Our Ref: BE240525_TM_SW_01
Enquiries to: Elly Ricketts

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1562

Date: 22 January 2025

Queensland Government

TECHNICAL MEMORANDUM

Date	**1/11/2024**
To:	**Zone Planning QLD Pty Ltd**
From	**Burchills Engineering Solutions**
Project	**222 MacArthur Parade, Hamilton**
Subject:	**Stormwater Management**

1. BACKGROUND

1.1 Overview

Burchills have been engaged by Zone Planning QLD to prepare a Stormwater Management Technical Memorandum to support a Development Application to Brisbane City Council (BCC) for the proposed warehouse and outdoor storage facility over 222 MacArthur Parade, Hamilton, properly described as Lot 848 on SL4269 (the subject site).

The proposed use is temporary in nature, to be replaced by future development as part of the proposed Olympic Games precinct.

1.2 Site Description

The subject site is located at 222 Macarthur Parade, Hamilton, within the Northshore Hamilton Priority Development Area. The site is centrally located within the PDA and falls within the Mixed Use Precinct, with a High Density designation over the majority of the site, with a strip of Medium Density designation towards the site's rear boundary. The site is currently being used as a temporary laydown area for the Cross River Rail project and has historically been used for similar activities.

Figure 1.1 below provides a locality plan which identifies the location of the subject site while Figure 1.2 provides an aerial photograph of the site in its current state.

Figure 1.1 Site Locality Plan

Figure 1.2 Site Aerial Photograph

1.3 Proposed Development

The Applicant, Reece Group, proposes to utilise the existing hardstand as an outdoor storage yard with two (2) demountable site offices.

As stated above, the proposed use is temporary in nature, to be replaced by future development as part of the proposed Olympic Games precinct.

2. STORMWATER QUANTITY MANGEMENT

2.1 Lawful Points of Discharge

Three (3) Lawful Points of Discharge (LPD) have been identified for the subject site. The existing LPDs are defined as follows.

- LPD 1: Macarthur Avenue (north of site) kerb and channel system;
- LPD 2: Cedar Road kerb and channel system; and,
- LPD 3: Macarthur Avenue (south of site) kerb and channel system.

2.2 Existing Site Drainage

Currently, the majority of stormwater runoff produced over the site is conveyed northward to the Macarthur Avenue kerb and channel system. It is anticipated that minor flows are captured by a series of field inlets within the site's northern extents. However, the discharge location of this stormwater system is unknown.

The south-eastern corner of the site drains overland to the Cedar Road kerb and channel system while the south-western site extents discharge south to Macarthur Avenue. The internal catchments are shown below.

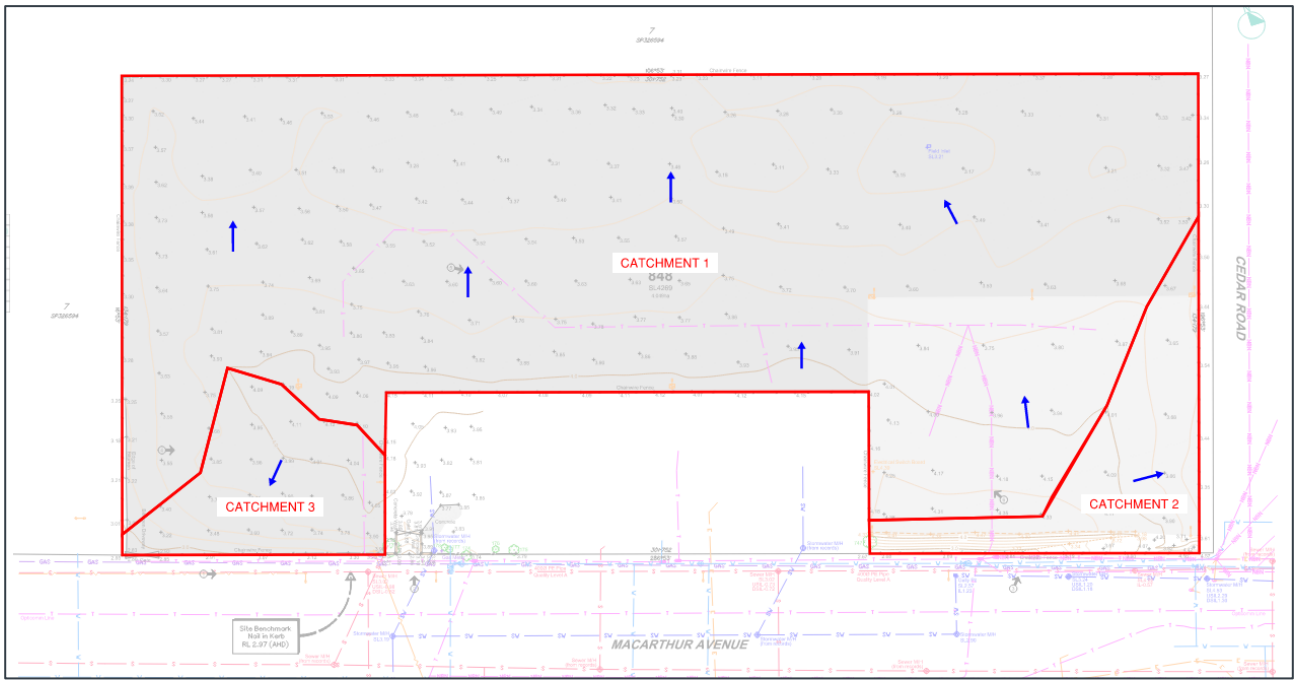

Figure 2.1 Catchment Plan

2.3 Proposed Site Drainage

It is proposed to maintain the existing drainage regime which exists on site as no change is proposed to the existing hardstand. However, the condition of the stormwater infrastructure should be assessed to confirm that it is operating efficiently. Additionally, the discharge location of the internal stormwater system should be confirmed and the condition of the underground pipe network checked to confirm it is working effectively.

3. STORMWATER QUALITY MANAGEMENT

While it is acknowledged that the development application triggers the requirement for stormwater quality management stipulated in the State Planning Policy July 2017, it is not considered necessary due to the temporary nature of the development. The future use of this site following the use as a temporary storage yard is not known at this stage and any infrastructure constructed for the temporary development would be superfluous and likely cause unnecessary disruption and environmental risk to construct. Once the final use is determined and designed, permanent water quality infrastructure can then be incorporated into the site. Additionally, the proposal will not change the impervious area of the site and therefore will not alter the current runoff pollutant concentrations.

Yours sincerely,

ROD BARRY
Principal Engineer