

To: Kalon Harding Organisation: EDQ

From: Nic Smith / Shaun Leinster Organisation: DesignFlow

Our Ref: 4277 Date: 14 May 2021

Subject: Oxley Priority Development Area Stage 2
Stormwater Management Plan Validation

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**



**Approval no: DEV2021/1191
Date: 25 February 2022**

1 INTRODUCTION

The stormwater quality and flood management strategies for the Oxley Priority Development Area (PDA) have been previously documented in the following reports submitted to EDQ:

- *Oxley Priority Development Area Stormwater Management Plan – Version 3b* (DesignFlow, 2020)
- *Oxley Priority Development Area Stormwater Management Design Report – Version 1* (DesignFlow, 2020) submitted to EDQ for compliance assessment

These assessment reports were prepared on the basis of whole of site development to ensure stormwater quality and flood management infrastructure being constructed as part of Stage 1 was appropriately designed for ultimate conditions.

This technical memorandum therefore provides a review of the Oxley PDA Stage 2 development proposal (as provided in Place Design Group Drawing 1018015_50 Rev A) in the context of these existing assessments in order to validate the stormwater and flood management strategies.

2 STORMWATER QUALITY

The catchment and land use assumptions adopted in the previous assessments remain consistent with the Stage 2 proposal. Development remains at low density residential with a fraction impervious estimation for MUSIC modelling of 60%. Grading and catchments are generally in accordance with the above mentioned reports. The current stormwater quality management strategy therefore supports the proposed development within stage 2.

3 STORMWATER QUANTITY AND FLOODING

Stage 2 is contained within catchments D2 and E derived for the hydrological model for the total site as documented in the above referenced reports. Fraction imperviousness, slope and manning's n assumption for these catchments remain consistent with the landuse and general grading assumed in the development of the hydrological model. The current hydrological and hydraulic modelling undertaken for the site is therefore valid for Stage 2. All residential lots within Stage 2 are above the local 100 year ARI (1% AEP) flood and well above the Brisbane River residential flood level (RFL) of 11.4mAHD.

4 SUMMARY

The proposed Oxley PDA Stage 2 development is consistent with the assumptions, modelling and design parameters adopted in the previously submitted assessment reports for the site. The following reports can be read in conjunction with this technical memorandum for the purpose of supporting the development application for stage 2:

- *Oxley Priority Development Area Stormwater Management Plan – Version 3b* (DesignFlow, 2020)
- *Oxley Priority Development Area Stormwater Management Design Report – Version 1* (DesignFlow, 2020) submitted to EDQ for compliance assessment

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