TECHNICAL DOCUMENTATION

Subdivision site data for a Brisbane site

For the site at 200 Lancaster Road, Ascot QLD 4007.

24 November 2026

RADDLabs

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For the site at 200 Lancaster Road, Ascot QLD 4007.

1. Site identification

Field	Value
Parcel ID	qld:2SL2082
Lot on plan	2SL2082
Lot	2
Plan	SL2082
Area (m²)	8061
Tenure	Freehold
Local government area	Brisbane City
Locality	Ascot

Table 1.1. Parcel [1]

Parcel ID	Zone	Zone code	Zone group	Zone precinct	Effective date
qld:2SL2082	Open space	OS	Recreation and open space	OS - Open space	2026-09-17
qld:2SL2082	Open space (Local)	OS	Recreation and open space	OS1 - Open space (Local)	2026-09-17

Table 1.2. Zoning [2]



Figure 1.1: Zoning, aerial basemap [3]



Figure 1.2: Legend: Zoning, aerial basemap [3]



Figure 1.3: Street View, 200 LANCASTER ROAD, ASCOT QLD 4007 [4]

What the data shows

- The site is in the Open space and Open space (Local) zones [2].

1. SUMMARY OF OBSERVATIONS

The site is in the Open space and Open space (Local) zones [2].	According to the source, 67 features lie on the Water Pressure Main layer within 200 m of the site [5].
The Water Pressure Main features listed have mapped diameters of 100, 150 and 225 mm [5].	According to the source, 24 features lie on the Water Hydrant layer within 200 m of the site [5].
According to the source, 54 features lie on the Sewer Gravity Main layer within 200 m of the site [5].	The Sewer Gravity Main features listed have mapped diameters of 150 and 160 mm [5].
According to the source, 40 features lie on the Sewer Manholes layer within 200 m of the site [5].	LiDAR ground levels across the site range from 16.33 m to 21.51 m AHD, with a mean of 18.39 m AHD [6].
The acid sulfate soils overlay maps the site as Potential and actual acid sulfate soils and Land above 5m AHD and below 20m AHD [2].	The LiDAR ground model shows 2.09 ha upstream of the site draining towards it, 2.89 ha with the site [6].
No overall flood category is mapped for the site [7].	No river flood category is mapped for the site [7].
No creek flood category is mapped for the site [7].	No storm tide flood category is mapped for the site [7].
No overland flow flood category is mapped for the site [7].	The overlays the planning scheme maps on the site are acid sulfate soils [2].
According to the source, 8 features lie on the Transport, existing, trunk roads layer within 200 m of the site [8].	The Bureau of Meteorology's 2016 design rainfall for the site's grid cell is 35.5 mm/h over 60 minutes at 63.2% AEP, and 98.8 mm/h at 1% AEP [9].

For a licensed professional to confirm: each observation above before relying on it.

3. Water and sewer networks



Figure 3.1: Brisbane sewer and water mains (Urban Utilities), aerial basemap [10]



Figure 3.2: Legend: Brisbane sewer and water mains (Urban Utilities), aerial basemap [10]

Asset ID	Description	Diameter (mm)	Status	Timing
RS94696	RETICULATION MAIN, DUCTILE IRON, POTABLE	150	-	-
RS167923	RETICULATION MAIN, DUCTILE IRON, POTABLE	150	-	-
RS198659	RETICULATION MAIN, CAST IRON, POTABLE	100	-	-
RS167922	RETICULATION MAIN, DUCTILE IRON, POTABLE	150	-	-
RS257193	RETICULATION MAIN, MODIFIED POLY VINYL CHLORIDE, POTABLE	100	-	-
RS22444	RETICULATION MAIN, CAST IRON, POTABLE	100	-	-
RS198656	RETICULATION MAIN, DUCTILE IRON, POTABLE	225	-	-
RS22148	RETICULATION MAIN, DUCTILE IRON, POTABLE	150	-	-
RS167925	RETICULATION MAIN, DUCTILE IRON, POTABLE	225	-	-
RS257203	RETICULATION MAIN, DUCTILE IRON, POTABLE	100	-	-
RS170029	RETICULATION MAIN, DUCTILE IRON, POTABLE	225	-	-
RS414633	RETICULATION MAIN, DUCTILE IRON, POTABLE	225	-	-

Table 3.1. Water Pressure Main within 200 m of the site, as the tool listed them [5]

Asset ID	Description	Diameter (mm)	Status	Timing
RHY17849	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY17847	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY18337	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY18310	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY149646	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY149648	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY460596	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY17853	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY18077	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY18311	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY18076	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-
RHY149649	INGROUND HYDRANT, HYDRANT IN LINE, POTABLE	-	-	-

Table 3.2. Water Hydrant within 200 m of the site, as the tool listed them [5]

Asset ID	Description	Diameter (mm)	Status	Timing
LS153372	CONCRETE UN-REINFORCED, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS153256	EARTHENWARE, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS277559	POLYETHYLENE, RETICULATION MAIN, AS CONSTRUCTED	160	-	-
LS153242	EARTHENWARE, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS153237	EARTHENWARE, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS144490	EARTHENWARE, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS153250	EARTHENWARE, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS144493	VITRIFIED CLAY, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS153251	EARTHENWARE, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS153370	EARTHENWARE, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS144500	EARTHENWARE, RETICULATION MAIN, AS CONSTRUCTED	150	-	-
LS144497	VITRIFIED CLAY, RETICULATION MAIN, AS CONSTRUCTED	150	-	-

Table 3.3. Sewer Gravity Main within 200 m of the site, as the tool listed them [5]

Asset ID	Description	Diameter (mm)	Status	Timing
MH272990	MAINTENANCE SHAFT	-	-	-
MH144136	MAINTENANCE MH	-	-	-
MH142484	MAINTENANCE MH	-	-	-
MH144137	MAINTENANCE MH	-	-	-
MH144275	MAINTENANCE MH	-	-	-
MH142491	MAINTENANCE MH	-	-	-
MH144135	MAINTENANCE MH	-	-	-
MH144138	MAINTENANCE MH	-	-	-
MH144152	MAINTENANCE MH	-	-	-
MH144149	MAINTENANCE MH	-	-	-
MH142479	MAINTENANCE MH	-	-	-
MH142478	MAINTENANCE MH	-	-	-

Table 3.4. Sewer Manholes within 200 m of the site, as the tool listed them [5]

What the data shows

1. According to the source, 67 features lie on the Water Pressure Main layer within 200 m of the site [5].
2. The Water Pressure Main features listed have mapped diameters of 100, 150 and 225 mm [5].
3. According to the source, 24 features lie on the Water Hydrant layer within 200 m of the site [5].
4. According to the source, 54 features lie on the Sewer Gravity Main layer within 200 m of the site [5].
5. The Sewer Gravity Main features listed have mapped diameters of 150 and 160 mm [5].
6. According to the source, 40 features lie on the Sewer Manholes layer within 200 m of the site [5].

Item	Comment
Demand in equivalent persons	For a licensed professional to confirm
Water and sewer network capacity, from Urban Utilities' model	For a licensed professional to confirm
Water pressure and fire flow	For a licensed professional to confirm
The approved connection points	For a licensed professional to confirm

Table 3.5. Servicing items for a licensed professional

For a licensed professional to confirm: the licensed professional completes this table.

4. Stormwater network

For a licensed professional to confirm: this section has no data.
For a licensed professional to confirm: The lawful point of discharge, any easement it needs and whether detention or treatment applies.

5. Levels and landform

Field	Value
Parcel ID	qld:2SL2082
Min (m)	16.33
Max (m)	21.51
Mean (m)	18.39
Sample count	67
Point cloud URL	https://elevation.fsdf.org.au/?minx=153.0622294&miny=-27.4307359&maxx=153.063567&maxy=-27.4299097

Table 5.1. Elevation [6]

Field	Value
Kind	section
Parcel ID	qld:2SL2082
Crs	EPSG:4326
Datum	Points are longitude and latitude in WGS84 (EPSG:4326). The elevation service takes them as GDA2020, which sits within about half a metre of WGS84, under one LiDAR pixel.
Gap count	0

Table 5.2. Site levels [6]



Figure 5.1: Queensland cadastral parcels, aerial basemap [11]

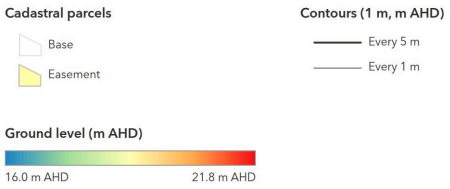


Figure 5.2: Legend: Queensland cadastral parcels, aerial basemap [11]

Measure	Value
Area draining to the site (ha)	2.89
Of which upstream of the site (ha)	2.09
The site on the model (ha)	0.8
Lowest ground in the catchment (m AHD)	16.26
Highest ground in the catchment (m AHD)	34.47
Model cell size (m)	5.3
Ground read around the site (m)	1500
Reaches the edge of the ground read	No

Table 5.3. Upstream catchment from the LiDAR ground model [6]

What the data shows

1 LiDAR ground levels across the site range from 16.33 m to 21.51 m AHD, with a mean of 18.39 m AHD [6].

2 The acid sulfate soils overlay maps the site as Potential and actual acid sulfate soils and Land above 5m AHD and below 20m AHD [2].

3 The LiDAR ground model shows 2.09 ha upstream of the site draining towards it, 2.89 ha with the site [6].

For a licensed professional to confirm: Lot levels, earthworks and retaining, from a site survey.

6. Flood and waterway data

Parcel ID	Overlay	Layer	Category	Category code	Description	Effective date
qld:2SL2082	acid_sulfate_soils	City Plan 2014 — Potential and actual acid sulfate soils	Potential and actual acid sulfate soils	PAS_ASZ		2025-11-12
qld:2SL2082	acid_sulfate_soils	City Plan 2014 — Potential and actual acid sulfate soils - land above 5m AHD and below 20m AHD	Land above 5m AHD and below 20m AHD	PAS_A20	Land above 5m AHD and below 20m AHD	2025-11-12

Table 6.1. Planning overlays [2]



Figure 6.1: Flood Awareness: overall flood risk, Creek/waterway flood planning area, Overland flow flood planning area, aerial basemap [3]

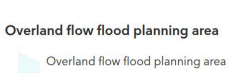


Figure 6.2: Legend: Flood Awareness: overall flood risk, Creek/waterway flood planning area, Overland flow flood planning area, aerial basemap [3]

Flood type	Category
Overall	Not mapped
River	Not mapped
Creek	Not mapped
Storm tide	Not mapped
Overland flow	Not mapped

Table 6.2. Flood awareness categories for the site [7]

What the data shows

1. No overall flood category is mapped for the site [7].
2. No river flood category is mapped for the site [7].
3. No creek flood category is mapped for the site [7].
4. No storm tide flood category is mapped for the site [7].
5. No overland flow flood category is mapped for the site [7].
6. The overlays the planning scheme maps on the site are acid sulfate soils [2].

For a licensed professional to confirm: Flood levels and any minimum lot or floor level.

7. Transport and access

Asset ID	Description	Diameter (mm)	Status	Timing
EXIT-RD-5603	Trunk roads	-	existing	-
EXIT-RD-8000	Trunk roads	-	existing	-
EXIT-RD-1168	Trunk roads	-	existing	-
EXIT-RD-1189	Trunk roads	-	existing	-
EXIT-RD-7999	Trunk roads	-	existing	-
EXIT-RD-1164	Trunk roads	-	existing	-
EXIT-RD-1163	Trunk roads	-	existing	-
EXIT-RD-1165	Trunk roads	-	existing	-

Table 7.1. Transport, existing, trunk roads within 200 m of the site, as the tool listed them [8]

What the data shows

- According to the source, 8 features lie on the Transport, existing, trunk roads layer within 200 m of the site [8].

For a licensed professional to confirm: Trip generation, the access points and sight distance.

8. Power and telecommunications

Note. No open data source this report reads maps power or telecommunications assets. A Before You Dig Australia enquiry returns the asset owners' plans for the site.

For a licensed professional to confirm: The location of power and telecommunications assets, from the owners' plans and located on site.

9. Design rainfall

Duration (min)	63.2% AEP	50% AEP	20% AEP	10% AEP	5% AEP	2% AEP	1% AEP
5	114	128	175	206	237	277	308
10	93.4	106	143	168	193	224	248
15	79.2	89.6	122	143	163	190	210
20	68.9	78	106	125	143	166	184
30	55.1	62.3	84.8	100	115	134	149
45	42.9	48.5	66.2	78.3	90.1	106	118
60	35.5	40.1	54.9	65	75	88.4	98.8
90	26.8	30.4	41.7	49.6	57.4	68	76.3
120	21.9	24.8	34.2	40.8	47.3	56.3	63.3
180	16.5	18.7	25.8	30.9	36	43	48.6
270	12.4	14.1	19.6	23.5	27.5	33.1	37.5
360	10.2	11.6	16.2	19.5	22.9	27.6	31.3
540	7.8	8.9	12.5	15.1	17.8	21.5	24.5
720	6.46	7.39	10.5	12.7	15	18.2	20.7
1080	4.97	5.72	8.18	9.96	11.8	14.4	16.5
1440	4.13	4.77	6.88	8.42	10	12.3	14.1

Table 9.1. Design rainfall intensity (mm/h) at the grid cell centred on −27.4375, 153.0625 [9]

What the data shows

- The Bureau of Meteorology's 2016 design rainfall for the site's grid cell is 35.5 mm/h over 60 minutes at 63.2% AEP, and 98.8 mm/h at 1% AEP [9].

For a licensed professional to confirm: Which duration and probability apply to the site's drainage, and every flow calculation that uses them.

10. Published rules set against the site's data

Rule	Threshold	Site value	What the data shows	Status
State Planning Policy stormwater management design objectives: urban development on land of 2,500 m² or more that results in more than 25% impervious area, or in six or more dwellings	2500 m²	8061 m² [1]	At or above the threshold	For a licensed professional to confirm
Acid sulfate soils overlay: its lower band is land at or below 5 m AHD. The site value is the lowest LiDAR ground level on the site	5 m AHD	16.33 m AHD [6]	At or above the threshold	For a licensed professional to confirm
The council's stormwater detention requirements for the proposed development	-	-	Needs the proposed layout and impervious area	For a licensed professional to confirm
The water and sewer utility's connection standards	-	-	Needs the proposed use and demand	For a licensed professional to confirm

Table 10.1. Rules that may apply, against the site's data

2. ITEMS FOR A LICENSED PROFESSIONAL

For a licensed professional to confirm: Every table and observation in this report, against current records	**For a licensed professional to confirm:** Water and sewer demand for the proposed lots, and the network's capacity, which only Urban Utilities can confirm
For a licensed professional to confirm: Water pressure and fire flow at the site	**For a licensed professional to confirm:** The approved connection points, and any upgrade the utility requires
For a licensed professional to confirm: Stormwater quality, detention and the lawful point of discharge	**For a licensed professional to confirm:** The proposed lot layout, the drainage layout and their levels
For a licensed professional to confirm: Traffic and access	**For a licensed professional to confirm:** Erosion and sediment control during construction
For a licensed professional to confirm: Before You Dig Australia results, with services located on site	

12. Appendix: Sources and licences

Each table and figure cites its sources by number, and each number links to its source, licence and disclaimer here.

Reference	Source, licence and disclaimer
[1]	Queensland Digital Cadastral Database (DCDB), DCDB base parcels, updated nightly, current at retrieved_at; address matched in G-NAF release 2026-11, retrieved 2026-11-23. Licence: © State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2026, CC BY 4.0; Incorporates or developed using G-NAF © Geoscape Australia licensed by the Commonwealth of Australia under the Open Geo-coded National Address File (G-NAF) End User Licence Agreement.
[2]	Brisbane City Council, City Plan 2014, City Plan 2014 zoning, data edited 2026-09-17; City Plan 2014 acid_sulfate_soils overlay, data edited 2025-11-12, retrieved 2026-11-23. Licence: © Brisbane City Council 2026, CC BY 4.0; © Brisbane City Council 2014, CC BY 4.0.
[3]	google-map-tiles, bcc-open-data, layer pack custom brisbane 2, retrieved 2026-11-23. Licence: Google Maps \
[4]	google-street-view, Street View panorama 3WiQo77nKzAcWj2ft_3hjw, captured 2024-09, retrieved 2026-11-23. Licence: © 2026 Google. Street View imagery captured 2024-09. The Google logo and copyright notice that the panorama displays, left visible in the capture, with the panorama's capture date in the record. © 2026 Google. Street View imagery captured 2024-09.
[5]	Urban Utilities, water and sewer network open data, Urban Utilities live water and sewer layers, as read at retrieved_at, retrieved 2026-11-23. Licence: Urban Utilities Open Data (2026).
[6]	Queensland Government elevation services, DEM time series, Queensland LiDAR Data - Brisbane 2019 Project (2019); Queensland LiDAR 2019, the newest capture at each point; The newest LiDAR capture at each cell, catchment by priority flood and D8 flow routing, retrieved 2026-11-23, 2026-11-24. Licence: Includes material © State of Queensland (Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development); © Commonwealth of Australia (Geoscience Australia, The Australian Hydrographic Office); © www.deepreef.org 2026, CC BY 4.0. Disclaimer: The State of Queensland, as represented by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability for a particular purpose). Parcel figures come from a grid of up to 100 samples of the elevation model, not a survey. Disclaimer: The State of Queensland, as represented by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development, gives no warranty in relation to the data (including accuracy, reliability, completeness or suitability for a particular purpose).
[7]	Brisbane City Council, Flood Awareness, Flood Awareness, data edited 2024-10-17, retrieved 2026-11-23. Licence: © Brisbane City Council 2021; © Brisbane City Council 2023, CC BY 4.0. Disclaimer: Maps and flood level information may not be accurate, current or complete. These maps are indicative only of possible flood extents, if the data and assumptions on which they are based are reproduced in a future weather event. The Flood Awareness Maps are an awareness tool and the maps do not provide information about the depth or speed of flood water.
[8]	Brisbane City Council, City Plan 2014 Local Government Infrastructure Plan, City Plan 2014 LGIP, retrieved 2026-11-23. Licence: © The State of Queensland 2025 © Brisbane City Council 2025, CC BY 4.0.
[9]	Bureau of Meteorology, Design Rainfall Data System (2016), 2016 design rainfalls, South East Queensland snapshot taken 2026-11-24, durations 5 to 1440 minutes, retrieved 2026-11-24. Licence: © Bureau of Meteorology. Disclaimer: Values are for the nearest 0.025 degree grid cell, not the exact point. Check the latitude and longitude of the cell against the site. Design rainfall is one input to a drainage calculation, which a licensed professional makes.
[10]	google-map-tiles, urban-utilities-open-data, layer pack brisbane-sewer-water 1, retrieved 2026-11-23. Licence: Google Maps \
[11]	google-map-tiles, qld-spatial-gis, qld-elevation, layer pack qld-parcels 1, retrieved 2026-11-23. Licence: Google Maps \

Table 12.1. Sources and licences

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