Calibre Professional Services Pty Ltd
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Our Ref: 17-000934-3058-CL02.AMC.oh

13 October 2022

Chief Executive Officer
Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

Attention: Jennifer Davison

Dear Jennifer

DEV2021/1276
Reconfiguring a Lot, 'Precinct 15 East'
Lot 3 on SP317082

We refer to Economic Development Queensland's Information Request dated 17 April 2021 (received 31 August 2022) in relation to Development Approval DEV2021/1276 and on behalf of the Applicant we provide the following responses to civil related items:

3 **Authority Query:**

Stormwater Management Plan (Calibre)

50% blockage, severe blockage and severe storm scenarios have not been modelled for Whale Park catchment. The catchment upstream of the future rail corridor may be at higher risk of flooding when the 3 x 1.05m diameter inlet is blocked. Since the CAMCOS corridor is proposed with an impermeable acoustic fence, overland flow would be unable to flow further downstream via the future rail corridor. Provide further stormwater assessment of this catchment upstream of the future rail corridor.

Applicant Response:
The catchment upstream of the future rail corridor (CAMCOS) has been modelled as part of the stormwater infrastructure design for the Precinct 11 – 14 Development Application. As part of the design of this infrastructure, typical blockage parameters were adopted as per QUDM requirements, with the infrastructure design acknowledged by EDQ via the Pre Construction process. It is noted that this infrastructure has been constructed.

Within Precinct 15, 3 x 1050mm diameter pipes have been proposed from CAMCOS downstream. The sizing of these pipes were to tie into what was designed and constructed as part of Precinct 11-14. Refer to amended drawings 17-000934-3058-DA1400 and 1431 which clarify that the pipes underneath the future CAMCOS alignment have been constructed as part of Precinct 11-14.

10 **Advice – Engineering Services Report and Stormwater Management Plan**

The previous Engineering Services Report and stormwater report indicated that the pedestrian underpass at Aura Brook has a level of 5.18m RL, which has Q10 flood immunity. This level has now been revised and achieved flood immunity of less than Q2. In accordance with the LGIA, all pathway is to achieve a flood immunity of Q10. The connecting pathway within P15 will be required to be designed with a flood immunity of Q10, so it is suggested that the land to the north, and any relevant reports be reviewed and amended to ensure that this disconnect between the two levels is resolved.

Applicant Response:
Within Precinct 15, proposed infrastructure downstream of the CAMCOS stormwater crossings have been modelled and designed allowing for the approved parameters from the Precinct 11 to 14 application. A 39% AEP flood immunity has been adopted, consistent with the footpath section approved under Approval DEV2018/987/91 (refer to the approved Engineering Services Report reference 17-000934.3015ESR01.Rev F). Refer to Section 5.2 and sketch plans DA23 and SK123 contained within this approved Engineering Services Report (17-000934.3015ESR01.Rev F).

11 **Advice – Engineering Services Report and Stormwater Management Plan**

Similarly, the Mini Brook pedestrian underpass only has a flood immunity of Q2 and does not conform to the LGIA. Calibre has not provided an engineering response to the flood immunity. The connecting pathway within P15 will be required to be designed with a flood immunity of Q10, so it is suggested that the land to the north, and any relevant reports be reviewed and amended to ensure that this disconnect between the two levels is resolved.

Note: EDQ understands that the CAMCOS rail alignment is indicative only and does not form part of this approval. Engineering assumptions are needed to inform the built form of neighbourhood and plan for future infrastructure.

Applicant Response:
Within Precinct 15, proposed infrastructure downstream of the CAMCOS stormwater crossings have been modelled and designed allowing for the approved parameters from the Precinct 11 to 14 application. A 39% AEP flood immunity has been adopted, consistent with the footpath section approved under Approval DEV2018/987/91 (refer to the approved Engineering Services Report reference 17-000934.3015ESR01.Rev F). Refer to Section 5.2 and sketch plans DA23 and SK123 contained within this approved Engineering Services Report (17-000934.3015ESR01.Rev F).

We trust that the above provides comprehensive responses to the Information Request. Should you however require any further information to continue assessing civil matters related to this application, please feel free to contact Ben Gear of our office, or the undersigned.

Yours sincerely
Calibre Professional Services Pty Ltd

Ben Gear

Ben Gear
Project Director

Mark Wyer

Mark Wyer
Project Coordinator (RPEQ 16191)

Attachments

1. Engineering Services Report

Copies

1. Tom Hadden, Stockland Development Pty Ltd