the information on this plan for any financial dealings involving the land.

REFER TO ARCHITECTURAL & ENGINEERING DRAWINGS FOR LOCATIONS OF SERVICES

No	Revisions	Date	Chkd
A	For Approval	26.03.2025	DS

Locality: South Brisbane
Local Authority: B.C.C
Scale:

Drawn: RS
Checked: DS
Plot Date: 26 MAR, 2025
Computer File Ref: D25016-LI-A.dwg

PLANTING PALETTE

David Scassola AILA
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Drawing No: D25016-DT-01
Issue: A

Annexure 4 to Schedule 1 – Acoustics

8. Recommendations

8.1 Onsite Activities

General compliance is predicted with Brisbane City Council assessment criteria at the nearest sensitive receivers at all times without the need for further acoustic treatment.

8.2 Offsite Activities

General compliance is predicted with Brisbane City Council assessment criteria at the nearest onsite sensitive receivers on the condition the following minimum building conditions are met as follows:

8.2.1 Glazing

The glazing treatments presented in Table 18 are the result of an assessment accounting for the predicted impacts from the offsite mechanical plant noise.

The minimum glazing treatments are required to comply with the following:

- The minimum glass thickness specified shall not be reduced regardless of the Rw performance of the glass unless the glazier can provider a specific (non-generic) NATA Test report proving the proposed glazing system complies (the test report must be based on the same configuration proposed for the development). Note an estimation or calculated performance will not be accepted.
- Glazing specified with acoustic seals requires a Q-Lon seal or an equivalent acoustic product, mohair seals are not acceptable.
- The glazier shall provide NATA test reports on request to verify compliance with the minimum Rw ratings. Generic reports are not acceptable.
- Living areas are defined as habitable rooms other than bedrooms (excluding garages, kitchens, bathrooms & hallways).

Table 18: Glazing Requirements

Level	Unit	Aspect	Glazing Treatment	Acoustic Seals
1-7	02	North	4mm	Yes
1-7	03	North	4mm	No
1-7	03	East	4mm	No
1-7	04	East	4mm	No
1-7	05	East	4mm	Yes
1-7	06	East	6.38mm	Yes
1-7	06	South	10.38mm	Yes
1-7	07	South	10.38mm	Yes
1-7	07	West	10.38mm	Yes
1-7	08	West	10.38mm	Yes
1-7	01	West	6.38mm	Yes
1-7	02	West	4mm	Yes

8.2.2 Wall Construction

The acceptable forms of wall construction recommendations from QDC MP4.4 are included in Table 19 below. Note that these are not the only allowable methods of construction for the development, and alternative constructions to achieve the required R_w ratings may also be provided.

Table 19: QDC Typical Wall Construction

Wall R_w	QDC Acceptable forms of construction
41	Single leaf of clay brick masonry at least 110mm thick with: (i) a row of at least 70mm x 35mm timber studs or 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and (ii) Mineral insulation or glass wool insulation at least 50mm thick with a density of at least 11 kg/m3 positioned between studs; and (iii) One layer of plasterboard at least 13mm thick fixed to outside face of studs. OR Single leaf of minimum 150mm thick masonry of hollow, dense concrete blocks, with mortar joints laid to prevent moisture bridging. OR 9mm FC, 92mm stud with 75mm thick fiberglass insulation and 13mm plasterboard internally.

8.2.3 Roof Construction

The roof/ceiling construction recommendations from QDC MP4.4 are included in the table below. Note that these are not the only allowable methods of construction for the development, and alternative constructions to achieve the required R_w ratings may also be provided.

Table 20: QDC Typical Roof Construction

Roof R_w	Minimum Roof Treatment
43	Concrete or terracotta tile or sheet metal roof with sarking, 60mm *Anticon* insulation, 13mm plasterboard fixed to ceiling joists, fibreglass insulation at least 100mm thick with a density of at least 14kg/m3 in the cavity.

8.3 Alternative Ventilation

We recommend that all locations nominated in Table 18 with minimum glazing requirements have the provision for an alternative ventilation system similar to air-conditioning or mechanical ventilation to allow windows and doors to be closed.

8.4 Waste collection

We recommend that waste collection be conducted in accordance with the surrounding residential properties, with recommended hours between 7am-6pm Monday to Saturday and 8am-6pm Sunday.

8.5 Onsite Mechanical Plant

No information regarding mechanical services was available at the time of the assessment. We recommend that any new mechanical plant is designed to comply with the criteria stated in Section 6.1.2 with an assessment by qualified acoustic consultant to be conducted prior to installation.

Annexure 5 to Schedule 1 – Waste collection

4 Refuse Arrangements

4.1 Disposal and Transfer

It is acknowledged that the Refuse PSP indicates chutes may be required for developments over three (3) stories. However, a chute arrangement for the site is not considered to provide an efficient waste management outcome, due to the following:

- Nature of the development (i.e. being social housing).
- Design of the site (i.e. size and width and proposed parking layout) to allow for an adequate core to provide chutes to discharge into a central location on the ground floor.
- Small building plate design with units and lift core close the refuse room.
- Easily accessible refuse room which provides minimal inconvenience for resident disposal.
- Maintenance and operational costs associated with the chute system for the residents.

As such, residents would be required to carry all waste and recyclables from their unit directly to the refuse room into the appropriate bulk bins. All residents will dispose of their refuse once a day, or as required.

Therefore, the proposed disposal arrangement is considered to be suitable and fit for purpose for the nature and design of this development.

4.2 Refuse Generation

4.2.1 Refuse Calculations

Given the Refuse PSP does not provide guide on a social / affordable housing development, Modus has assessed the generation in accordance with the Social Housing Toolkit, as outlined in Table 4-1.

Table 4-1 Refuse Generation

Use	General Waste (L/unit/week)	Commingled Recycling (L/unit/week)	Units	General Waste (L/Week)	Commingled Recycling (L/Week)
1 bedroom	80	40	35	2800	1400
Studio	80	40	21	1680	840
Total	-	-	**56**	**4480**	**2240**

The refuse volumes are considered to be conservative and may vary according to the operation of the development and each dwelling. As such, bin numbers and collection frequencies may need to be altered to suit the building operation once operational.

4.2.2 Bin Numbers

The required bin numbers for the development are based on the volumes calculated in Table 4-2.

Table 4-2 Refuse Calculations and Bin Numbers

Description	No. Units	General Waste	Commingled Recycling
Total	56	4480	2240
Daily Volumes (L per day)		640	320
Collection Frequency (per week)		1	1
Collection Volumes (L per week)		4480	2240
Bin Size (L)		1100	1100
No. Bins		4	2
Bin Area		5.32m^2	2.66m^2
Refuse Room Area		28.5 (5.16m x 5.54m)	

Therefore, the proposed development requires and provides a minimum of six (6) 1100L bulk bins. Further details on the refuse storage and servicing arrangements are provided below.

4.3 Refuse Storage

Based on the above assessment, the proposed arrangements are as follows:

- An enclosed refuse room is provided to accommodate all required bins for storage and collection.
- Bin wash facilities will be provided within the refuse room.
- The refuse room is provided to ensure the bins are accessible to all users and located approximately 5m from the loading area.

4.4 Refuse Servicing

The proposed servicing provisions are as follows:

- Servicing will be conducted by BCC or a private contractor via a 10.24m rear-loading RCV.
- The RCV will perform a single reverse manoeuvre into the site from Boundary Street and exit in a forward gear, in accordance with Section 3(2) of the Refuse PSP.
- The RCV will stand onsite in an informal loading area, on the entry side of the 6.5m wide driveway, which has minimum dimensions of 3.5m (W) x 11.5m (L) including clearance behind the vehicle for bins when loading (in accordance with Section 3(5) of the Refuse PSP).
- Servicing will have a minimum 3.6m height clearance and be conducted on a maximum 1:20 grade, in accordance with Table 12 of the TAPS PSP and Table 3 / Section 3(15) of the Refuse PSP.
- The loading area is approximately 5m from the refuse room, with contractors to directly collect bins and return once serviced (in accordance with 4.2(11) of the Refuse PSP).
- Each stream will be serviced with a maximum collection frequency of once per week. All collections will be coordinated and managed onsite by the building manager.

5 Summary

Modus has undertaken a review of the refuse management arrangements for at the proposed social housing development located at 65-67 Boundary Street, West End. The following outlines the suitability of the proposed arrangements:

Refuse Equipment

- 4x 1100L waste bins
- 2x 1100L recycling bins

Refuse Disposal

- Each dwelling will be provided with receptacles for storage of daily refuse volumes.
- Once a day, or as required, residents will dispose all refuse material to the refuse room located on the ground floor.

Refuse Storage

- The refuse room can accommodate all required bins (6x 1100L) for storage and collection.
- Bin wash facilities will be provided within the refuse room.

Refuse Transfer

- BCC or private contractors will collect bins directly from the refuse room and return them once serviced.
- All bins will be transferred approximately 5m from the refuse room, along a maximum 1:20 grade.

Refuse Servicing

- Servicing will be conducted by BCC or a private contractor via a rear-loading RCV.
- The RCV will perform a single reverse manoeuvre into the site from Boundary Street and exit in a forward gear.
- The RCV will stand onsite in an informal loading area which is 6.5m (W) x 11.5m (L). Servicing will have minimum 3.6m height clearance and will be conducted on a maximum 1:20 grade.
- Collections are based on a maximum collection frequency of once per week.

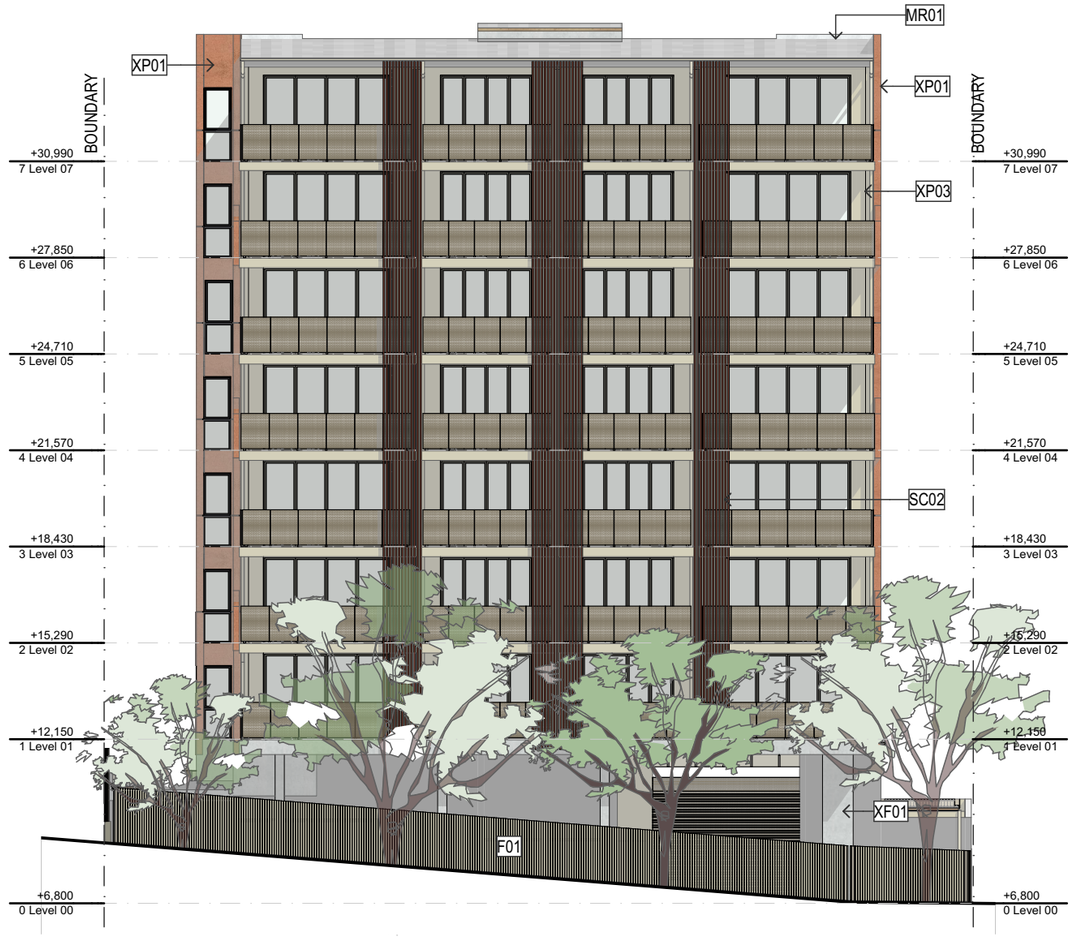
Therefore, the proposed refuse arrangement is sufficient for the proposed development and considered to be compliant with the relevant sections of the Refuse PSP.

Annexure 6 to Schedule 1 – Elevations

NOTE:
Boundary, contours, levels, and site services information are sourced from a survey by *Benett & Francis Land surveyor* on *05/12/2024.*

These drawings are for TOWN PLANNING purposes only

E-01 East Elevation
1:200



E-03 West Elevation
1:200

NOTE:
Boundary, contours, levels, and site services information are sourced from a survey by *Benett & Francis Land surveyor* on *05/12/2024.*

These drawings are for TOWN PLANNING purposes only

Boundary Street Apartments

East & West Elevations

Project
Multiple Dwelling

65 & 67 Boundary Street, West End, QLD, 4101

Scale @ A3	Drawn:	Checked:
1:200	TN	EA
Project Number	Drawing Number	Issue
H4905BOU	**TP401**	D

Drawing Title:
East & West Elevations

Phase:
TOWN PLANNING

Date	Issue	Details	Checked
24/06/25	D	Information Request	
24/06/25	C	Information Request	EA
23/06/25	B	Information Request	EA
19/06/25	A	IR - For Review	EA

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NOTE:
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These drawings are for TOWN PLANNING purposes only

E-02 **South Elevation**
1:200

MATERIALS & COLOURS

XP01 Painted Render 'Orange Cream' or Similar

XP02 Painted Render 'Spice' or Similar

XP03 Painted Render Dulux 'Light Rice' or Similar

XP04 Painted Render Dulux 'Steel Gully' or Similar

FENESTRATION / BALUSTRADES

Window Glass Aluminium Powder Coated frame

Sliding Doors Aluminium Powder Coated frame

Balustrade Perforated Metal Powder Coated

ARCHITECTURAL ELEMENTS

Sheet Metal Roof

Powder Coated Aluminium Custom Angle Gates Coated to Match Dulux White 'Lexicon' or Similar

SC01 Balustrade Perforated Metal Powder Coated

SC02 Privacy screens Coated battens in feature colour

F01 Painted Batten Fence

FEATURE MATERIALS

XC01 Brick Cladding

XF01 Off-form concrete with clear coat matte finish

Boundary Street Apartments

South Elevation

Project
Multiple Dwelling

65 & 67 Boundary Street, West End, QLD, 4101

Scale @ A3	Drawn:	Checked:
1:200	TN	EA
Project Number	Drawing Number	Issue
H4905BOU	**TP402**	D

Drawing Title:
South Elevation

Phase:
TOWN PLANNING

Date	Issue	Details	Checked
24/06/25	D	Information Request	
24/06/25	C	Information Request	EA
23/06/25	B	Information Request	EA
19/06/25	A	IR - For Review	EA

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NOTE:
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These drawings are for TOWN PLANNING purposes only

E-04 **North Elevation**
1:200

MATERIALS & COLOURS

XP01 Painted Render 'Orange Cream' or Similar

XP02 Painted Render 'Spice' or Similar

XP03 Painted Render Dulux 'Light Rice' or Similar

XP04 Painted Render Dulux 'Steel Gully' or Similar

FENESTRATION / BALUSTRADES

Window Glass Aluminium Powder Coated frame

Sliding Doors Aluminium Powder Coated frame

Balustrade Perforated Metal Powder Coated

ARCHITECTURAL ELEMENTS

Sheet Metal Roof

Powder Coated Aluminium Custom Angle Gates Coated to Match Dulux White 'Lexicon' or Similar

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SC02 Privacy screens Coated battens in feature colour

F01 Painted Batten Fence

FEATURE MATERIALS

XC01 Brick Cladding

XF01 Off-form concrete with clear coat matte finish

Boundary Street Apartments

North Elevation

Project
Multiple Dwelling

65 & 67 Boundary Street, West End, QLD, 4101

Scale @ A3	Drawn:	Checked:
1:200	TN	EA
Project Number	Drawing Number	Issue
H4905BOU	**TP403**	D

Drawing Title:
North Elevation

Phase:
TOWN PLANNING

Date	Issue	Details	Checked
24/06/25	D	Information Request	
24/06/25	C	Information Request	EA
23/06/25	B	Information Request	EA
19/06/25	A	IR - For Review	EA

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Annexure 7 to Schedule 1 – Street Trees

Arborist Comment

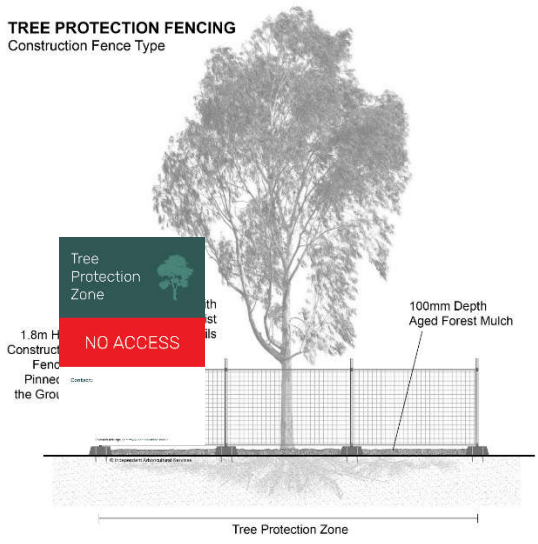
- **Protection of retained trees during construction works**
- **Impact of the proposed works on nominated trees**

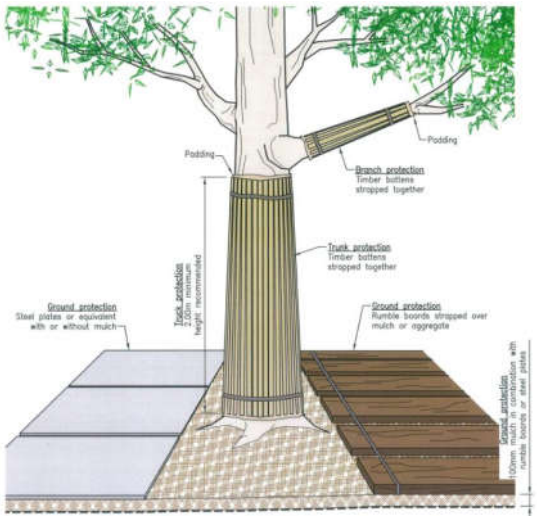
Protection of Retained Trees During Construction Works

An exclusion zone is to be established along the perimeters of retained trees and cordoned off with a physical barrier of wire mesh fence, 1.8m in height, which is securely anchored. The role of these fences is to prevent any damage to the complete tree including root system (SRZ & TPZ), stem and branch structure as well as the crown or canopy. Alternatively, and on approval of a minimum AQF5 Project Arborist, plastic mesh fencing, 1.2m in height, secured with star pickets and caps with straining wire can be utilised. All TPZ fencing will require appropriate signage to signify the relevant protection zones. This will require audit and sign off prior to operational works onsite.

Impact of The Proposed Works on Nominated Trees

On review of the current plans, it is determined there is capacity to retain Council trees. Remedial pruning may be required during the life of the project to improve the form and allow accessibility through the site. All internal/site, neighbouring public and private trees will be required to be retained and protected in accordance with AS4970:2009 Protection of trees on development sites.





Tree Protection Fencing to be utilised. Where works will be undertaken close to and within Tree Protection Zones specific tree protection measures to be utilised a directed by the project Arborist.

Project Hold Points

Engage an AQF5 minimum Project Arborist during the project life;

- Once tree trunk protection and signage has been established and finalised. Project Arborist (minimum AQF Level 5) to audit and sign off.
- Any works within the TPZ of retained trees is required.
- If tree roots are encountered over 50mm in diameter outside of TPZs of retained trees.
- Changes to the plans occur.
- On completion of the project to conduct a final audit and summary.

(Site audits/summary reports will be conducted at each hold point interval by the Project Arborist)

Project Arborist Requirements	
1.	Pre-Start Inspection and Audit of Tree Trunk Protection Before Works Commence
2.	Any required Tree Works to be undertaken by a minimum AQF Level 3 Arborist under the Supervision of the Project Arborist (Min AQF Level 5). Tree Services Company to be a member of Queensland Arboricultural Association or Arboriculture Australia.
3.	All works within the Tree Protection Zones of the retained vegetation to be supervised by the Project Arborist (Min AQF Level 5). Audit Reports to be completed and submitted by the Project Arborist. Any below ground incursion to be water excavated under low pressure, under the supervision of the Project Arborist.
4.	All works to be excluded from the Structural Root Zone (SRZ) and supervised if located within Tree Protection Zone.
5.	The Project Arborist to be consulted if changes to plans are made that affect any retained vegetation.
6.	At the Completion of works, Project Arborist to undertake a site assessment and an audit report compile of any further remedial actions required.

Conclusion

For all retained trees, with due care, implementation of appropriate work methodology as noted in this report and isolation of all TPZs of retained trees from construction works, the potential for ill-effect to retained/affected trees can be minimised in accordance with guidelines of AS4970:2009 – Protection of trees on development sites.

The following must occur:

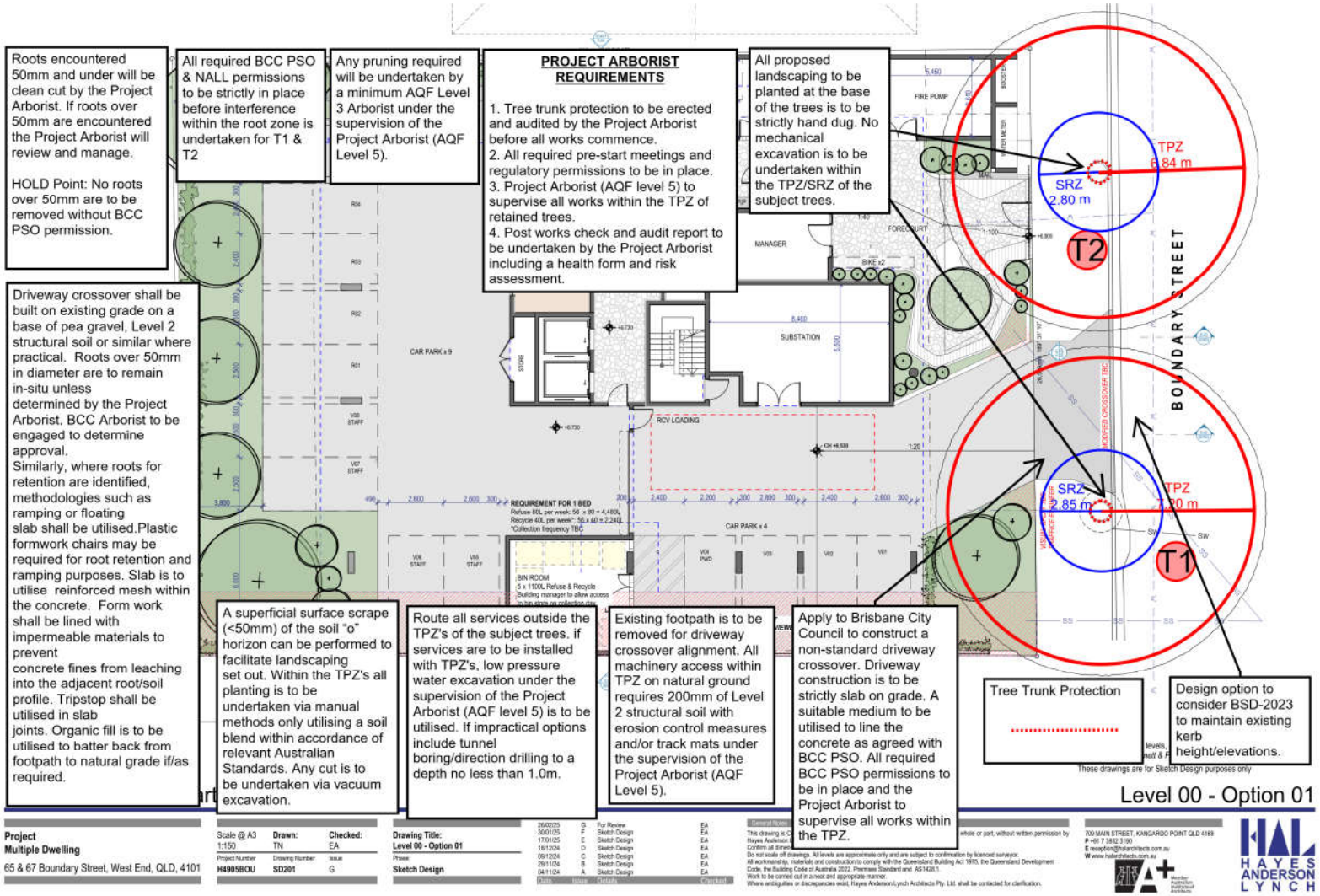
BCC approvals must be in place prior to the commencement of any
tree work for future construction work. Approvals are required should the Project Arborist prescribe pruning such as crown clean, canopy lift and/or directional pruning.

- Project Arborist must be appointed and engaged to guide the protection of protected trees from project commencement, i.e. during Design Planning and during the construction period until its completion.
- **All Arboricultural reports, TMPs, VMPs & approvals must be included in the CMP**
- Exploratory low pressure water excavation is to be undertaken as specified.
- Arborist briefing of all engaged persons on their commencement as well as diligent work practice must occur during all approved future construction work.
- Root disturbance must be minimised to prevent accidental injury, compression and the creation of exposure points to allow future entry of pests and pathogens.
- **All work within any TPZ must be supervised by the Project Arborist.**

All work within TPZs must be carried out with due care to avoid mechanical impact with retained tree/s during the construction phase. Sleeving should be installed to provide an impervious barrier between exposed TPZ perimeter/s and new concreted areas to prevent chemical leeching into the surrounding soil of retained trees.

Reactionary processes, such as the emergence of deadwood, dieback etc. are likely to occur as a result of disturbance and/or injury to any retained tree on a construction site. Amended design plans and construction methodology can serve to avoid or minimise the likely emergence of such issues and therefore their associated future OH&S issues to the future occupants of the new dwellings and or pedestrian or vehicular traffic within the vicinity of retained tree/s. Any required pruning is to be undertaken by a minimum AQF Level 3 Arborist under the supervision of the Project Arborist (AQF Level 5).

Tree Protection Plan



Tree Protection Plan

Tree Management Plan (TMP) – Works Progress: Development Phase

Stage	Tasks	Specific Outcomes
Pre-construction Phase		
Prepare and finalise Arboricultural Impact Assessments for submission to Council	Project Arborist to be appointed Review tree details in all approved Arboricultural reports following any new issue of plans	Submit Arboricultural reports including Arboricultural Impact Assessment for final Council Approval
Project Arborist to conduct Prestart Meeting with all representatives involved in construction	Prior to meeting: TPZ temporary protection/fencing installed **Arboricultural Report, TMP & Council approval copies to be included in CMP** and made available to onsite crews	Prestart Certification and approvals in place & available onsite with CMP
Commencement - Construction Phase		
Initial Site Preparation	Project Arborist to supervise all tree work. **Construction crew or others are not to remove any part of a tree.** Arborist prestart site inspection.	Compliance Certification of Arboricultural works for lodgement to Council Arborist certification of TPZ measures.
Prestart Toolbox Meeting	All relevant onsite crews to be briefed by Project Arborist prior to commencement of each work phase. Project Arborist must be notified and onsite at all times when construction works are within or close to TPZ. Note: Onsite attendance of Project Arborist is a condition for issue of Arboricultural Site Audit Statement/s.	Arborist Site Audit Reporting system to be in place. Copies of Arboricultural Report to be retained onsite. Arboricultural Site Audit Statement/s will not be issued retrospectively
Construction Phase		
Site Establishment	Project Arborist to monitor tree health during establishment phase including bulk earthworks, changes in hydrology etc.	Instigate remedial tree care measures if required
Construction work	Site Manager to liaise with and ensure Project Arborist is advised in time to allow them to be present for all work carried out within TPZ area including any work likely to affect identified tree/s. Any deviation/s from approved plans to be approved by Project Arborist. **Project Arborist to provide ongoing Site Audit Certification of all work within TPZ**	Any remedial tree works to be carried out by qualified arborists under supervision of Project Arborist. Project Arborist is responsible for issue of Arborist Site Audit Reports.
Practical Completion	Project Arborist to carryout review of tree health and vigour and advise on TPZ fencing.	On Project Arborist approval, carryout removal of remaining temporary tree protection measures
Post Construction Phase		
Final Arborist inspection	Carryout tree health review and provide recommendations for required tree care.	Issue of final Arborist Site Audit Compliance Statement for inclusion in final DA documentation and sealing.