Stormwater Management Plan
825 Stanley Street, Woolloongabba
Brisbane, QLD 4102

Prepared for:
Sarazin

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20/10/2025

Ref: AU250426

The information contained in this report has been prepared based on the information made available to EDGE Consulting Engineers at the time of preparation. This document, design parameters, and conclusions rely on external data sources, and the accuracy of this document is correct to the extent of the information provided to us.

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Document Control

Author:	Holly Cochrane		
Reviewer	Matt Sauer		
Approver RPEQ	Tim Peters 5496		
Revision	02	**Date**	20/10/2025

Revision History

Revision	Date	Author	Approver	Description
00	28/02/2023	LF	EH	Original Issue
01	26/09/2025	HC	EH	Revised Issue
02	20/10/2025	HC	TP	Updated Architectural Plans

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1. Introduction

This report has been prepared as part of an application to Economic Development Queensland (EDQ). The proposal is for a twin tower residential development, comprising of a forty-five (45) storey tower to the east (previously referred to as Silk 2), and a thirty-three (33) storey tower to the west (previously referred to as Silk 3) of the development site. Both towers consist of a joined podium, ground floor lobby and five (5) basement levels. The development is proposed to take place over the following parcel of land:

Property Address:	825 Stanley Street, Woolloongabba QLD 4102
Property Description:	Lots: 2SP288089, 3RP59481, 47RP110862, 19RP11809
Council:	Brisbane City Council
Registered Site Area:	4,335m^2

The purpose of this report is to address the management of stormwater quality to ensure that the proposed development complies with all necessary state and local government policies.

This report intends to assess the likely impact of the proposed development in relation to stormwater quantity and quality, and the adequacy of the existing stormwater infrastructure to accommodate the proposed development.

1.1 Revision History

This version of the report is the second version and has been prepared for coordination and feedback from the project team.

1.2 Related Reporting

This report is intended to be read in conjunction with the associated development submission documents current as of the date of this report.

2. Property Description

2.1 Site Locality

The proposed development is situated on the existing lots located at 825 Stanley Street, described as four (4) Separate Lots: 2SP288089, 3RP59481, 47RP110862, 19RP11809. The property is located within the Brisbane City Council Local Government Area.

The site is located in the suburb of Woolloongabba and is in close proximity to local commercial and other residential towers including the recently completed Silk 1 adjacent to the eastern boundary. The combined registered area of the existing allotments contained within this proposal is 4,335m^2.

A general locality plan is presented in Figure 2.1 below:

Figure 2.1 – Site Locality

2.3 Land Usage

The existing site consists of commercial uses with all of the area being impervious, as displayed on the site locality plan in Figure 2.1 above and the survey attached as Appendix A of this report.

2.4 Topography and Drainage

The detailed survey obtained for the project site indicates that the site surface grades to the south and discharges flows towards Trafalgar Street. Approximate levels on the site range from 5.58m (AHD) at the northwestern boundary to 4.34m (AHD) along the southeastern boundary. The average grade of the site has been calculated to be approximately 1.5% to the south.

A copy of the detailed survey by Usher & Company has been attached to Appendix A of this report.

2.5 Upstream Catchment

The site is subject to flood waters and as such, refence is made to the Overland Flow & Stormwater Management Plan completed by Dennis & Allan for external catchment details.

3. Proposed Development

3.1 Development Description

The proposed development is to be staged (Silk 3, Silk 2). This consists of:

- The demolition of the existing structures.
- The construction of:
    - Stage 1- a thirty-three (33) storey tower (as referred to as western tower in the architectural plans)
    - Stage 2- a forty-five (45) storey tower (as referred to as eastern tower in the architectural plans)
- The construction of a five (5) basement levels; and
- The construction of associated driveways, carparking areas and other hardstand surfaces associated with the proposed development.

Construction works for the site will consist of bulk earthworks, with controlled excavation works and general lot shaping.

Additional works on site shall include the construction of water reticulation, sewer reticulation, electrical and telecommunications services and stormwater management works (quantity and quality).

External works for the development will consist of verge works within both Stanley and Trafalgar Street to facilitate the construction of the vehicle crossover and service connections. No further external works are proposed as part of this development.

4. Lawful Point of Discharge

In the existing case, flows generated from the developed site discharge towards the Trafalgar Street road reserve via overland sheet flow and kerb adaptors. Flows later enter the Council's Stormwater Infrastructure system via existing gully pits.

In the developed case, it is proposed that the development site to connect into Councils existing stormwater Infrastructure located within Trafalgar Street. The flows generated from the site are to be treated internally and discharged to a gully pit located within Trafalgar Street. This arrangement is outlined in the Engineering Drawings attached as Appendix B.

The proposed discharge arrangement in considered to comply with the requirements of a lawful point of discharge and will be maintained following the development of the site. It is not anticipated that any stormwater will be directed towards any adjacent properties.

QUDM (2017) provides a three-part framework for the identification of a lawful point of discharge for a development site. The first assessment item is to consider if the proposed development will alter the site's stormwater discharge characteristics in a manner that may substantially damage a third- party property. As the site's stormwater discharge characteristics in a manner that may substantially damage a third part property. As the proposed development is not considered likely to worsen the flows received by the stormwater infrastructure within Trafalgar Street, the proposed point of discharge is considered to satisfy the requirements set out in Section 3.9.1 – Lawful Point of Discharge Test.

5. Stormwater Quality

5.1 Introduction

This section of the report aims to identify the requirements for stormwater quality management resulting from the proposed development and identify suitable stormwater treatment devices to comply with relevant requirements of the State Planning Policy.

5.2 State Planning Policy Assessment

An assessment has been undertaken to determine whether the development proposal necessitates compliance with the State Planning Policy (SPP) objectives. The following trigger questions are used to determine whether SPP compliance is required.

Table 5.1 – State Planning Policy Trigger Questions

Trigger Question	Development Response
Material Change of Use for Urban Purposes with a land area greater than 2,500m² and:	**Yes**
a) Will result in an impervious area greater than 25% of the net developable area; or	**Yes**
b) Will result in 6 or more dwellings.	**Yes**
Reconfiguration of Lot for Urban Purposes that involves a land area greater than 2,500m², and will result in 6 or more lots	No

The above table indicates that the development triggers compliance with the SPP, and the proposed development will adopt SPP stormwater quality assessment.

5.3 Water Quality Objectives and Methodology

The table in the section above indicates that the proposed development triggers the requirement for the development to achieve the Water Quality Objectives outlined in the State Planning Policy. As such, the development must demonstrate the following minimum reductions in mean annual pollutant loads from the unmitigated development:

Table Error! Use the Home tab to apply 0 to the text that you want to appear here.2 – SPP Water Quality Objectives

Pollutant	Minimum Reduction in Mean Load (%)
Total Suspended Solids (kg/yr)	80
Total Phosphorus (kg/yr)	60
Total Nitrogen (kg/yr)	45
Gross Pollutants (kg/yr)	90

To design and assess the achievement of these stormwater quality objectives the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) has been utilised to size suitable stormwater quality improvement devices as described in the following sections.

5.4 Catchment Areas & Source Nodes

The catchment areas used in the MUSIC model for the site are limited to the net developable area of the development site and are outlined in the table below:

Table 5.3 – Pollutant Export Parameters

	Catchment Size (m^2)
Eastern Tower Roof Area (100% Impervious)	574
Eastern Ground Area (50% Impervious)	1372
Western Tower Roof Area (100% Impervious)	520
Western Ground Area (50% Impervious)	1869
Total Area	4,335

5.5 Recorded Rainfall Data – Brisbane

Rainfall data for the site was taken from the City of Brisbane using the dates 1/1/1980 – 31/12/1989 in accordance with the Water by Design – MUSIC Modelling Guidelines (2010) using a 6-minute time step.

The mean average rainfall over the period is 1,178mm. Rainfall over this time period was modelled using MUSIC to calculate the pollutant generation and treatment effectiveness of the proposed systems.

5.6 Rainfall-Runoff Parameters

Rainfall-runoff parameters were taken in accordance with the Water By Design – MUSIC Modelling Guidelines (2010) using *Urban Residential* land use, as tabulated in Table 6.5 below:

Table 5.4 – MUSIC Model Parameters

Parameter	Value
Rainfall threshold (mm)	1.00
Soil storage capacity (mm)	500
Initial storage (%)	10
Field capacity (mm)	200
Infiltration capacity coefficient a	211
Infiltration capacity exponent b	5.0
Initial depth (mm)	50
Daily recharge rate (%)	28
Daily baseflow rate (%)	27
Daily deep seepage rate	0

5.6 Pollutant Export Parameters

Pollutant export parameters were taken in accordance with Water by Design – MUSIC Modelling Guidelines (2010) using *Urban Residential* land use. The split catchment approach was utilised for each surface type, with the input parameters shown in Table 6.6 below:

Table 5.5 – Pollutant Export Parameters

Flow Type	Surface Type	TSS log^{10} values		TP log^{10} values		TN log^{10} values	
Baseflow	Roof	N/A	N/A	N/A	N/A	N/A	N/A
	Roads	1.00	0.34	-0.97	0.31	0.20	0.20
	Ground	1.00	0.33	-0.97	0.31	0.20	0.20
Stormflow	Roof	1.30	0.39	-0.89	0.31	0.26	0.23
	Roads	2.43	0.39	-0.30	0.31	0.26	0.23
	Ground	2.18	0.39	-0.47	0.31	0.26	0.23

5.7 Proposed Treatment Device Details

The proposed stormwater quality treatment train includes a SPEL Environmental cartridge system to treat stormwater flows from the development site. This system is to provide primary treatment of stormwater flows. Flows from each catchment of the development site are proposed to be directed towards the allocated stormwater treatment chamber of the proposed development, as shown on the engineering drawings attached as Appendix B.

The SPEL Filter cartridge system provides a significantly greater surface contact area to footprint ratio than other filters. With a flow rate of 2.83L/s per cartridge and underground installation, the SPELFilter provides excellent removal efficiency whilst maintaining site surface yield.

The high flow capacity and modular cartridge design means the SPELFilter system can be effectively deployed in a variety of structures including manholes, precast vaults, or cast-in-place structures.

Figure 5.1: SPEL Filter cartridge filter

The SPEL Treatment Train system has proven compliance with the South-East Queensland Water by Design Music Modelling Guidelines requirements (2010) and has been accepted for use by Brisbane City Council. The total requirement for treatment devices for the subject site is presented in 6.6 below:

Table 5.6 – Catchment Treatment Train Requirements

Device Type	Eastern Tower	Western Tower
SPEL Filter Cartridges (Full Height)	3	3
SPEL Stormsack	1	1

The SPEL Filter cartridges are to be located within an underground tank to be constructed underneath the ground floor slab of the proposed development.

5.8 MUSIC Model Diagrams

A diagrammatic layout of the MUSIC model interface used to model the proposed development with the proposed treatment systems, is presented in Figure 5.2 below:

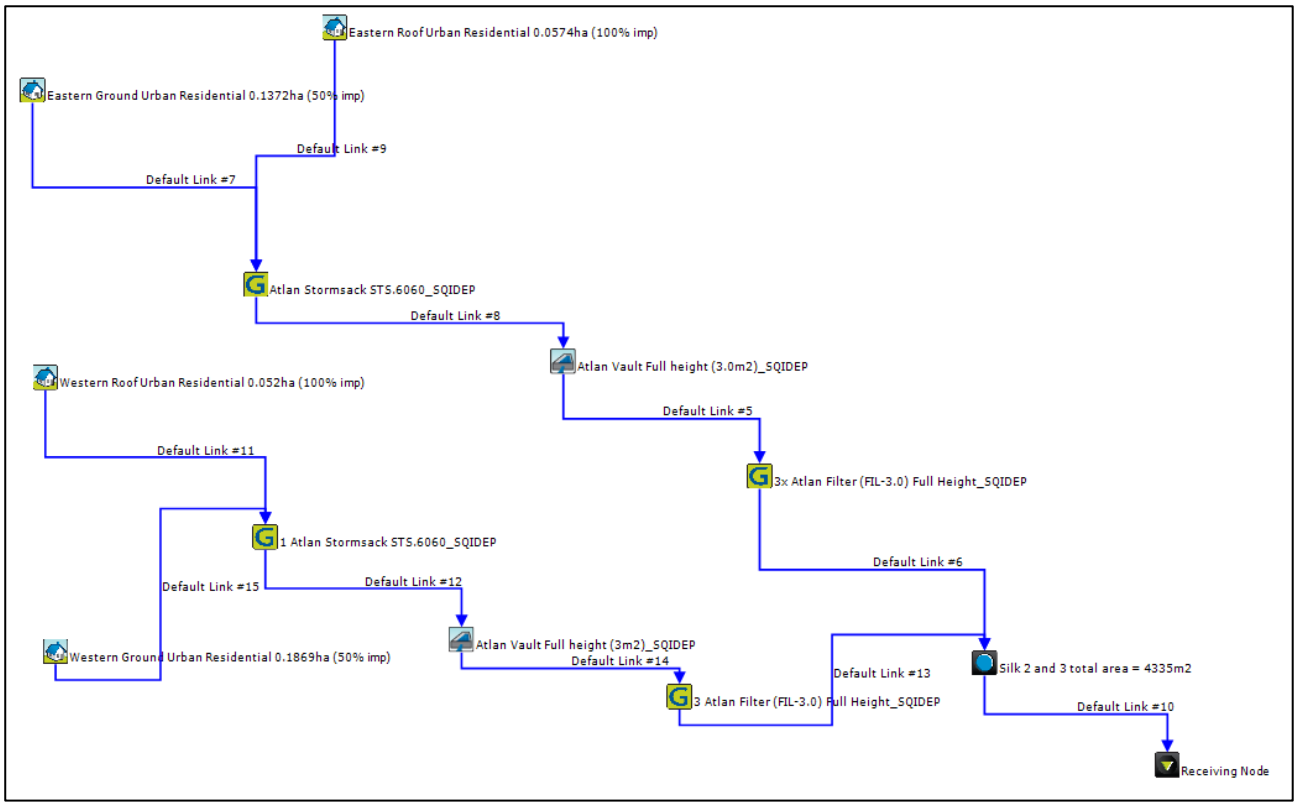

Figure 5.2: MUSIC Model Results

5.9 MUSIC Modelling Results

MUSIC was used to model the treatment train effectiveness in terms of the percentage of pollutants being removed from the system using the proposed treatment devices.

The results of the MUSIC modelling compared to the stated Water Quality Objectives (WQO's) are presented below:

Table 5.7 –MUSIC Modelling Results

Potential Pollutant	Target WQO's	MUSIC Results
Total Suspended Solids (kg/yr)	80%	82.7%
Total Phosphorus (kg/yr)	60%	78.4%
Total Nitrogen (kg/yr)	45%	61.9%
Gross Pollutants (kg/yr)	90%	100%

The results indicate that the proposed treatment devices are efficient in achieving the water quality objectives and exceeds the minimum required pollutant reduction targets.

6. Conclusion

This report has addressed the management of stormwater quantity and quality to ensure that the proposed development complies with all necessary state and local government policies.

This report describes the design process for specifications of the following key infrastructure elements that will ensure the management of stormwater to achieve necessary standards.

- Stormwater quality treatment for each of the proposed towers,
    - The installation of three (3) tall cartridge SPEL Filter system and one (1) SPEL stormsack at the inlet of the system to be located within the proposed stormwater treatment tank located at the underside of the ground floor slab, to treat flows generated from the proposed development site.

This report has addressed the management of stormwater quality and demonstrated that no additional works are required to ensure that the proposed development complies with all necessary state and local government policies.

It is the opinion of this report that the proposed stormwater quantity and quality management systems are suitable for a development of this scale and potential impacts.

7. Appendices

Appendix A – Survey and Architectural Plans

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enquire@jsurveyors.com.au
Ph (07) 3117 0730

NOTES

1. Drawn to scale on A1 at 1:150 (A1) or 1:300 (A3)
2. Property boundaries have not been defined by this survey.
3. This plan has been prepared for the exclusive use and purposes of the client as stated on this plan and should not be used by any other person or corporation and for any other purpose.
4. Only those underground features and services as shown on this plan have been located by this survey. Prior to any construction, demolition or excavation on the site, the relevant authority should be contacted for the location of any further underground services and detailed location of all services.
5. This plan may not be photocopied unless these notes are included.
6. JSURVEYORS accepts no responsibility for any loss or damages caused in contravention of the above.
7. All levels and in metres on Australian Height Datum as determined by PSM 36559 RL 9.354.
8. Contour Interval . . . 0.25m

LEGEND

- D — Underground Stormwater Line
- W — Underground Water Line
- S — Underground Sewer Line
- G — Underground Gas Line
- T — Underground Telstra Line
- Underground Comms Line
- E — Underground Power Line
- Overhead Power Line
- Retaining Wall
- Fence Line

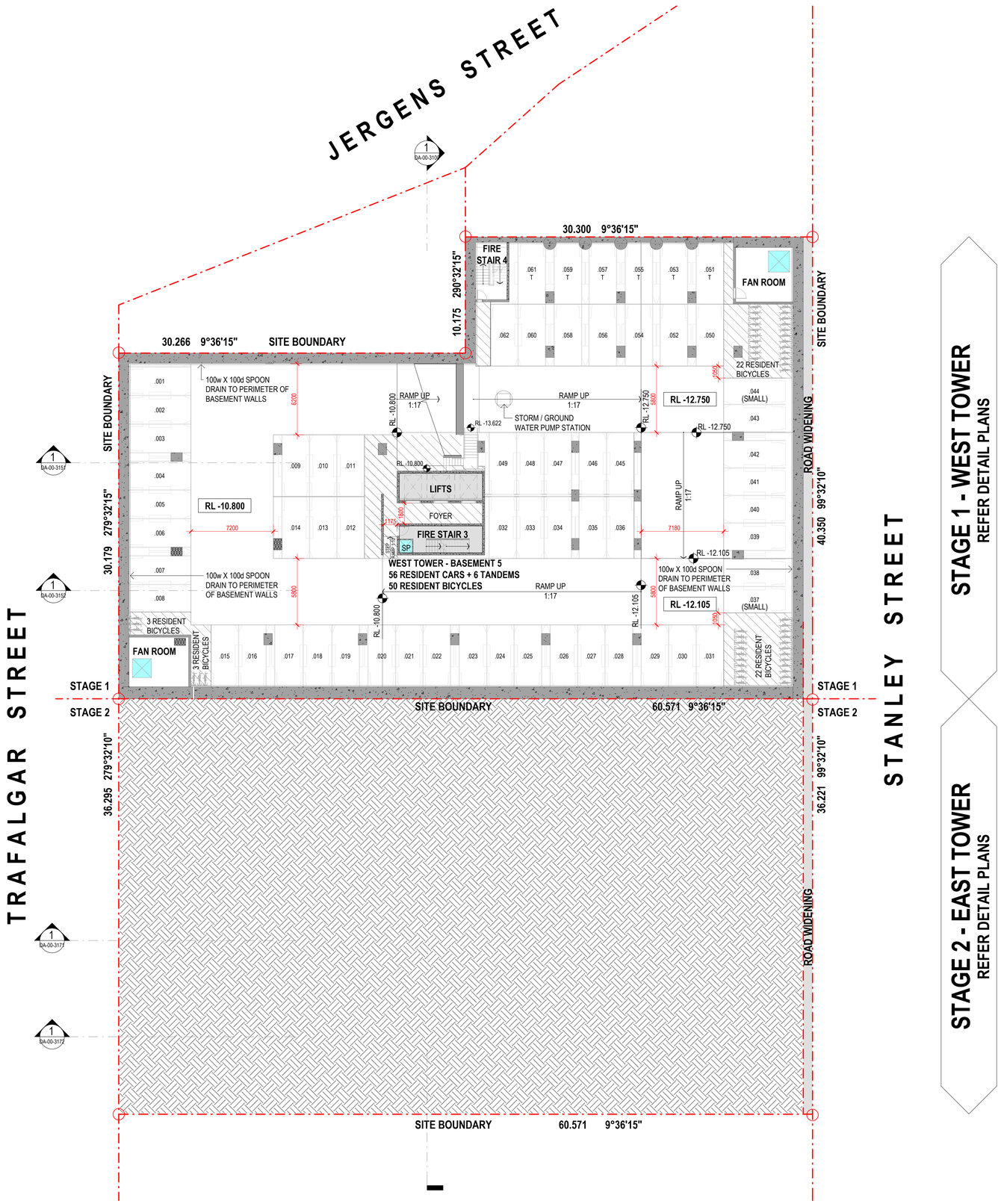
Issue	Description	Date	Drawn	Check
A	ORIGINAL ISSUE	23.08.21	CW	JP

Client: Tomkins Commercial

Title: Detail Plan
of
Lot 19 on RP11809, Lot 2 on SP288089,
Lot 2 on RP62109, Lot 3 on RP59481,
Lot 4 on RP59481 & Lot 4 on RP11814
Lots 45 & 46 RP11809 & Lot 47 on RP110862
12 Trafalgar Street, Woolloongabba

Drawing No: 1902 - DET163 - Rev A

Sheet. No: 1 of 1



Amendments

Issue	Description	Date
A	REVISED PRELIMINARY ISSUE	11.09.2025
B	REVISED PRELIMINARY ISSUE	12.09.2025
C	ISSUE FOR COORDINATION	24.09.2025
D	DRAFT EDQ SUBMISSION	10.10.2025
E	EDQ SUBMISSION	17.10.2025

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
BASEMENT 5

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

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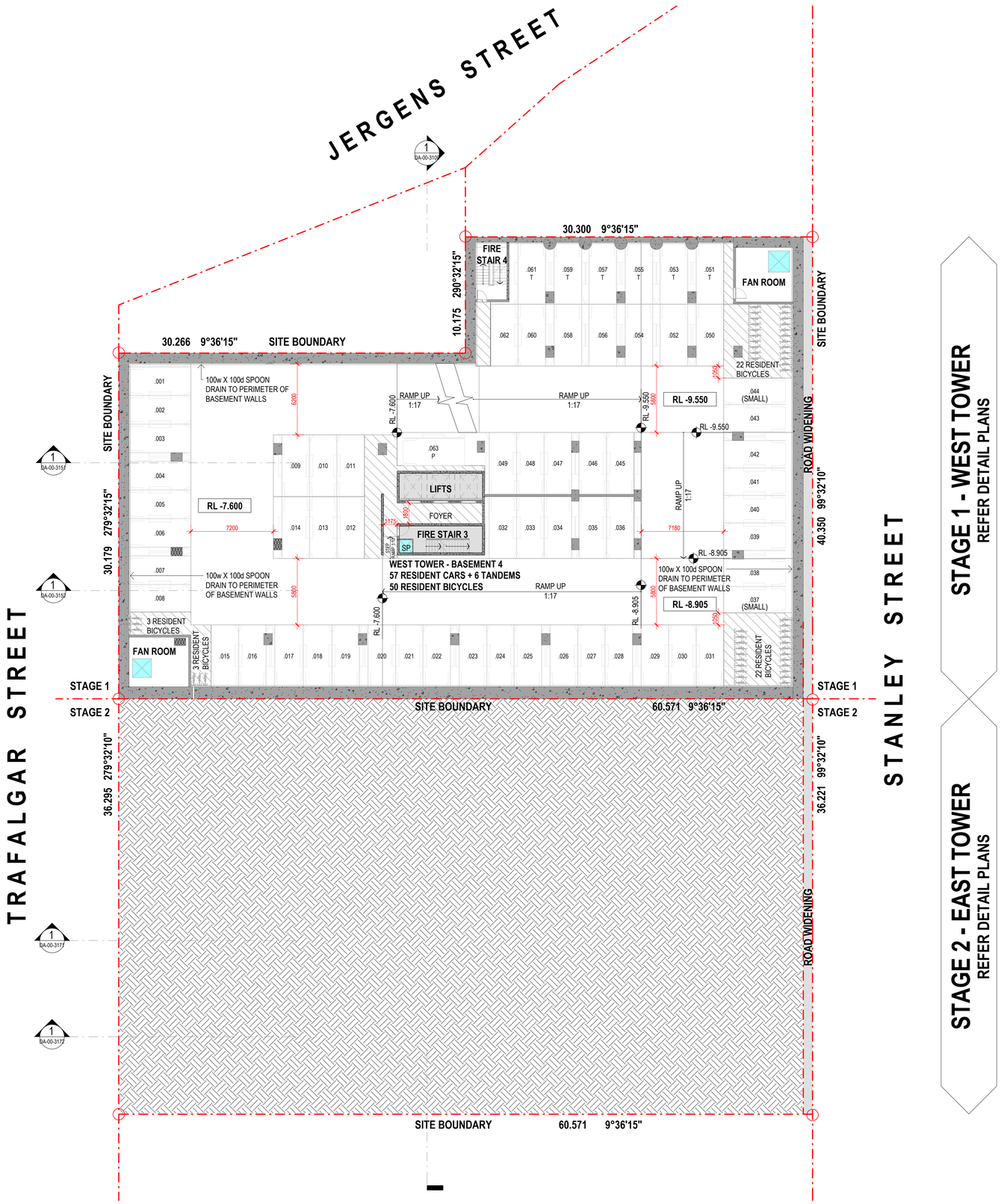

STAGE 1 - WEST TOWER
REFER DETAIL PLANS

STAGE 2 - EAST TOWER
REFER DETAIL PLANS

Amendments

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A	REVISED PRELIMINARY ISSUE	11.09.2025
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Drawing Title
BASEMENT 4

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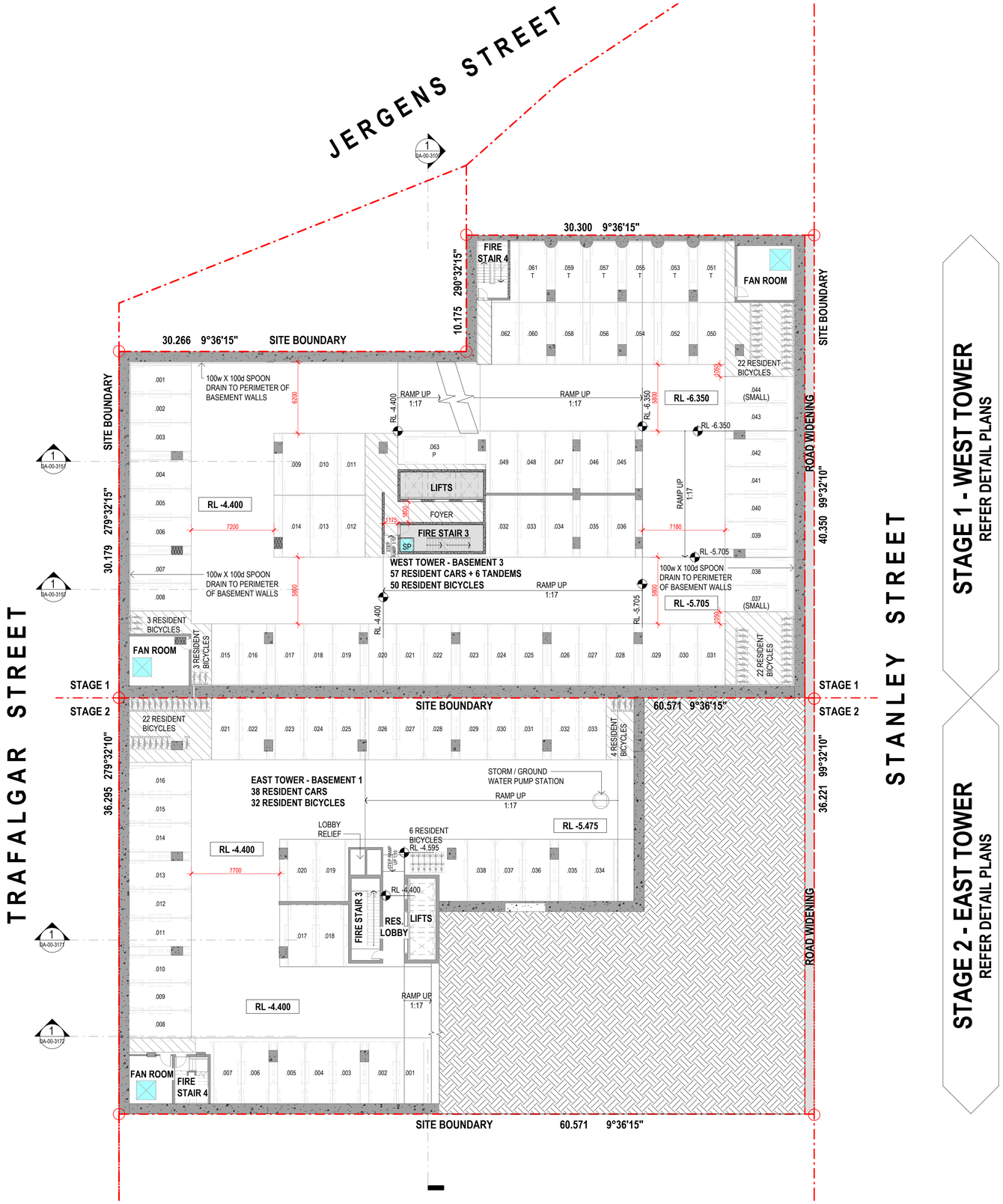

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Building Name

COMBINED EAST & WEST

Drawing Title

BASEMENT 3

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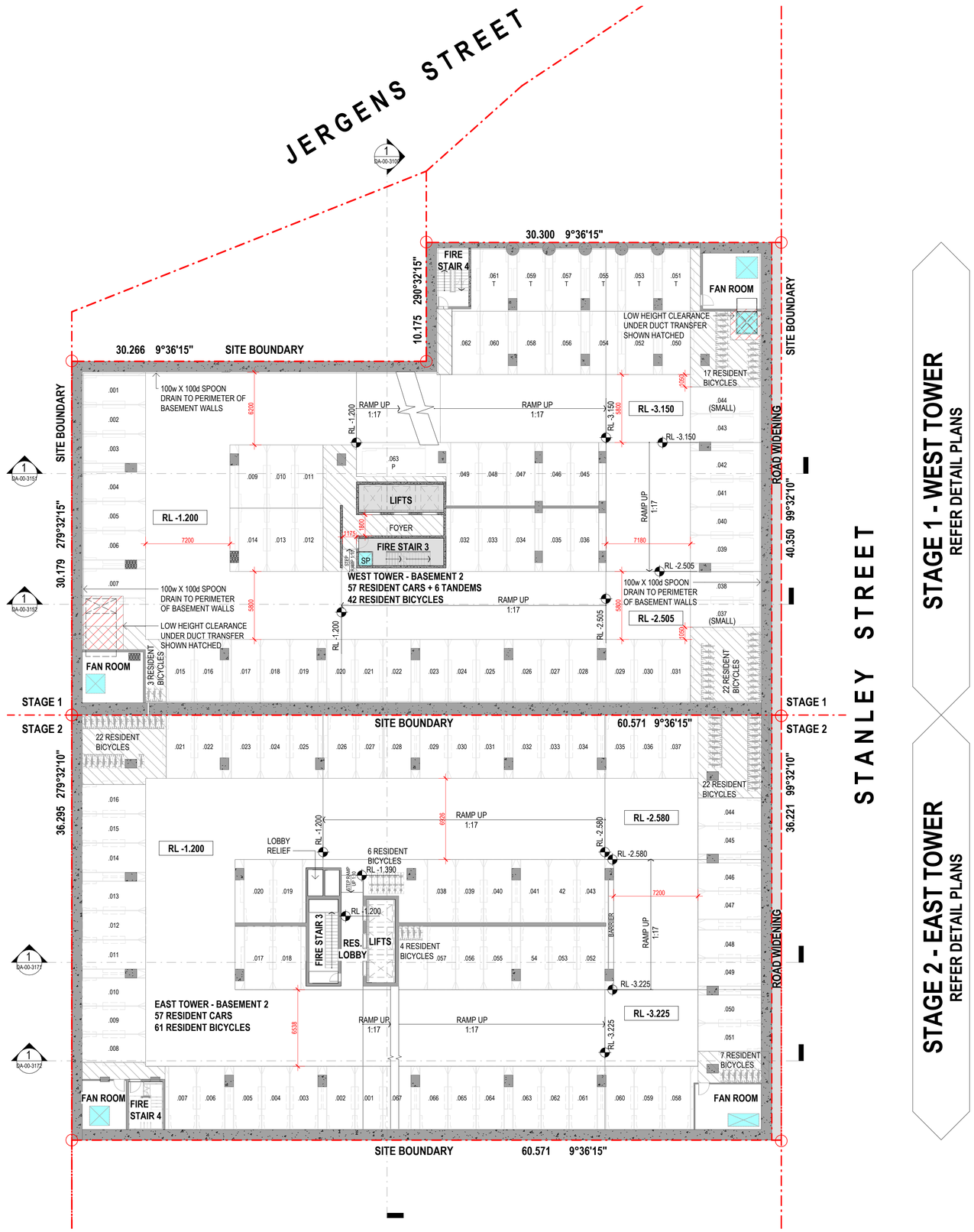

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Building Name
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Drawing Title
BASEMENT 2

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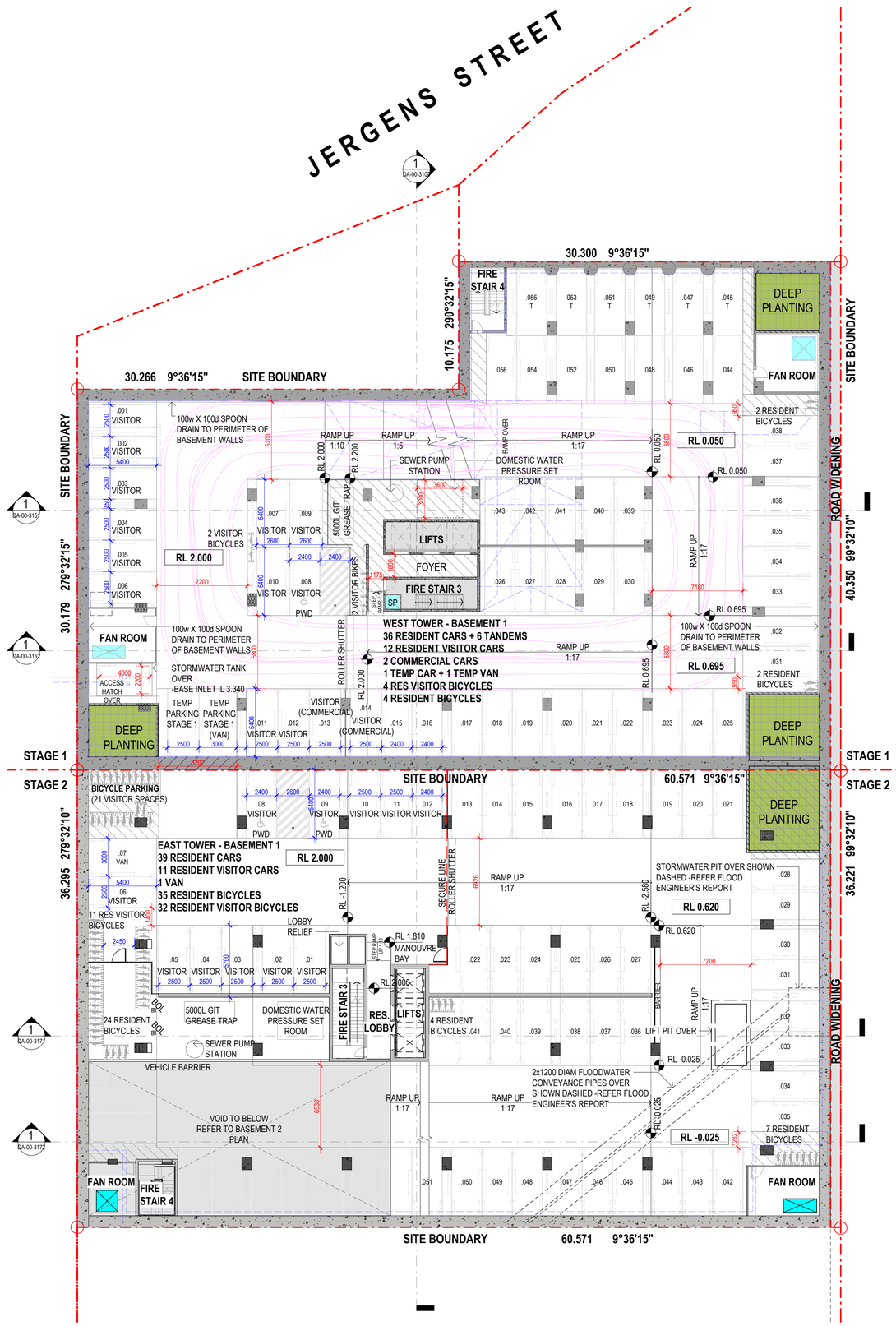

STAGE 1 - WEST TOWER
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STAGE 2 - EAST TOWER
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STANLEY QUARTER
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Drawing Title

BASEMENT 1

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Project Title
STANLEY QUARTER
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Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 1 (GROUND) / SITE PLAN

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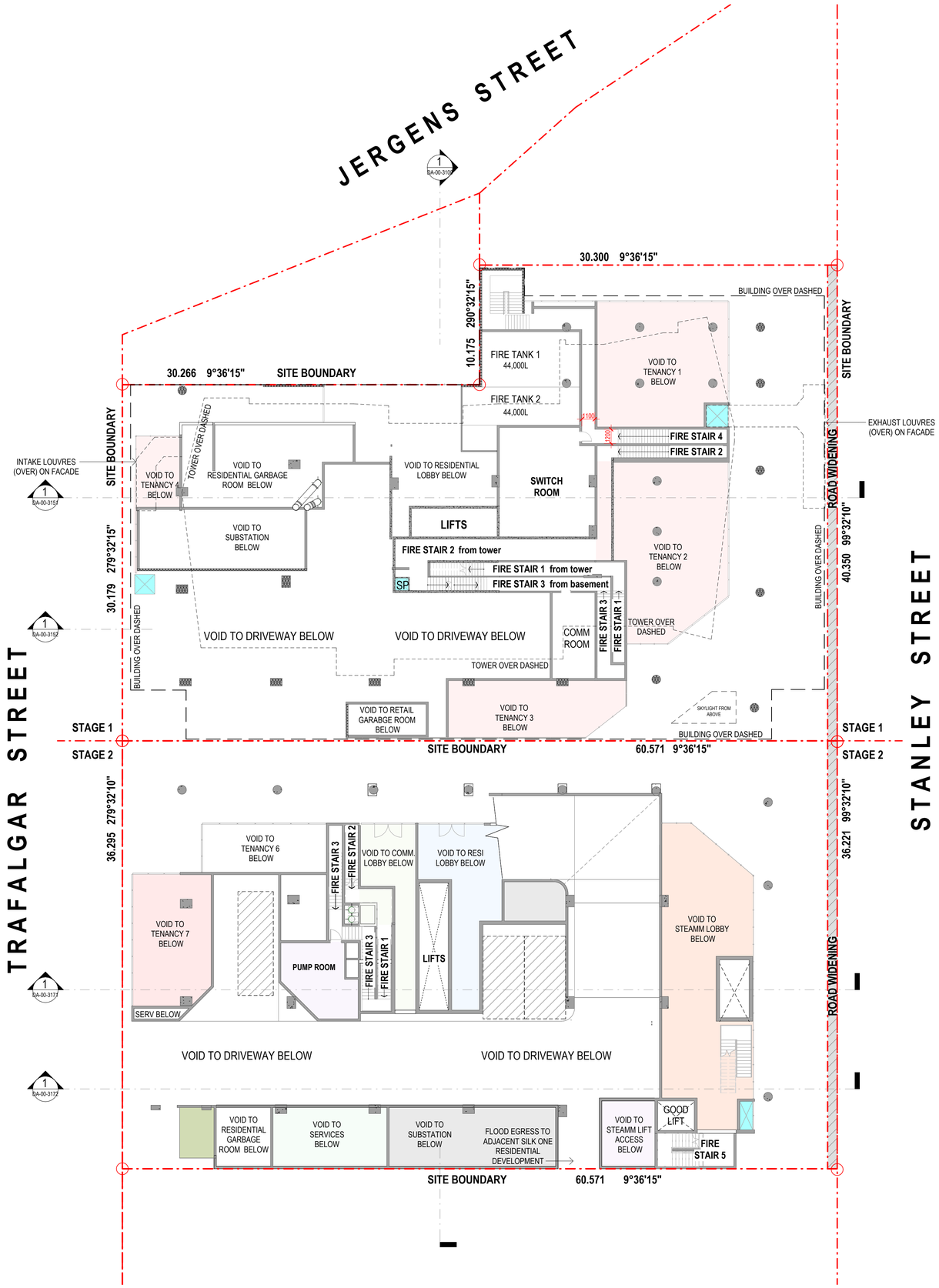

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 1 - MEZZ

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2001	B

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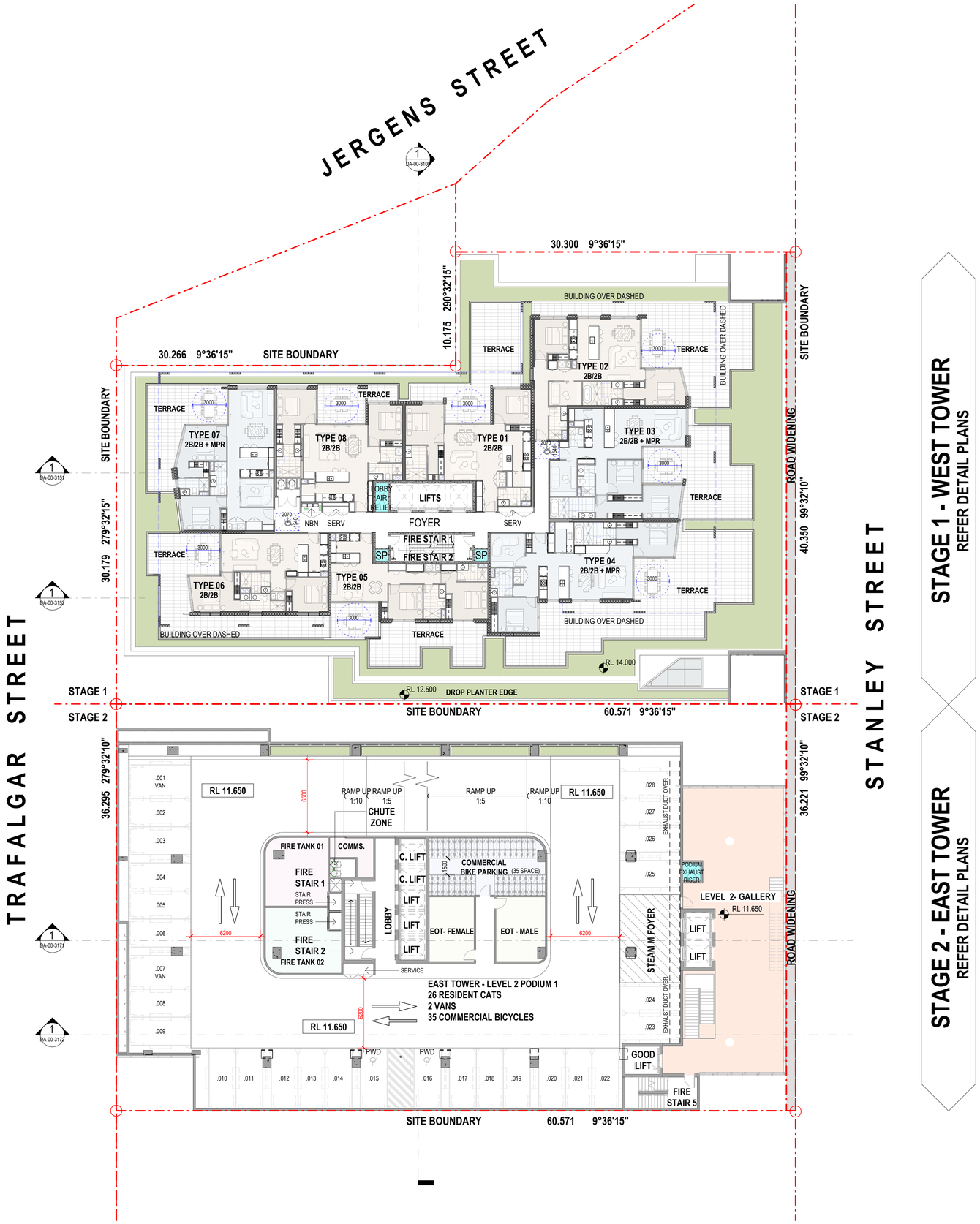

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
Level 8 369 Ann St | Brisbane, QLD 4000

Consultant
Air Quality Consultant
Trinity Consultants
Level 3, 43 Peel Street | South Brisbane, QLD 4101

Consultant
Landscape Architect
WILD STUDIO
9 Fort Ln, Milton QLD 4064

Client
SARAZIN
21 Wellington Rd, East Brisbane QLD, 4169 | Australia
Sarazin

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 2

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2002	B

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Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
Level 8 369 Ann St | Brisbane, QLD 4000

Consultant
Air Quality Consultant
Trinity Consultants
Level 3, 43 Peel Street | South Brisbane, QLD 4101

Consultant
Landscape Architect
WILD STUDIO
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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 3

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2003	B

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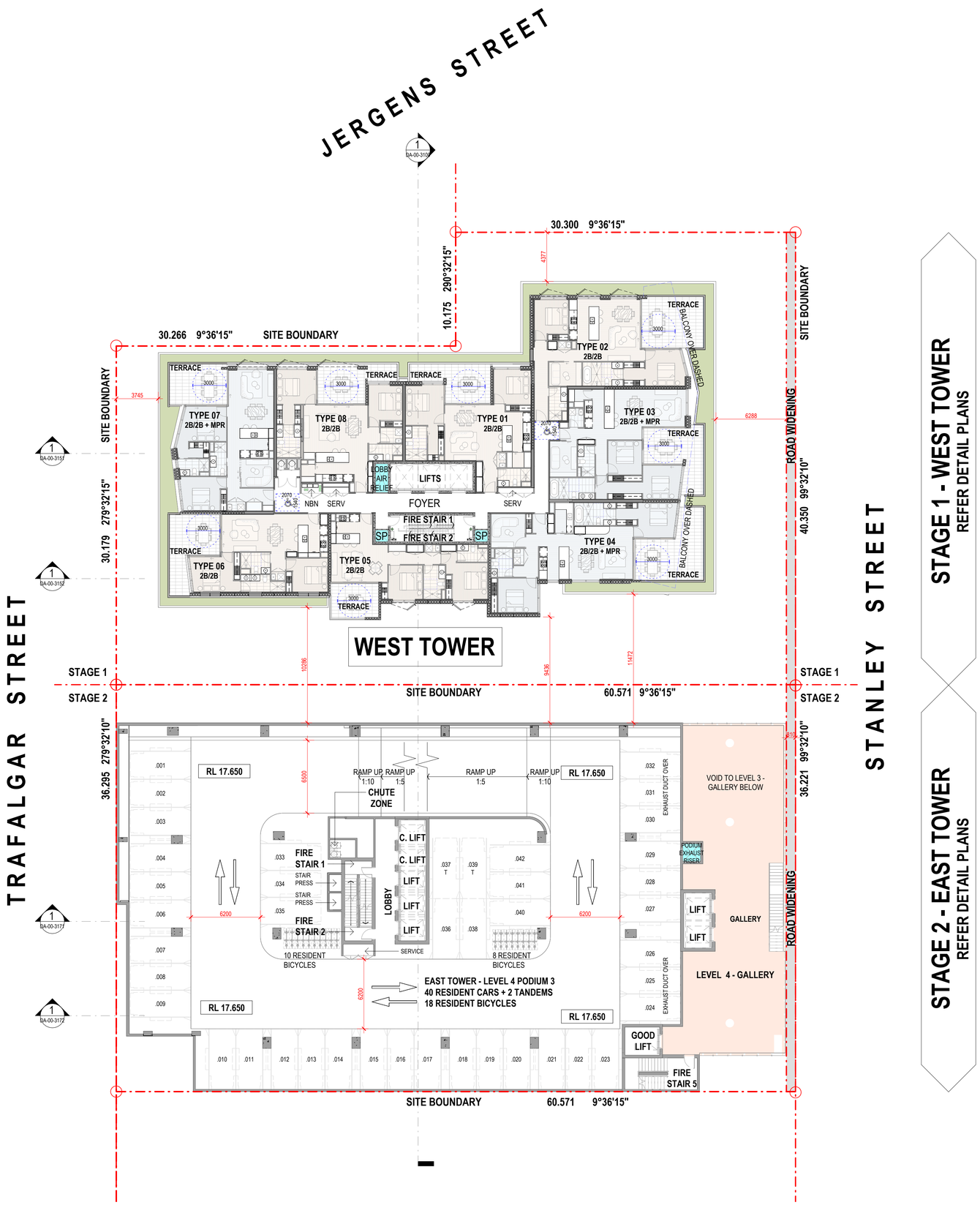

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
Level 8 369 Ann St | Brisbane, QLD 4000

Consultant
Air Quality Consultant
Trinity Consultants
Level 3, 43 Peel Street | South Brisbane, QLD 4101

Consultant
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WILD STUDIO
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Project Title

STANLEY QUARTER
WOOLLOONGABBA

Building Name

COMBINED EAST & WEST

Drawing Title

LEVEL 4

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2004	B

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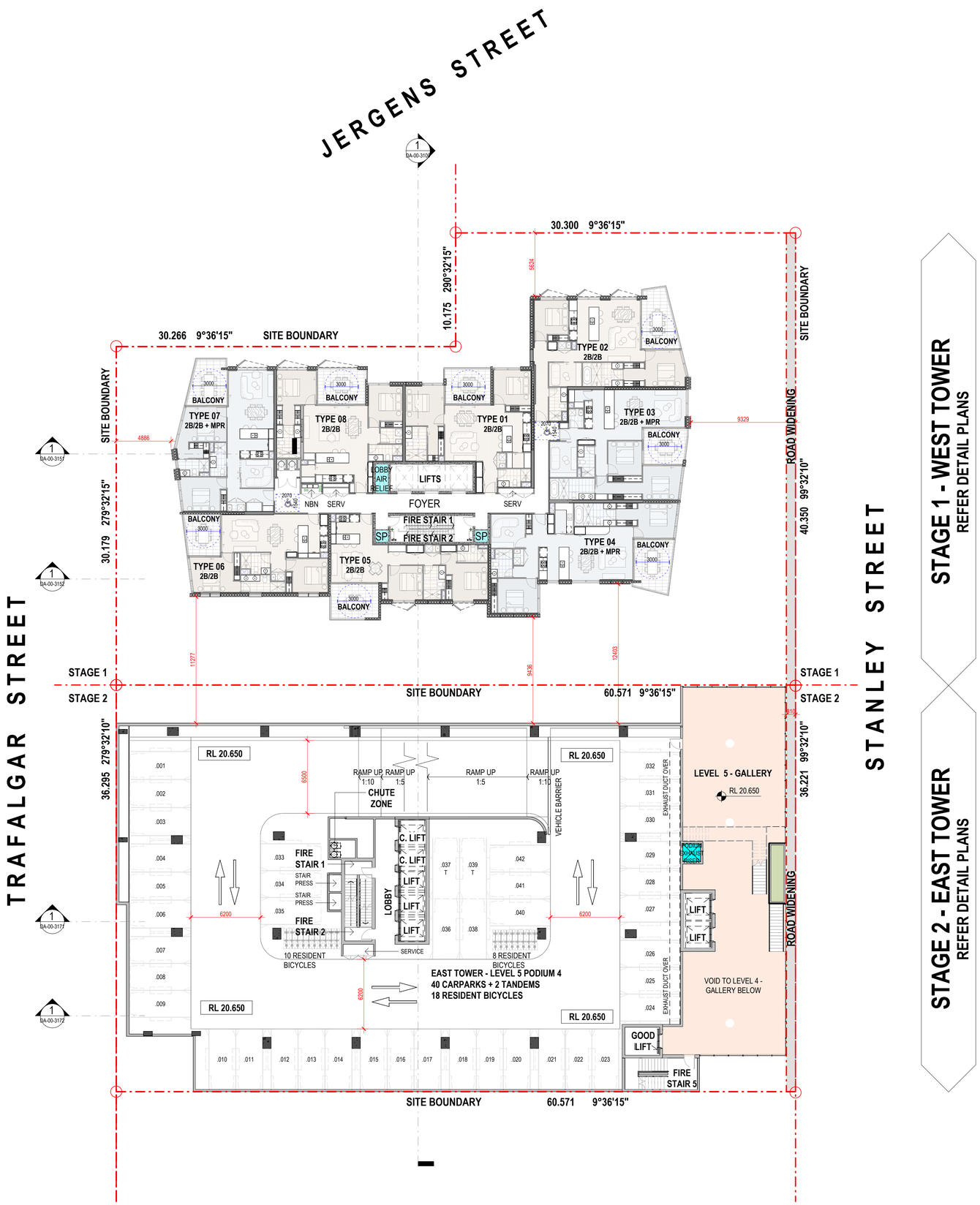

STAGE 2 - EAST TOWER
REFER DETAIL PLANS

STAGE 1 - WEST TOWER
REFER DETAIL PLANS

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
Level 8 369 Ann St | Brisbane, QLD 4000

Consultant
Air Quality Consultant
Trinity Consultants
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Consultant
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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 5

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2005	B

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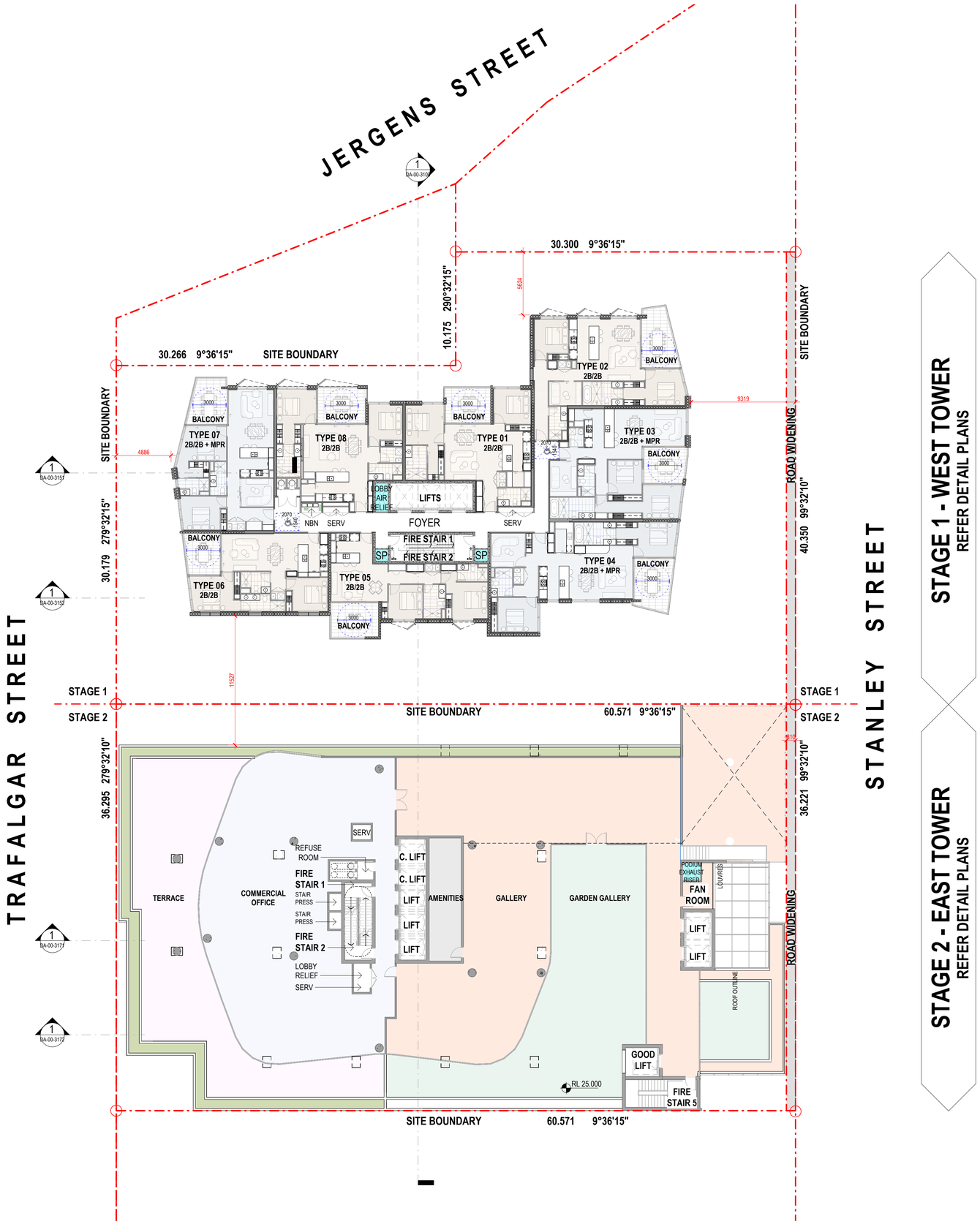

STAGE 1 - WEST TOWER
REFER DETAIL PLANS

STAGE 2 - EAST TOWER
REFER DETAIL PLANS

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
Level 8 369 Ann St | Brisbane, QLD 4000

Consultant
Air Quality Consultant
Trinity Consultants
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Consultant
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Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 6

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2006	B

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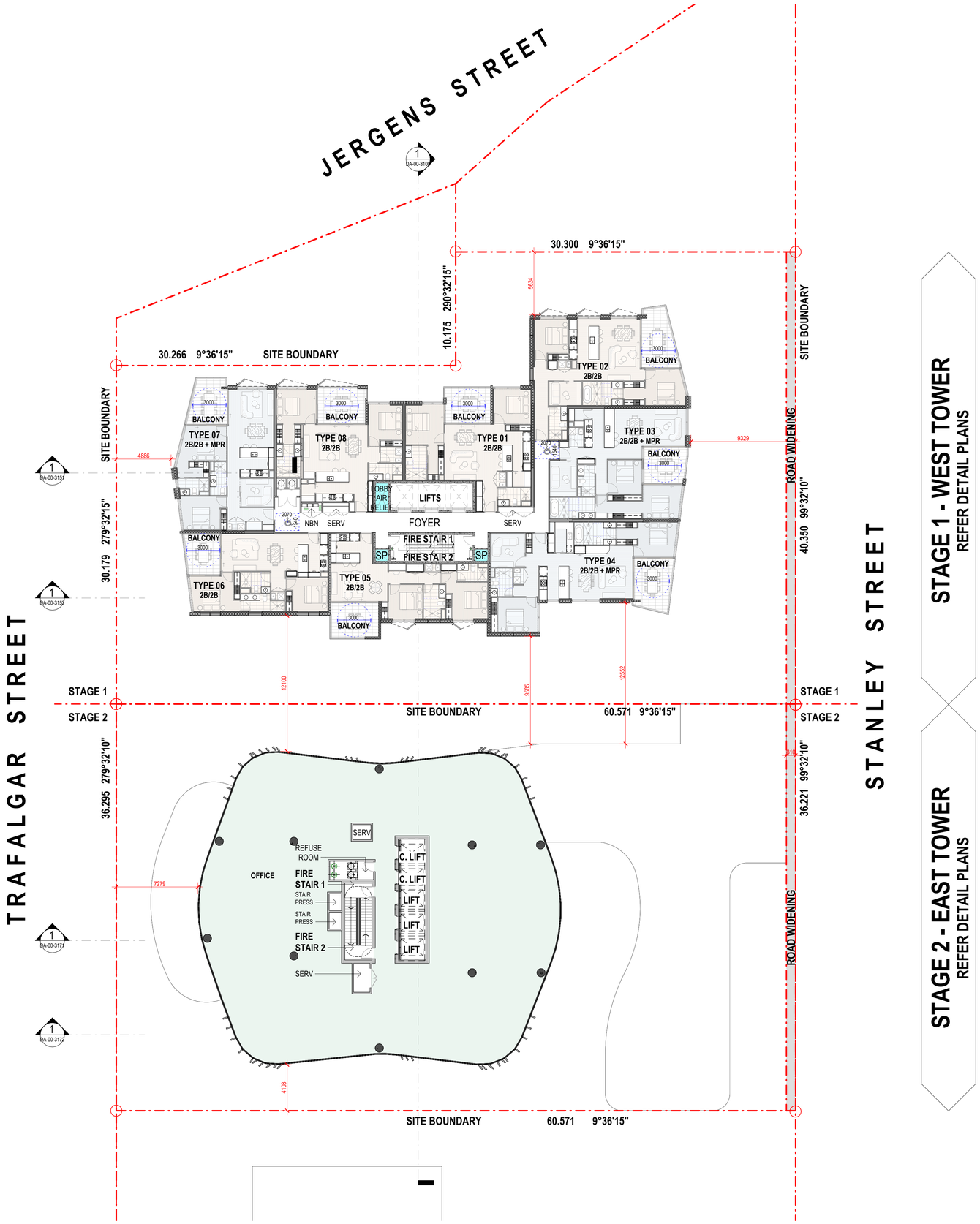

STAGE 1 - WEST TOWER
REFER DETAIL PLANS

STAGE 2 - EAST TOWER
REFER DETAIL PLANS

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
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Consultant
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Trinity Consultants
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Consultant
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nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 7-9

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2007	B

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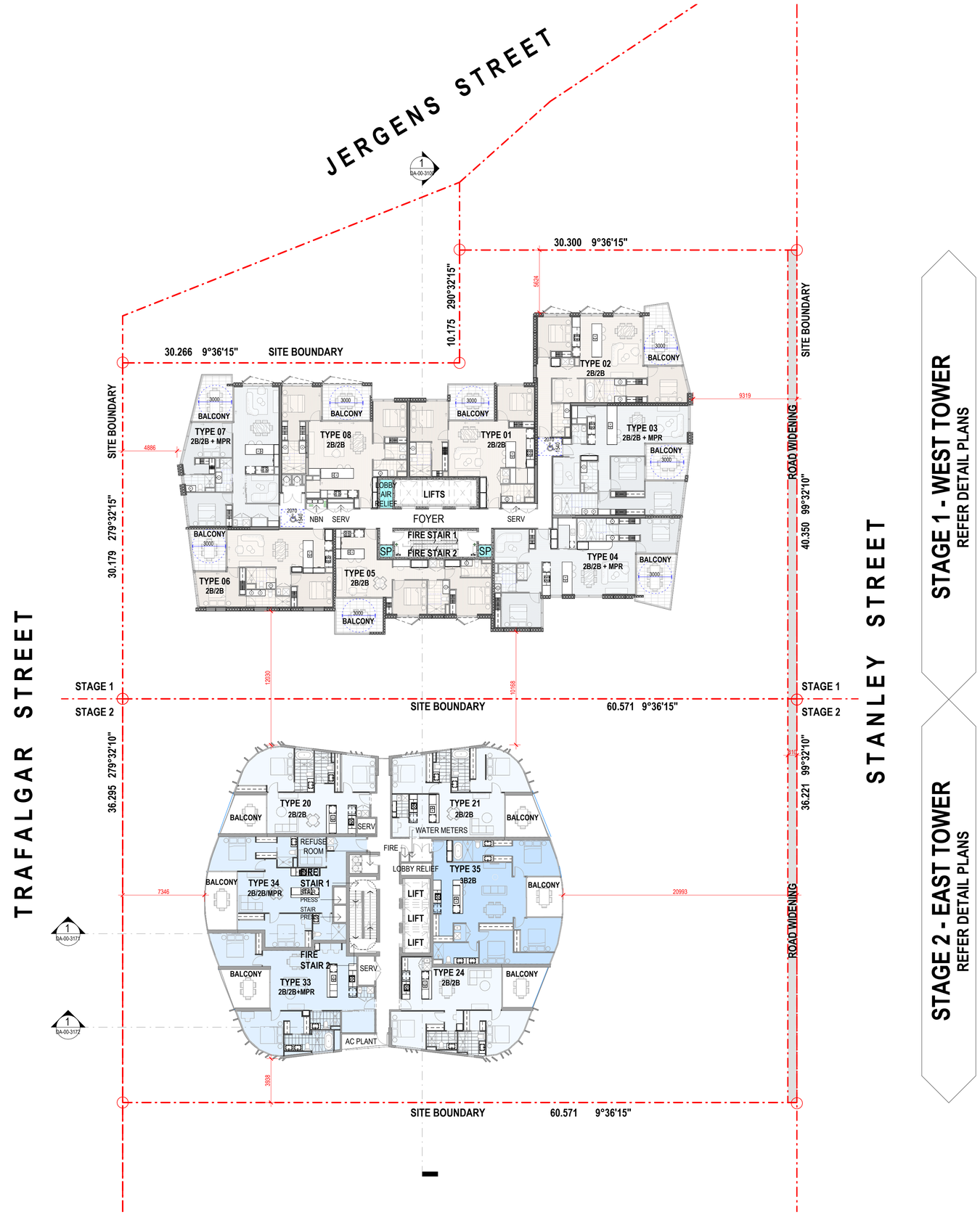

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

STAGE 1 - WEST TOWER
REFER DETAIL PLANS

STAGE 2 - EAST TOWER
REFER DETAIL PLANS

EDQ SUBMISSION

Consultant
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Trinity Consultants
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nom architect Lisa-Maree Carrigan 5696

Project Title

STANLEY QUARTER
WOOLLOONGABBA

Building Name

COMBINED EAST & WEST

Drawing Title

LEVEL 10-26

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2010	B

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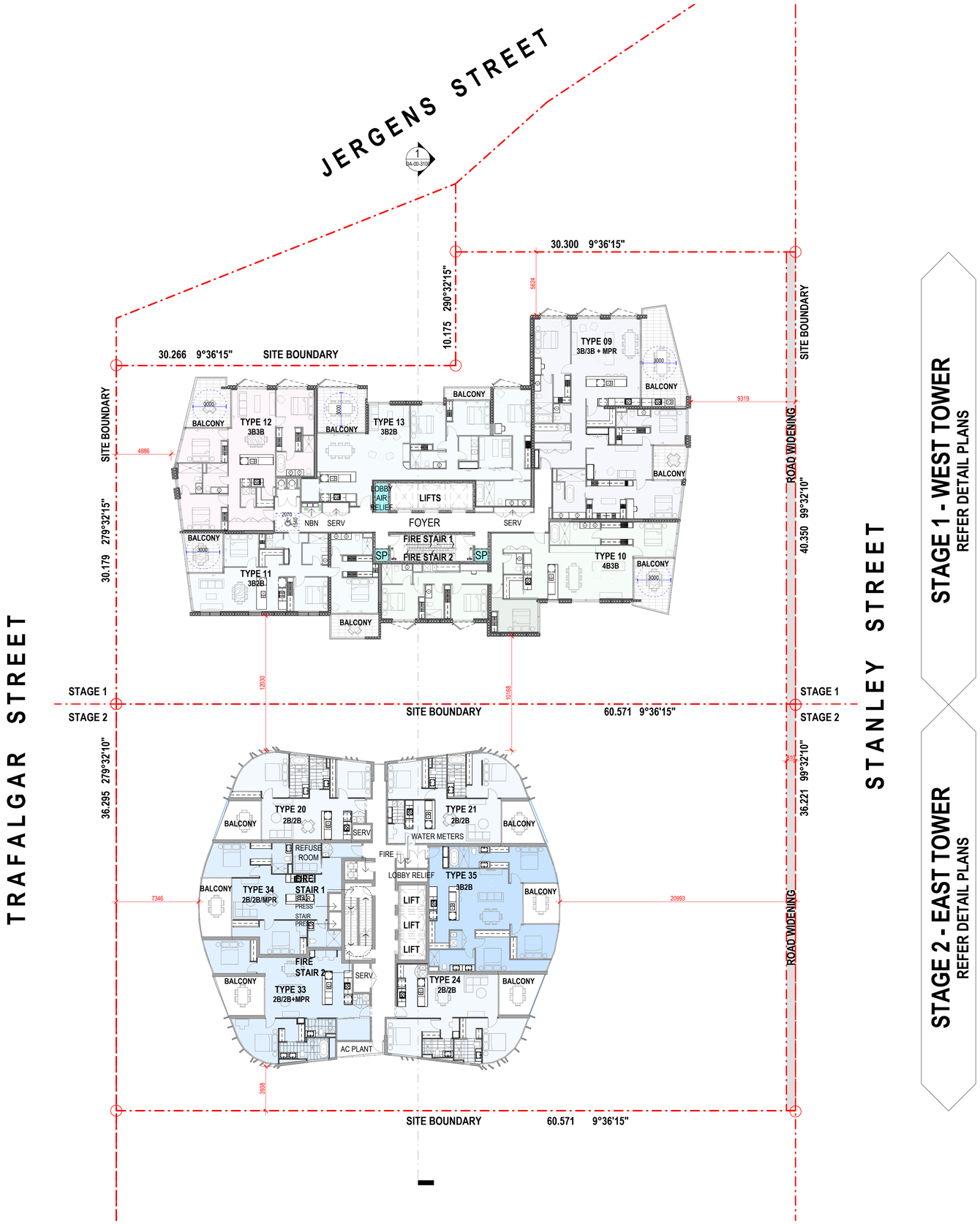

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
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Consultant
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nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

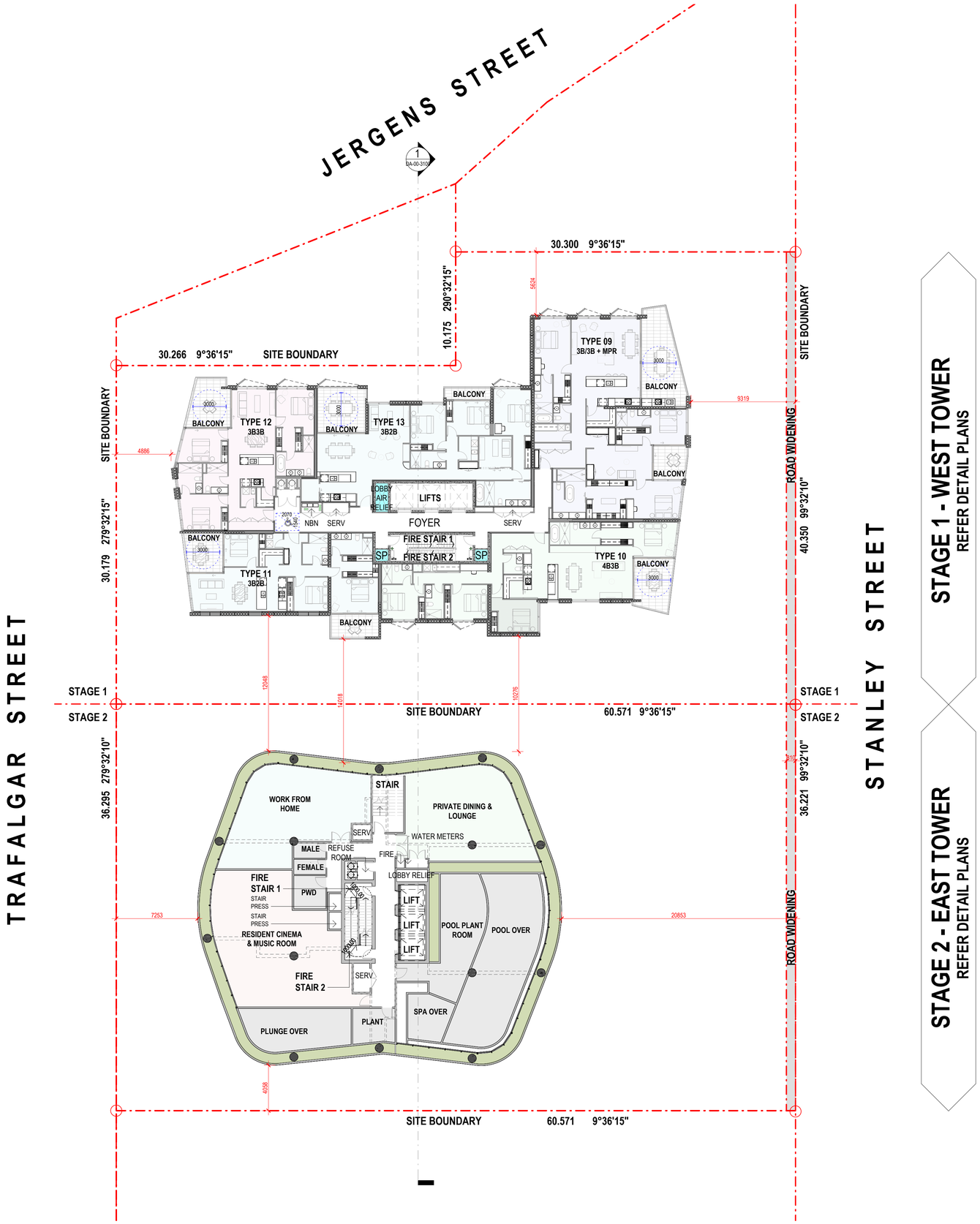
Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 27-31

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2027	B

17/10/2025 2:45:46 PM



Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
Level 8 369 Ann St | Brisbane, QLD 4000

Consultant
Air Quality Consultant
Trinity Consultants
Level 3, 43 Peel Street | South Brisbane, QLD 4101

Consultant
Landscape Architect
WILD STUDIO
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Client
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nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 32

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2032	B

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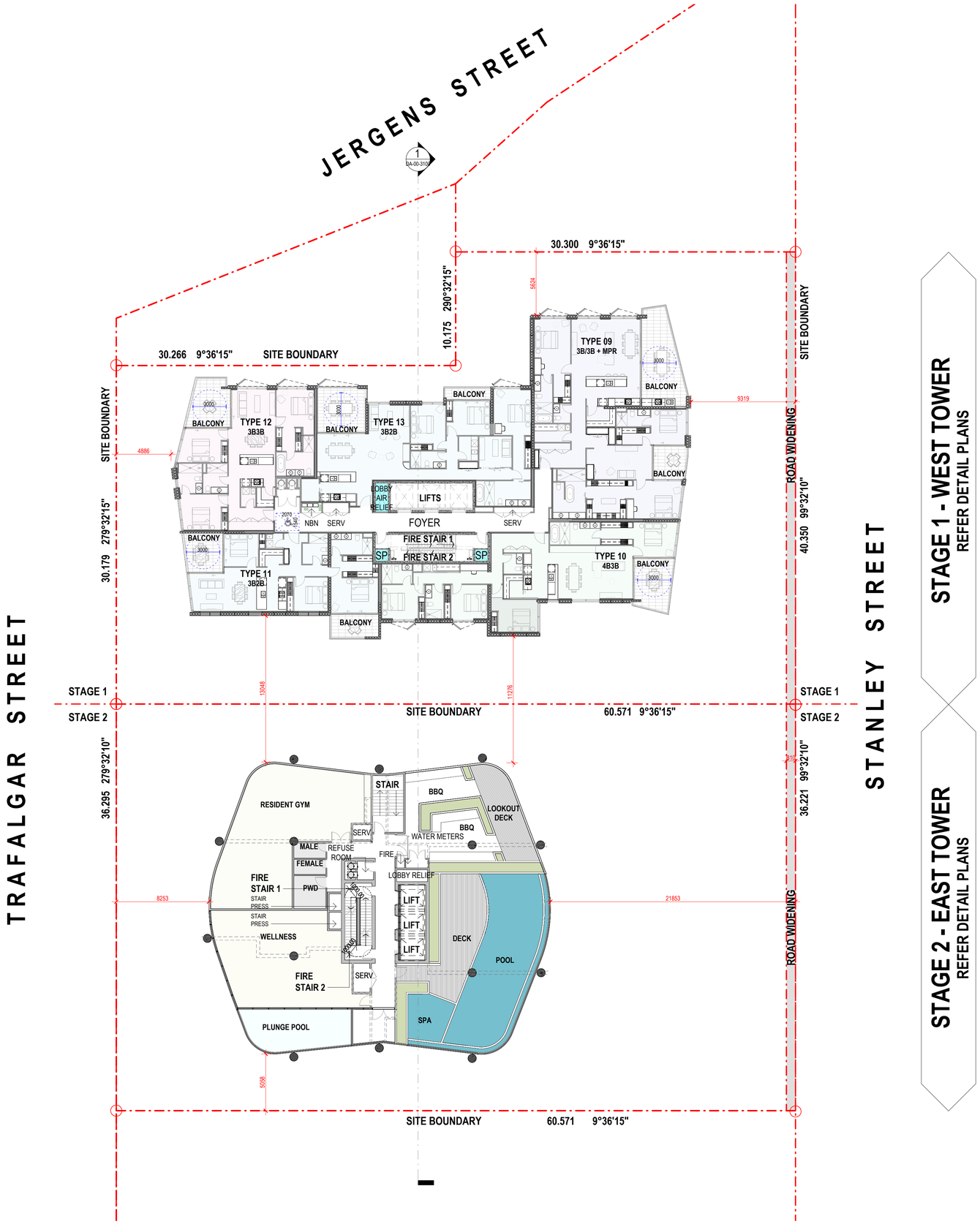

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
Level 8 369 Ann St | Brisbane, QLD 4000

Consultant
Air Quality Consultant
Trinity Consultants
Level 3, 43 Peel Street | South Brisbane, QLD 4101

Consultant
Landscape Architect
WILD STUDIO
9 Fort Ln, Milton QLD 4064

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nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 33

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2033	B

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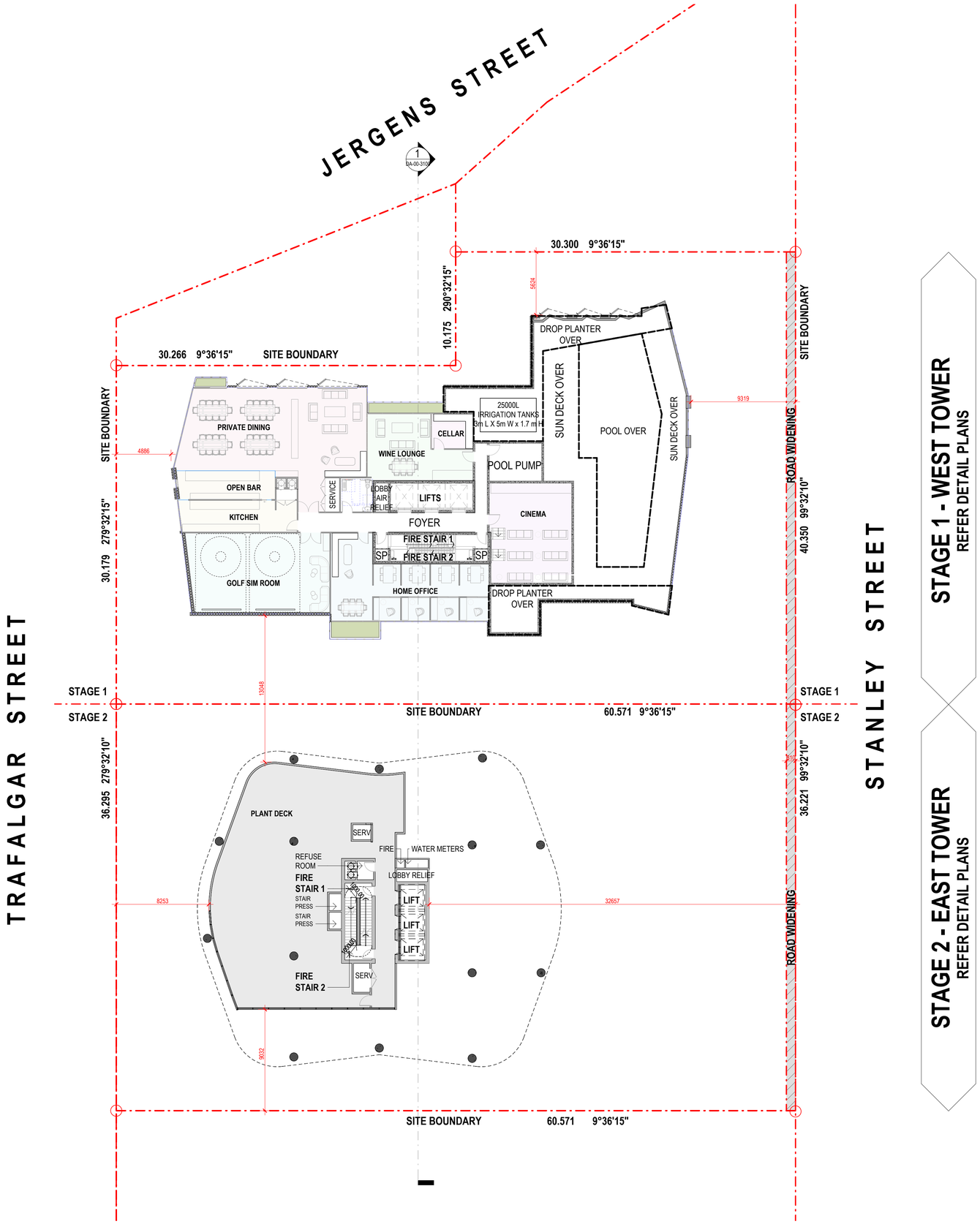

STAGE 1 - WEST TOWER
REFER DETAIL PLANS

STAGE 2 - EAST TOWER
REFER DETAIL PLANS

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
Level 8 369 Ann St | Brisbane, QLD 4000

Consultant
Air Quality Consultant
Trinity Consultants
Level 3, 43 Peel Street | South Brisbane, QLD 4101

Consultant
Landscape Architect
WILD STUDIO
9 Fort Ln, Milton QLD 4064

Client
SARAZIN
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Sarazin

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nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 34

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2034	B

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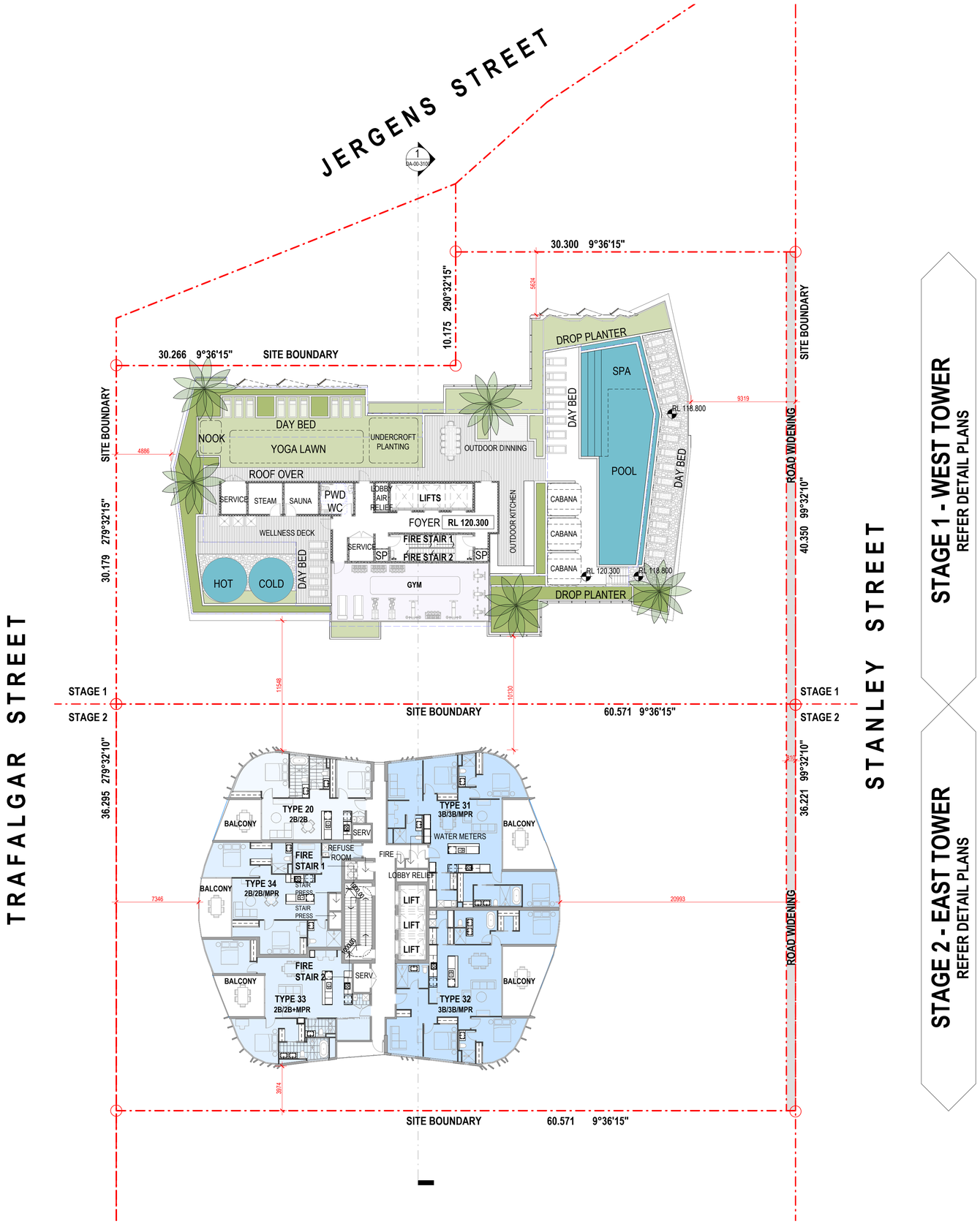

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
Level 8 369 Ann St | Brisbane, QLD 4000

Consultant
Air Quality Consultant
Trinity Consultants
Level 3, 43 Peel Street | South Brisbane, QLD 4101

Consultant
Landscape Architect
WILD STUDIO
9 Fort Ln, Milton QLD 4064

Client
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 35 - ROOF DECK - WEST TOWER

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2035	B

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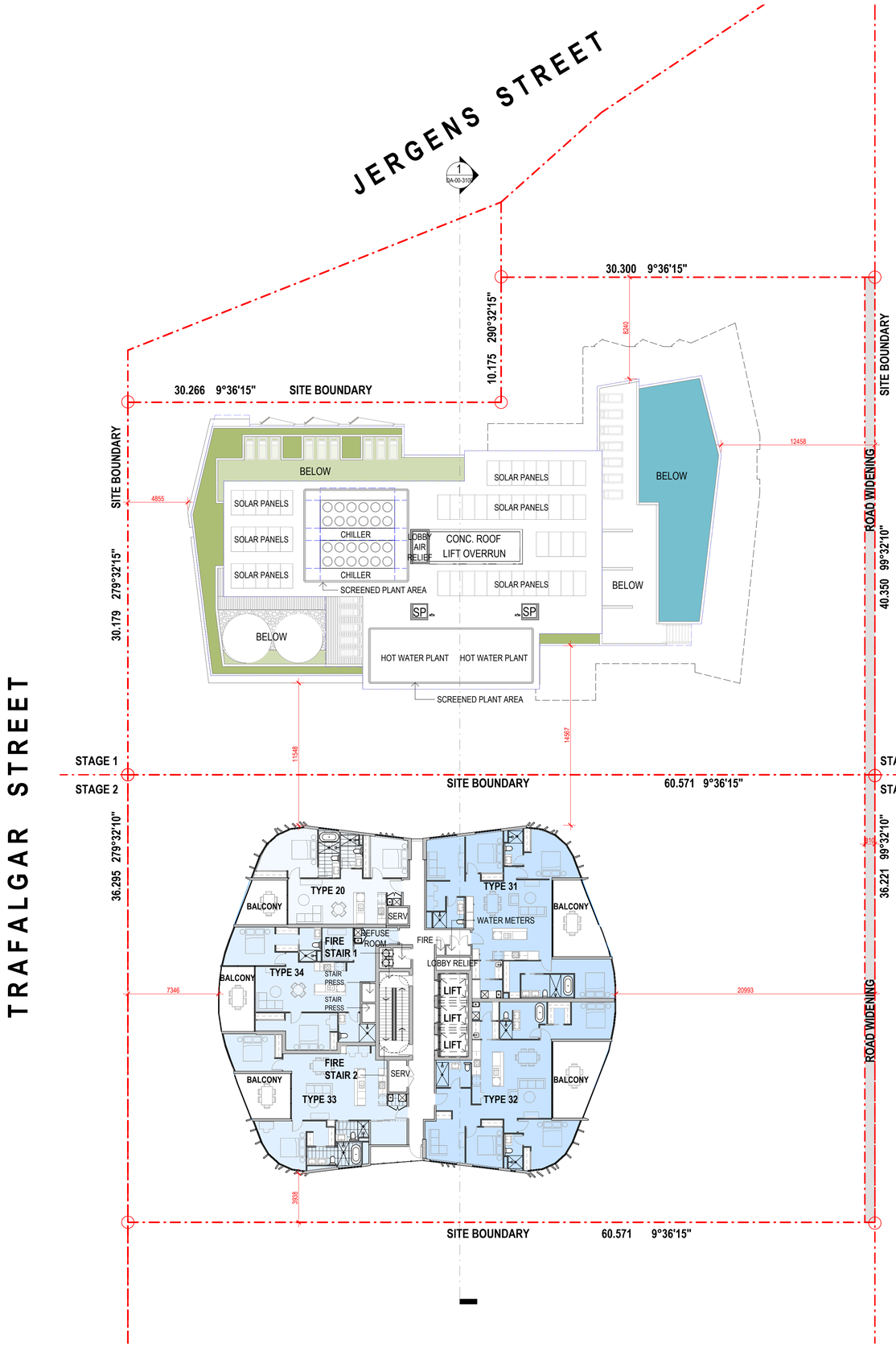

STAGE 1 - WEST TOWER
REFER DETAIL PLANS

STAGE 2 - EAST TOWER
REFER DETAIL PLANS

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
Level 8 369 Ann St | Brisbane, QLD 4000

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Air Quality Consultant
Trinity Consultants
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Landscape Architect
WILD STUDIO
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Client
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Sarazin

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

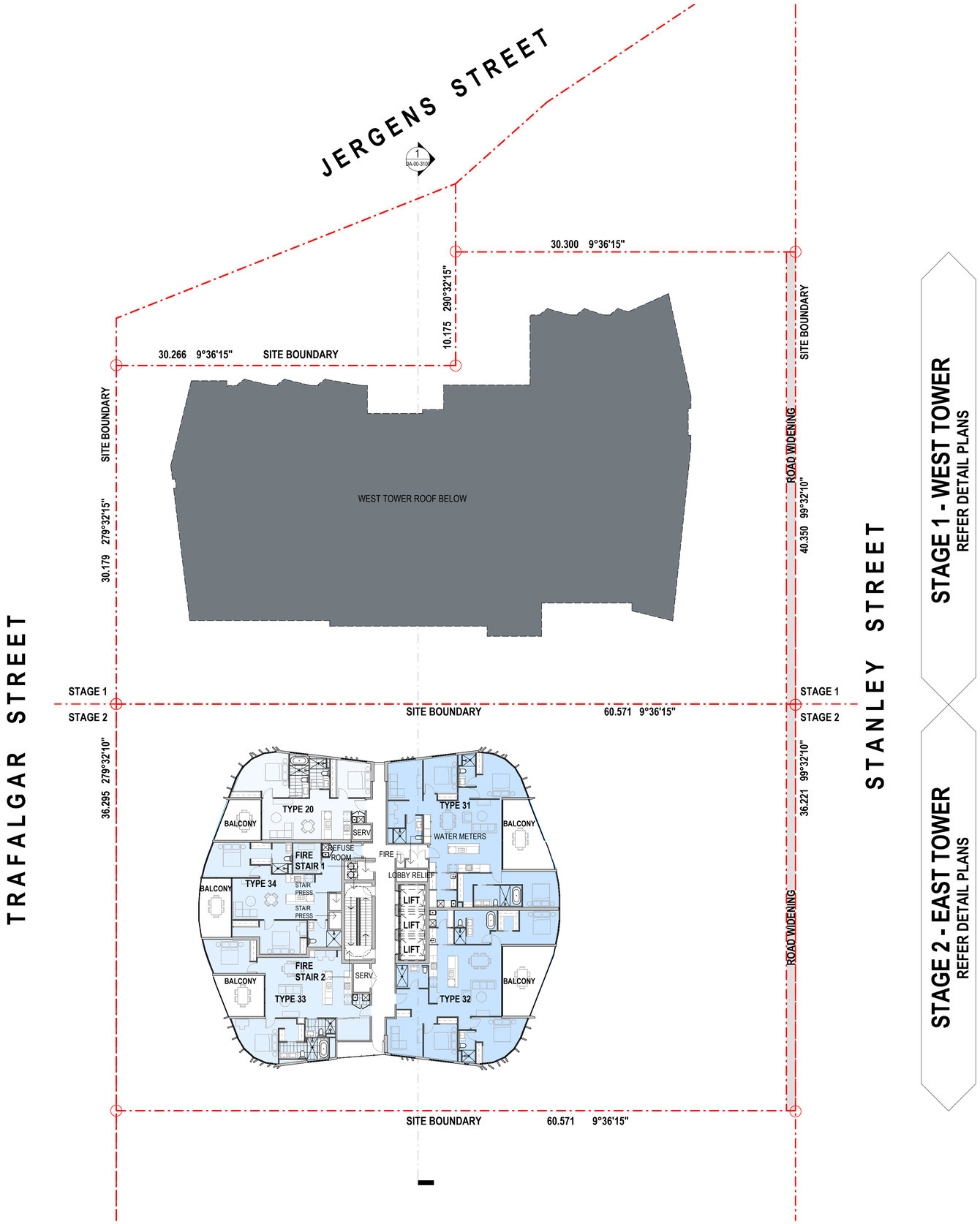
Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 36 - ROOF - WEST TOWER

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2036	B

17/10/2025 2:46:08 PM



Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
Level 8 369 Ann St | Brisbane, QLD 4000

Consultant
Air Quality Consultant
Trinity Consultants
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Consultant
Landscape Architect
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Sarazin

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title

STANLEY QUARTER
WOOLLOONGABBA

Building Name

COMBINED EAST & WEST

Drawing Title

LEVEL 37 - 50 - EAST TOWER

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2037	B

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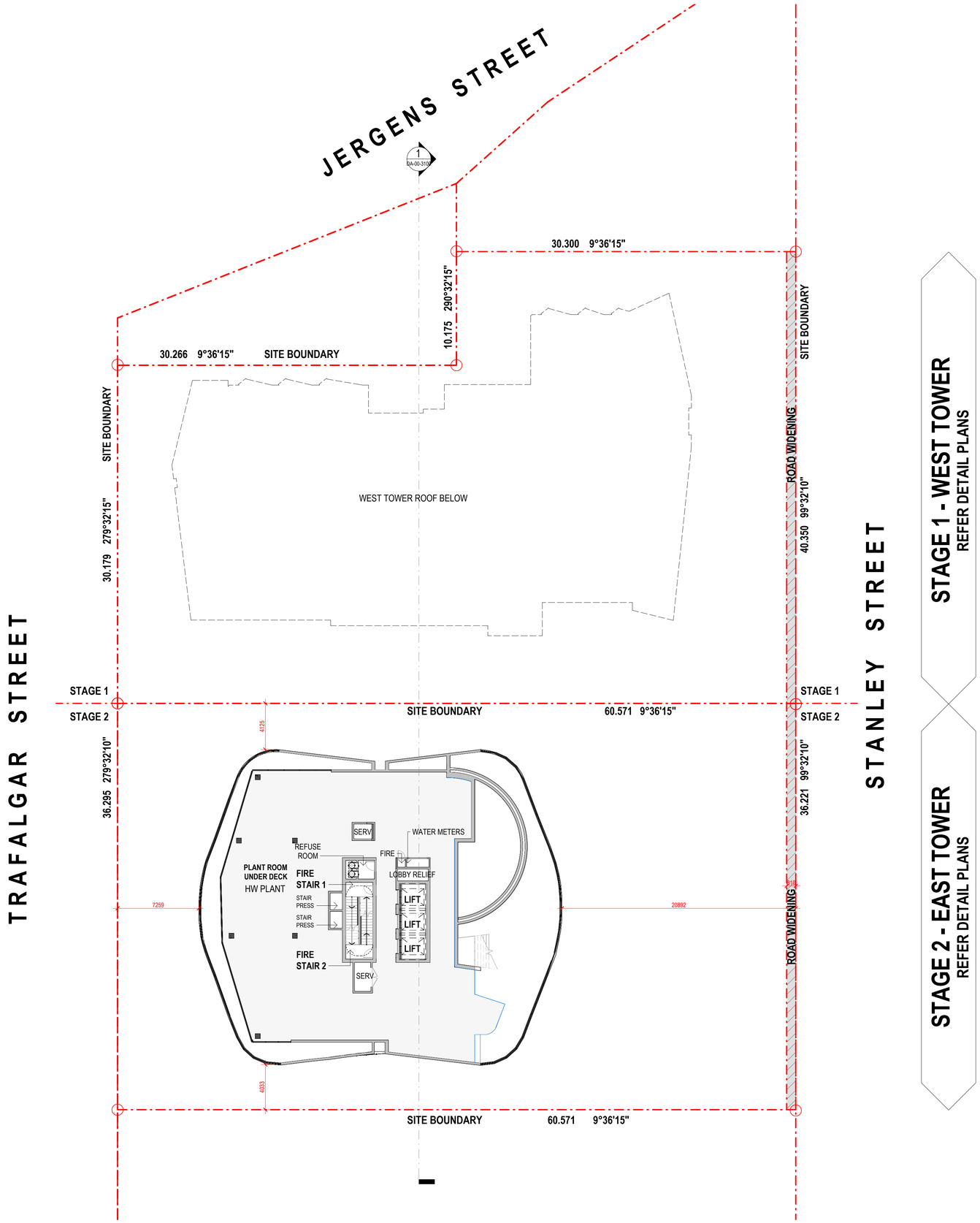

STAGE 1 - WEST TOWER
REFER DETAIL PLANS

STAGE 2 - EAST TOWER
REFER DETAIL PLANS

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
COLLIERS
Level 8 369 Ann St | Brisbane, QLD 4000

Consultant
Air Quality Consultant
Trinity Consultants
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Consultant
Landscape Architect
WILD STUDIO
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Client
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 51 - EAST TOWER

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2050	B

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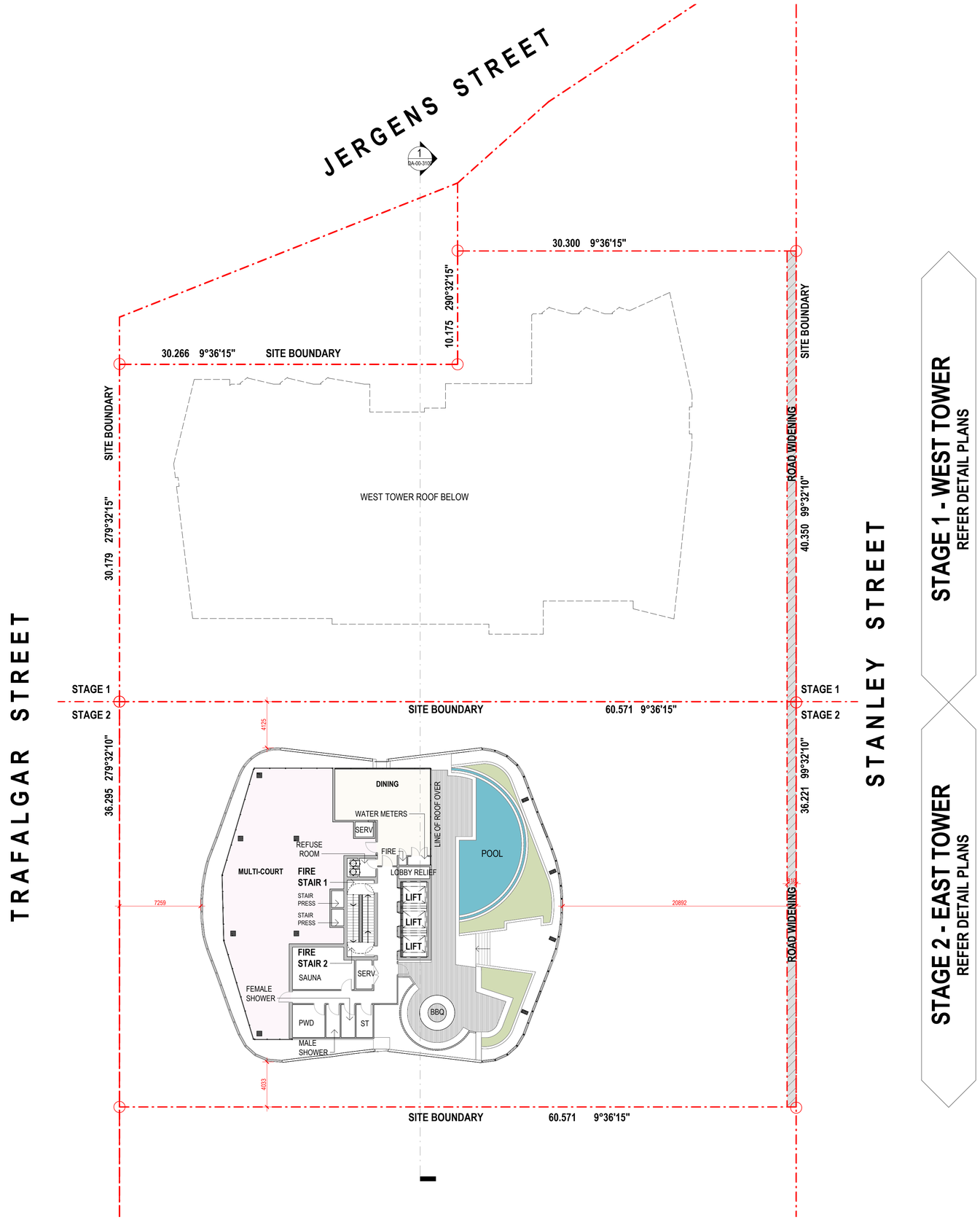

STAGE 1 - WEST TOWER
REFER DETAIL PLANS

STAGE 2 - EAST TOWER
REFER DETAIL PLANS

Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
Traffic, Waste and Acoustics consultant
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Consultant
Air Quality Consultant
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 5696

Project Title
STANLEY QUARTER
WOOLLOONGABBA

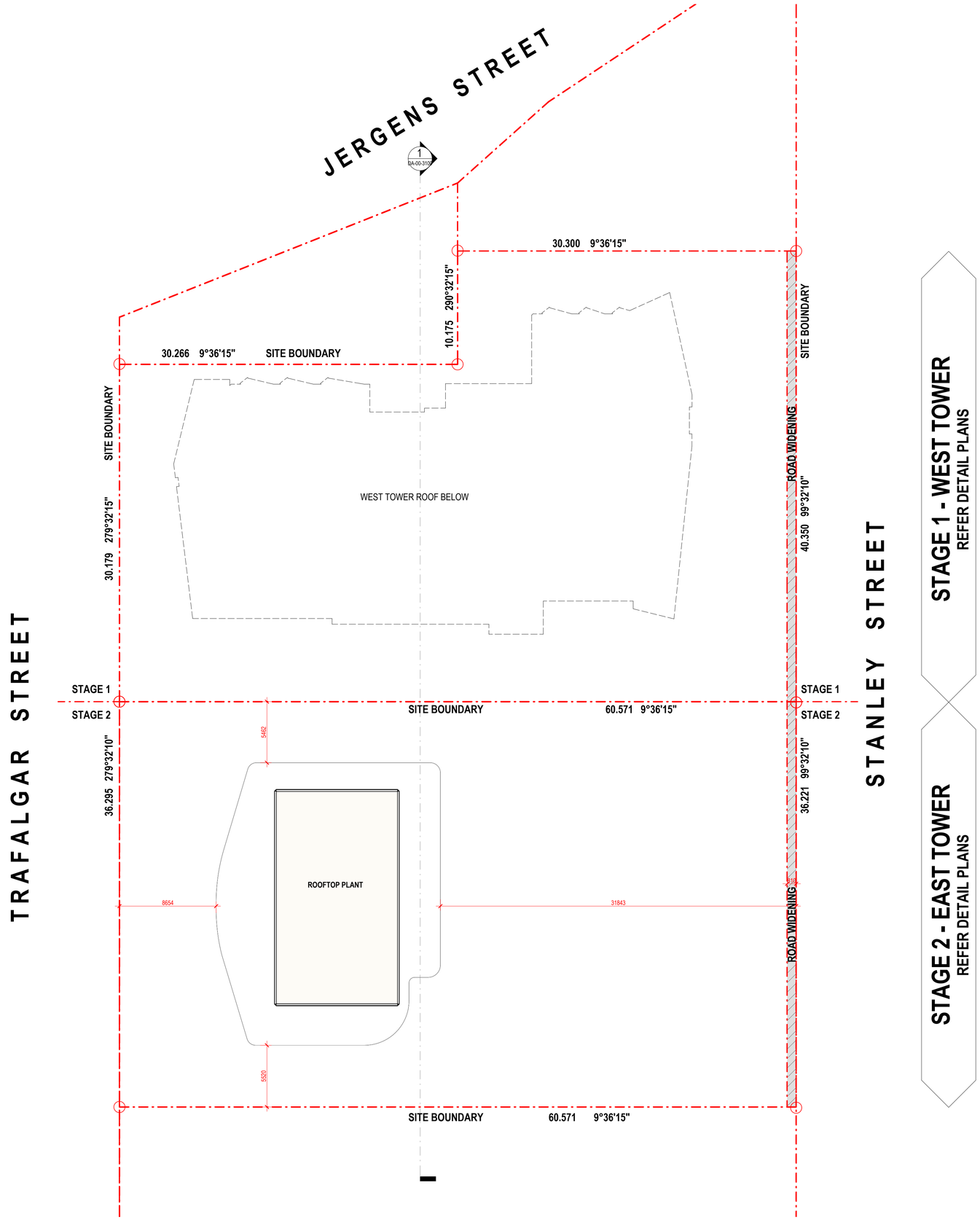
Building Name
COMBINED EAST & WEST

Drawing Title
LEVEL 52 - ROOF DECK - EAST TOWER

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2051	B

17/10/2025 2:46:14 PM



Amendments

Issue	Description	Date
A	DRAFT EDQ SUBMISSION	10.10.2025
B	EDQ SUBMISSION	17.10.2025

EDQ SUBMISSION

Consultant
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Project Title

STANLEY QUARTER
WOOLLOONGABBA

Building Name

COMBINED EAST & WEST

Drawing Title

LEVEL 53 - ROOF - EAST TOWER

Scale	1 : 200
Drawing Created (date)	APRIL 2025
Drawing Created (by)	GM/AK/ZJ
Plotted and checked by	GM
Verified	LM
Approved	LM

Project No	Drawing No	Issue
A241823	DA-00-2052	B

17/10/2025 2:46:15 PM

Appendix B – Engineering Drawings

LEGEND

- PROPERTY BOUNDARY
- SW — EXISTING STORMWATER
- E — EXISTING ELECTRICAL
- T — EXISTING TELECOMMUNICATIONS
- W — EXISTING WATER
- G — EXISTING GAS
- S — EXISTING SEWER
- PROPOSED STORMWATER PIPE, ALL RC CLASS 3 UNLESS NOTED OTHERWISE
- STORMWATER STRUCTURE

STANLEY STREET

EXISTING STORMWATER INFRASTRUCTURE TO BE REMOVED

SPEL FILTER BASKET ON SIDE INLET OF TANK

900 X 900 ACCESS CHAMBERS

SPEL STORMWATER SYSTEM. 3 FILTER CARTRIDGES EXACT LOCATION SUBJECT TO DETAILED DESIGN

SPEL FILTER BASKET ON SIDE INLET OF TANK

900 X 900 ACCESS CHAMBERS

HYDRAULICS TO CONNECT TO TANK

SPEL STORMWATER SYSTEM. 3 FILTER CARTRIDGES EXACT LOCATION SUBJECT TO DETAILED DESIGN

Ø375 CLASS 2

Ø375 CLASS 2

Ø450 RCP

TRAFALGER STREET

PROPOSED Ø1050 MANHOLE
WITH CLASS D LID OVER
EXISTING Ø450 RCP
SL 4.97
IL 3.23

A

NORTH

0 5 10 15m

Scale 1:250 @A1

RPEQ Name: ERIN HOGAN

Sign:

RPEQ No: 21411

Date:

Rev	Date	Description	By	Chk
P2	26.09.25	FOR INFORMATION	LN	EH
P1	01.03.23	FOR INFORMATION	MJO	EH

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Project Name
SILK 2-3
14 TRAFALGAR STREET
WOOLLOONGABBA, QLD, 4102

Client
TOMKINS

Designed	Drawn	Checked	Scale @ A1
-	-	-	AS SHOWN

Drawing Title
SILK 2&3 DRAINAGE PLAN

Project No. 210404

PRELIMINARY

Drawing No. S2 C301

Revision P2

FILENAME

PLOT DATE

0 mm 10 20 30 40 50

Appendix C – Brisbane City Council Engineering Code Responses

Table 9.4.3.3.A—Performance outcomes and acceptable outcomes (Filling and Excavation)

Performance outcomes	Acceptable outcomes	Response
PO1 Development for filling or excavation minimises visual impacts from retaining walls and earthworks.	**AO1** Development ensures that the total height of any cut and fill, whether or not retained, does not exceed: (a) 2.5m in a zone in the Industry zones category; (b) 1m in all other zones, or if adjoining a sensitive zone.	**Complies. There are no proposed retaining walls over 1m on the boundary.**
PO2 Development of a retaining wall proposed as a result of filling or excavation: (a) is designed and constructed to be fit for purpose; (b) does not impact adversely on significant vegetation; (c) is capable of easy maintenance. Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building Regulation. Note—Guidance on the protection of native vegetation is included in the Biodiversity areas planning scheme policy.	**AO2.1** Development of a retaining structure, including footings, surface drainage and subsoil drainage: (a) is wholly contained within the site; (b) if the total height to be retained is greater than 1m, then: (i) the retaining wall at the property boundary is no greater than 1m above the ground level; (ii) all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit; (iii) the distance between each successive retaining wall (back of lower wall to face of higher wall) is no less than 1m horizontally to incorporate planting areas.	**Complies. This will be further assessed as part of detailed design.**
	AO2.2 Development of a retaining wall over 1m in height protects significant vegetation on the site and on adjoining land and is designed and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland.	
	AO2.3 Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary.	
	AO2.4	

	Development for filling only uses clean fill that does not include any construction rubble, debris, weed seed or viable parts of plant species listed as an undesirable plant species in the Planting species planning scheme policy .	
PO3 Development ensures that a rock anchor is designed and constructed to be fit for purpose.	**AO3** Development ensures that a rock anchor: (a) is constructed in accordance with the standards in the Infrastructure design planning scheme policy; (b) where it extends beyond the property boundary, is supported by a letter of consent from the adjoining land and building owners.	**NA. If this changes this would be assessed as part of an OPW application.**
PO4 Development protects all services and public utilities.	**AO4** Development protects services and public utilities and ensures that any alteration or relocation of services or public utilities meets the standard design specifications of the responsible service authorities.	**Complies. Any services that are required to be relocated will form part of an operation works application.**
PO5 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	**AO5** Development ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	**Complies. Refer to the Stormwater Management Plan.**
PO6 Development ensures that the design and construction of all open drainage works is undertaken in accordance with natural channel design principles, being the development of a stormwater conveyance system for major flows, by using a vegetated open channel or drain that approximates the features and functions of a natural waterway to enhance or improve riparian values of those stormwater conveyance systems. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	**AO6** Filling or excavation does not involve the construction of open drainage.	**NA**
PO7	**AO7.1**	**Complies. Refer to the Stormwater Management Plan.**

Development for filling or excavation: (a) does not degrade water quality or adversely affect environmental values in receiving waters; (b) ensures site sediment and erosion control standards are best practice.	Development for filling or excavation provides water quality treatment that complies with the stormwater drainage section of the Infrastructure design planning scheme policy.	
	AO7.2 Development provides erosion and sediment control standards that are in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.	
PO8 Development for filling or excavation is conducted such that adverse impacts at a sensitive use due to noise and dust are prevented or minimised. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO8.1** Development ensures that no dust emissions extend beyond the boundary of the site, including dust from construction vehicles entering and leaving the site.	**Will comply. This will be assessed as part of a future operational works application.**
	AO8.2 Development for filling or excavation activity only occurs between the hours of 6:30am and 6:30pm Monday to Saturday, excluding public holidays.	
PO9 Development ensures that vibration generated by the filling or excavation operation does not exceed the vibration criteria in Table 9.4.3.3.B, Table 9.4.3.3.C, Table 9.4.3.3.D and Table 9.4.3.3.E. Note—A noise management report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO9** Development involving filling or excavation does not cause a ground-borne vibration beyond the boundary of the site.	**Will comply. This will be assessed as part of a future operational works application.**
PO10 Development ensures that heavy trucks hauling material to and from the site do not affect the amenity of established areas and limits environmental nuisance impact on adjacent land.	**AO10** Development ensures that heavy trucks hauling material to and from the site: (a) occur for a maximum of 3 weeks; (b) use a major road to access the site; (c) only use a minor road for the shortest-most-direct route that has the least amount of environmental nuisance if there is no major road alternative.	**Will comply. This will be assessed as part of a future operational works application.**

PO11 Development for filling or excavation protects the environment and community health and wellbeing from exposure to contaminated land and contaminated material.	**AO11** Development does not involve: (a) excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register; (b) filling with material containing a contaminant.	**Will comply. This will be assessed as part of a future operational works application.**
PO12 Development provides for: (a) landscaping for water conservation purposes; (b) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; (c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	**AO12.1** Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.	**Will comply. This will be assessed as part of a future operational works application.**
	AO12.2 Development ensures that the design and requirements for irrigation are in compliance with the standards in the Landscape design guidelines for water conservation planning scheme policy.	
	AO12.3 Development provides areas of pavement, turf and mulched garden beds which are drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	
PO13 Development ensures cutting and filling for the development of canals or artificial waterways avoids adverse impacts on coastal resources and processes.	**AO13** Development does not involve the creation of canals or artificial waterways.	**NA**

Table 9.4.4.3.A—Performance outcomes and acceptable outcomes (Infrastructure Code)

Performance outcomes	Acceptable outcomes	Response
PO1 Development provides roads, pavement, edging and landscaping which: (d) are designed and constructed in accordance with the road hierarchy; (e) provide for safe travel for pedestrians, cyclists and vehicles; (f) provide access to properties for all modes; (g) provide utilities; (h) provide high levels of aesthetics and amenity, improved liveability and future growth; (i) provide for the amelioration of noise and other pollution; (j) provide a high-quality streetscape; (k) provide a low-maintenance asset with a minimal whole-of-life cost. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	**AO1** Development provides roads and associated pavement, edging and landscaping which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	**NA**
PO2 Development provides road pavement surfaces which: (l) are well designed and constructed; (m) durable enough to carry the wheel loads of the intended types and numbers of travelling and parked vehicles; (n) ensures the safe passage of vehicles, pedestrians and cyclists, the discharge of stormwater run-off and the preservation of all-weather access; (o) allows for reasonable travel comfort.	**AO2** Development provides road pavement surfaces which are designed and constructed in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.	**NA**
PO3 Development provides a pavement edge which is designed and constructed to:	**AO3** Development provides pavement edges which are designed and constructed in compliance with the road	**NA**

(p) control vehicle movements by delineating the carriageway for all users; (q) provide for people with disabilities by allowing safe passage of wheelchairs and other mobility aids.	corridor design standards in the Infrastructure design planning scheme policy.	
PO4 Development provides verges which are designed and constructed to: (r) provide safe access for pedestrians clear of obstructions and access areas for vehicles onto properties; (s) provide a sufficient area for public utility services; (t) be maintainable by the Council.	**AO4** Development provides verges which are designed and constructed in compliance with the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	**Complies. This will be further assessed as part of an operational works application.**
PO5 Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which: (u) allows equitable access for all modes; (v) is safe and secure; (w) has 24-hour access; (x) is a low-speed shared zone environment; (y) has a high-quality streetscape.	**AO5** Development provides a lane or laneway identified on the Streetscape hierarchy overlay map or in a neighbourhood plan which is embellished in compliance with the streetscape locality advice standards in the Infrastructure design planning scheme policy.	**NA**
PO6 Development of an existing premises provides at the frontage to the site, if not already provided, the following infrastructure to an appropriate urban standard: (z) an effective, high-quality paved roadway; (aa) an effective, high-quality roadway kerb and channel; (bb) safe, high-quality vehicle crossings over channels and verges; (cc) safe, accessible, high-quality verges compatible and integrated with the surrounding environment; (dd) safe vehicle access to the site that enables ingress and egress in a forward gear; (ee) provision of and required alterations to public utilities;	**AO6** Development of an existing premises provides at the frontage of the site, if not already existing, the following infrastructure to the standard that would have applied if the development involved new premises as stated in the road corridor design standards in the Infrastructure design planning scheme policy: (hh) concrete kerb and channel; (ii) forming and grading to verges; (jj) crossings over channels and verges; (kk) a constructed bikeway; (ll) a constructed verge or reconstruction of any damaged verge; (mm) construction of the carriageway;	**Complies. This will also be further assessed as part of an operational works application.**

(ff) effective drainage; (gg) appropriate conduits to facilitate the provision of required street-lighting systems and traffic signals.	(nn) payment of costs for required alterations to public utility mains, services or installations; (oo) construction of and required alterations to public utility mains, services or installations; (pp) drainage works; (qq) installation of electrical conduits.	
PO7 Development provides both cycle and walking routes which: (rr) are located, designed and constructed to their network classification (where applicable); (ss) provide safe and attractive travel routes for pedestrians and cyclists for commuter and recreational purposes; (tt) provide safe and comfortable access to properties for pedestrians and cyclists; (uu) incorporate water sensitive urban design into stormwater drainage; (vv) provide for utilities; (ww) provide for a high level of aesthetics and amenity, improved liveability and future growth; (xx) are a low-maintenance asset with a minimal whole-of-life cost; (yy) minimise the clearing of significant native vegetation. Note—This can be demonstrated in an engineering report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.	**AO7** Development provides cycle and walking routes which are located, designed and constructed in compliance with the road corridor design and off-road pathway design standards in the Infrastructure design planning scheme policy.	**Complies. Refer to the architectural and landscape plans. This will be further assed as part of detailed design.**
PO8 Development provides refuse and recycling collection, separation and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	**AO8.1** Development provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy.	**Complies.**
	AO8.2 Development ensures that refuse and recycling collection and storage location and design do not have	

	any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note—Refer to the Refuse planning scheme policy for further guidance.	
PO9 Development ensures that: (zz) land used for an urban purpose is serviced adequately with regard to water supply and waste disposal; (aaa) the water supply meets the stated standard of service for the intended use and fire-fighting purposes.	**AO9.1** Development ensures that the reticulated water and sewerage distribution system for all services is in place before the first use is commenced.	**Complies. A services advice notice was lodged to QUU confirming services are available.**
	AO9.2 Development provides the lot with reticulated water supply and sewerage to a standard acceptable to the distributor–retailer.	
PO10 Development provides public utilities and street lighting which are the best current or alternative technology and facilitate accessibility, easy maintenance, minimal whole-of-life costs, and minimal adverse environmental impacts.	**AO10.1** Development provides public utilities and street lighting which are located and aligned to: (a) avoid significant native vegetation and areas identified within the Biodiversity areas overlay map; (b) minimise earthworks; (c) avoid crossing waterways, waterway corridors and wetlands or if a crossing is unavoidable, tunnel-boring techniques are used to minimise disturbance, and a disturbed area is reinstated and restored on completion of the work. Note—Guidance on the restoration of habitat is included in the Biodiversity areas planning scheme policy.	**Complies.**
	AO10.2 Development provides compatible public utility services and street-lighting services which are co-located in common trenching for underground services.	
	AO10.3 Development provides public utilities and street lighting which are designed and constructed in compliance with	

	the public utilities standards in the Infrastructure design planning scheme policy.	
PO11 Development ensures that land used for urban purposes is serviced adequately with telecommunications and energy supply.	**AO11** Development provides land with the following services to the standards of the approved supplier: (a) electricity; (b) telecommunications services; (c) gas service where practicable.	**Complies.**
PO12 Development ensures that major public projects promote the provision of affordable, high-bandwidth telecommunications services throughout the city.	**AO12** Development provides conduits which are provided in all major Council and government works projects to enable the future provision of fibre optic cabling, if: (a) the additional expense is unlikely to be prohibitive; or (b) further major work is unlikely or disruption would be a major concern, such as where there is a limited capacity road; or (c) there is a clear gap in the telecommunications network; or (d) there is a clear gap in the bandwidth available to the area. Editor's note—An accurate, digital 'as built' three-dimensional location plan is to be supplied for all infrastructure provided in a road.	**NA**
PO13 Development provides public art identified in a neighbourhood plan or park concept plan which: (a) is provided commensurate with the status and scale of the proposed development; (b) is sited and designed: (iv) as an integrated part of the project design; (v) as conceptually relevant to the context of the location; (vi) to reflect and respond to the cultural values of the community;	**AO13** Development provides public art identified in a neighbourhood plan or park concept plan which is sited and designed in compliance with the public art standards in the Infrastructure design planning scheme policy.	**NA**

(vii) to promote local character in a planned and informed manner.		
PO14 Development provides signage of buildings and spaces which promote legibility to help users find their way.	**AO14** Development provides public signage: (a) at public transport interchanges and stops, key destinations, public spaces, pedestrian linkages and at entries to centre developments; (b) which details the location of the key destinations, public spaces and pedestrian linkages in the vicinity, the services available within the development and where they are located. Editor's note—Signage is to be in accordance with Local Law Number 1 (Control of Advertisements Local Law).	**NA**
PO15 Development that provides community facilities which form part of the development is functional, safe, low maintenance, and fit for purpose.	**AO15** Development that provides community facilities which form part of the development is designed in compliance with the community facilities standards in the Infrastructure design planning scheme policy.	**NA**
PO16 Development provides public toilets which: (a) are required as part of a community facility or park; (b) are located, designed and constructed to be: (i) safe; (ii) durable; (iii) resistant to vandalism; (iv) able to service expected demand; (v) fit for purpose.	**AO16** Development that provides public toilets is designed and constructed in compliance with the public toilets standards in the Infrastructure design planning scheme policy.	**NA**
PO17 Development provides bridges, tunnels, elevated structures and water access structures that are designed and constructed using proven methods, materials and technology to provide for: (a) safe movement of intended users; (b) an attractive appearance appropriate to the general surroundings and any adjacent structures;	**AO17** Development that provides bridges, tunnels, elevated structures and water access structures is designed and constructed in compliance with the standards in the Infrastructure design planning scheme policy.	**NA**

(c) functionality and easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) current and future services. Note—All bridges and elevated and associated elements must be designed and certified by a Registered Professional Engineer Queensland in accordance with the Infrastructure design planning scheme policy.		
PO18 Development provides culverts which are designed and constructed using proven methods, materials and technology to provide for: (a) safety; (b) an attractive appearance appropriate to the general surroundings; (c) functionality and easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) future widening; (g) current and future services; (h) minimal adverse impacts, such as increase in water levels or flow velocities, and significant change of flood patterns. Note—All culverts and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.	**AO18** Development that provides culverts is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	**NA**
PO19 Development provides batters, retaining walls, and seawalls and river walls which are designed and constructed using proven methods, materials and technology to provide for: (a) safety; (b) an attractive appearance appropriate to the surrounding area;	**AO19** Development that provides batters, retaining walls, seawalls and river walls is designed and constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	**NA**

(c) easy maintenance; (d) minimal whole-of-life cost; (e) longevity; (f) minimal water seepage. Note—All retaining walls and associated elements are to be designed and certified by a Registered Professional Engineer Queensland in accordance with the applicable design standards.		
If for development with a gross floor area greater than 1,000m^2		
PO20 Development ensures that construction is managed so that use of public spaces and movement on pedestrian, cyclist and other traffic routes is not unreasonably disrupted and existing landscaping is adequately protected from short- and long-term impacts. Note—The preparation of a construction management plan can assist in demonstrating achievement of this performance outcome. Note—The Transport, access, parking and servicing planning scheme policy provides advice on the management of vehicle parking and deliveries during construction.	**AO20** Development ensures that during construction: (a) the ongoing use of adjoining and surrounding parks and public spaces, such as malls and outdoor dining, is not compromised; (b) adjoining and surrounding landscaping is protected from damage; (c) safe, legible, efficient and sufficient pedestrian, cyclist and vehicular accessibility and connectivity to the wider network are maintained.	**Will comply. This will be further assessed as part of detailed design.**
PO21 Development ensures that construction and demolition activities are guided by measures that prevent or minimise adverse impacts including sleep disturbance at a sensitive use, due to noise and dust, including dust from construction vehicles entering and leaving the site. Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO21.1** Development ensures that demolition and construction: (a) only occur between 6:30am and 6:30pm Monday to Saturday, excluding public holidays; (b) do not occur over periods greater than 6 months.	**Will comply. This will be further assessed as part of detailed design.**
	AO21.2 Development including construction and demolition does not release dust emissions beyond the boundary of the site.	
	AO21.3 Development construction and demolition does not involve asbestos-containing materials.	

PO22 Development ensures that: (a) construction and demolition do not result in damage to surrounding property as a result of vibration; (b) vibration levels achieve the vibration criteria in Table 9.4.4.3.B, Table 9.4.4.3.C, Table 9.4.4.3.D and Table 9.4.4.3.E. Note—A vibration impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO22** Development ensures that the nature and scale of construction and demolition do not generate noticeable levels of vibration.	**Will comply. This will be further assessed as part of detailed design.**
If for a material change of use or reconfiguring a lot in an urban area (as defined in the Regulation) involving premises that is, or will be, accessed by common private title, where involving buildings, either attached or detached, that are not covered by other legislation mandating fire hydrants		
PO23 Development ensures that fire hydrants are: (a) installed and located to enable fire services to access water safely, effectively and efficiently; (b) suitably identified so that fire services can locate them at all hours.	**AO23.1** Above or below ground fire hydrants are provided on residential, commercial and industrial streets and private roads, at not more than 90m intervals, and at each street intersection. Note—On residential streets, above ground fire hydrants may be single outlet. On commercial and industrial streets above ground fire hydrants should have dual valved outlets.	**Will comply. This will be further assessed as part of detailed design.**
	AO23.2 Fire hydrants are identified by: (a) raised reflectorised pavement markers (RRPM) on sealed roads; (b) marker posts at the fence line where on an unsealed road, as road (HR) or path (HP) hydrants.	
PO24 Development ensures road widths and construction within the development, are adequate for refuse vehicles and for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.	**AO24** Internal private roads have a minimum roadway clearance between obstructions of 3.5m wide and 4.8m high in addition to any width required for on-street parking.	**Will comply. This will be further assessed as part of detailed design.**

Development for major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where not in the Utility services zone precinct of the Special purpose zone		
PO25 Development avoids or otherwise minimises adverse impacts on surrounding land uses through the use of buffers and setbacks and the appropriate design and location of plant and operational areas within the site.	**AO25** No acceptable outcome is prescribed.	**NA**
Development potentially impacting on major electricity infrastructure and bulk water supply infrastructure identified on the State Planning Policy Interactive Mapping System where the infrastructure is not in the Utility services zone precinct of the Special purpose zone		
PO26 Development is sited and designed to: (a) avoid safety risks to people or property; (b) minimise noise and visual impacts to people and property; (c) ensure the physical integrity and operation, maintenance and expansion of the infrastructure is not compromised.	**AO26** No acceptable outcome is prescribed.	**NA**

Table 9.4.9.3.A—Performance outcomes and acceptable outcomes (Stormwater Code)

Performance outcomes	Acceptable outcomes	Response
Section A—If for a material change of use, reconfiguring a lot, operational work or building work **Note—Compliance with the performance outcomes and acceptable outcomes in this section should be demonstrated by the submission of a site-based stormwater management plan for high risk development only.**		
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: (d) minimise flooding; (e) protect environmental values of receiving waters; (f) maximise the use of water sensitive urban design; (g) minimise safety risk to all persons; (h) maximise the use of natural waterway corridors and natural channel design principles. Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.	**AO1** Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.	**Complies. Refer to the Stormwater management Plan.**
PO2 Development ensures that the stormwater management system and site work does not adversely impact flooding or drainage characteristics of premises which are up slope, down slope or adjacent to the site.	**AO2.1** Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	
	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	**Complies. Refer to the Stormwater management Plan.**
PO3 Development ensures that the stormwater management system does not direct stormwater run-off through existing or proposed lots and property where it is likely to	**AO3.1** Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.	**Complies. Refer to the Stormwater management Plan.**

adversely affect the safety of, or cause nuisance to properties.	**AO3.2** Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	
	AO3.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.	
	AO3.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	
PO4 Development provides a stormwater management system which has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments.	**AO4.1** Development provides a stormwater conveyance system which is designed to safely convey flows in compliance with the standards in the Infrastructure design planning scheme policy.	**Complies. There is an external; catchment that has been reviewed as part to f a flood report completed by Dennis and Allan. The internal catchment has been managed per the Stormwater Management Plan.**
	AO4.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.	
PO5 Development designs stormwater channels, creek modification works, bridges, culverts and major drains to protect and enhance the value of the waterway corridor or drainage path for fauna movement.	**AO5** Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	**NA**
PO6 Development ensures that location and design of stormwater detention and water quality treatment: (i) minimises risk to people and property; (j) provides for safe access and maintenance;	**AO6.1** Development locates stormwater detention and water quality treatment: (l) outside of a waterway corridor; (m) offline to any catchment not contained within the development.	**NA. No detention necessary.**

(k) minimises ecological impacts to creeks and waterways.	**AO6.2** Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.	
PO7 Development is designed, including any car parking areas and channel works to: (n) reduce property damage; (o) provide safe access to the site during the defined flood event.	**AO7.1** Development (including any ancillary structures and car parking areas) is located above minimum flood immunity levels in Table 9.4.9.3.B, Table 9.4.9.3.C, Table 9.4.9.3.D, Table 9.4.9.3.E and Table 9.4.9.3.F. Note—Compliance with this acceptable outcome can be demonstrated by the submission of a hydraulic and hydrology report identifying flood levels and development design levels (as part of a site-based stormwater management plan).	**Complies. Refer to the flood report completed by Dennis and Allan.**
	AO7.2 Development including the road network provides a stormwater management system that provides safe pedestrian and vehicle access in accordance with the standards in the Infrastructure design planning scheme policy.	
PO8 Development designs stormwater channels, creek modification works and the drainage network to protect and enhance the environmental values of the waterway corridor or drainage path.	**AO8.1** Development ensures natural waterway corridors and drainage paths are retained.	**NA**
	AO8.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.	

	AO8.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in compliance with the standards in the Infrastructure design planning scheme policy.	
	AO8.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure design planning scheme policy.	
PO9 Development is designed to manage run-off and peak flows by minimising large areas of impervious material and maximising opportunities for capture and re-use.	**AO9** No acceptable outcome is prescribed.	
PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	**AO10** No acceptable outcome is prescribed.	**Complies. Refer to the Stormwater Management Plan.**
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the:	**AO11.1** Development with up-slope external catchment areas provides a drainage connection sized for ultimate catchment conditions that is directed to a lawful point of discharge.	**Complies. Refer to the Stormwater Management Plan as well as the flood report by Dennis and Allan.**

(p) existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; (q) safe management of stormwater discharge from existing and future up-slope development; (r) implication for adjacent and down-slope development.	**AO11.2** Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy.	
PO12 Development provides stormwater infrastructure which: (s) remains fit for purpose for the life of the development and maintains full functionality in the design flood event; (t) can be safely accessed and maintained cost effectively; (u) ensures no structural damage to existing stormwater infrastructure.	**AO12.1** The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy.	**Complies. Refer to the Stormwater Management Plan.**
	AO12.2 Development provides a clear area with a minimum of 2m radius from the centre of an existing manhole cover and with a minimum height clearance of 2.5m.	
PO13 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: (v) the environmental values and water quality objectives of waters; (w) waterway hydrology; (x) the maintenance and serviceability of stormwater infrastructure. Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.	**AO13** No acceptable outcome is prescribed.	**Complies. Refer to the Stormwater Management Plan.**
PO14 Development ensures that: (y) unnecessary disturbance to soil, waterways or drainage channels is avoided; (z) all soil surfaces remain effectively stabilised against erosion in the short and long term.	**AO14** No acceptable outcome is prescribed.	**Complies. Refer to the Stormwater Management Plan. Further details will be provided as part o detailed design.**

PO15 Development does not increase: (aa) the concentration of total suspended solids or other contaminants in stormwater flows during site construction; (bb) run-off which causes erosion either on site or off site.	**AO15** No acceptable outcome is prescribed.	**Complies. Refer to the Stormwater Management Plan. Further details will be provided as part o detailed design.**
Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following: (cc) a material change of use for an urban purpose which involves greater than 2,500m^2 of land that: (vi) will result in an impervious area greater than 25% of the net developable area; or (vii) will result in 6 or more dwellings. (dd) reconfiguring a lot for an urban purpose that involves greater than 2,500m^2 of land and will result in 6 or more lots; **operational work for an urban purpose which involves disturbing greater than 2,500m^2 of land.**		
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. Note—Prescribed water contaminants are defined in the *Environmental Protection Act 1994*. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	**AO16** Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.	**Complies. Refer to the Stormwater Management Plan. Further details will be provided as part o detailed design.**
PO17 Development ensures that: (ee) the discharge of wastewater to a waterway or external to the site is avoided; or (ff) if the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment. Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome.	**AO17** No acceptable outcome is prescribed.	**Complies. No discharge to of wastewater to waterways is proposed.**

Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code.		
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot		
PO18 Development protects stormwater infrastructure to ensure the following are not compromised: (gg) the long term infrastructure for the stormwater network in the Long term infrastructure plans; (hh) the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan; (ii) the provision of long term, existing and planned infrastructure for the stormwater network which: (i) is required to service the development or an existing and future urban development in the planning scheme area; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	**AO18** Development protects stormwater infrastructure in compliance with the following: (jj) for long term infrastructure for the stormwater network, the Long term infrastructure plans; (kk) for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan; (ll) the standards for stormwater drainage in the Infrastructure design planning scheme policy.	**Complies. Refer to the Stormwater Management Plan. Further details will be provided as part o detailed design.**
PO19 Development provides for the payment of extra trunk infrastructure costs for the following: (mm) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (nn) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:	**AO19** No acceptable outcome is prescribed.	**NA**

(iii) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (iv) long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development; (v) other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*.		