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DEVELOPMENT APPROVAL

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HJ CONSULT



Stormwater Management Report

**Lot 1006 and Lot 1007. Aura Business
Park, Baringa, QLD**

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1. Introduction

1.1. General

Haycock James Consulting Pty Ltd has been commissioned by Abacus Storage Funds Management Limited to prepare a Stormwater Management Strategy suitable for submission in support of a Development Application for the proposed industrial development of Lot 1006 and Lot 1007, Aura Business Park, Baringa.

The proposed development as presented in the architectural plans by Reid Campbell within Appendix A, consists of a multi-storey self-storage facility, landscape areas and pavement hardstand.

The purpose of this Stormwater Management Strategy is to provide advice to the development proposal detailed in the architectural plans. The works described herein are subject to further approvals as well as any nominated authorities and works required to service the proposed development regarding stormwater management.

1.2. Background

This report was prepared utilising the following information:

- Architectural Plans prepared by Reid Campbell (refer to Appendix A)
- Aura Precincts 3-6 Stage 20 Detailed Design Drawings prepared by SMEC for Stockland (refer to Appendix B)
- HJ Consult Preliminary Drawings (refer to Appendix C)
- Aura Business Park Design Guidelines (refer to Appendix D)

1.3. Property Details

The existing land title(s) that the site is composed of are provided in Table 1a and 1b, and Figure 1 illustrates the sites location. Refer to the Subdivision civil drawings within Appendix B prepared by SMEC for further details.

Lot Title	Lot 1006 (Final title information TBC)
Street Address	TBC
Site Area	3,332.69m ²

Table 1a - Land Title Information

Lot Title	Lot 1007 (Final title information TBC)
Street Address	TBC
Site Area	3,002.98m ²

Table 1b - Land Title Information



Figure 1: Location Plan (Source: SMEC Aura Business Park Design Drawings)

2. Existing Site

The subject site is located approximately 7km south-west of the Caloundra Central Business District and is currently under construction by others, as part of the Aura Business Park 'Precinct 3' works. The site is/will be bounded by industrial (to the north and east), Graf Drive (to the west) and Potter Road to the east, refer to the Subdivision Civil Drawings prepared by SMEC contained under Appendix A for details.

2.1. Topography

The future topography (post subdivision works) will be undulating and generally falls from the western boundary to the Potter Road frontage, with the high-point being the north-western corner of the site (RL 20.25 mAHD) and the low-point of the site being the eastern boundary of the site along Potter Road (RL 15.25 mAHD) refer to Figure 2 for details.

2.2. Surface Water and Drainage Network

Based upon the Subdivision Civil Works Drawings (Appendix B) prepared by 'SMEC Ref. 30031846-20, the existing overland flow path is generally from the western boundary of the site to the eastern boundary of the site.

The following stormwater infrastructure has been identified in the vicinity of the site using the Subdivision Civil Drawings refer to Figure 2 for details:

- 750 diameter Reinforced Concrete Pipes (RCP) trunk stormwater mains within the centre of Potter Road
- Various kerb inlet pits connected via 375 diameter RCP stormwater pipes to the above mentioned trunk main

- 375 diameter RCP stormwater main and associated stormwater pit within Lot 1006. It is this 375-diameter pipe which is the Legal Point of Discharge for the development
- 375 diameter RCP stormwater main and associated stormwater pit within Lot 1007. It is this 375-diameter pipe which is the Legal Point of Discharge for the development

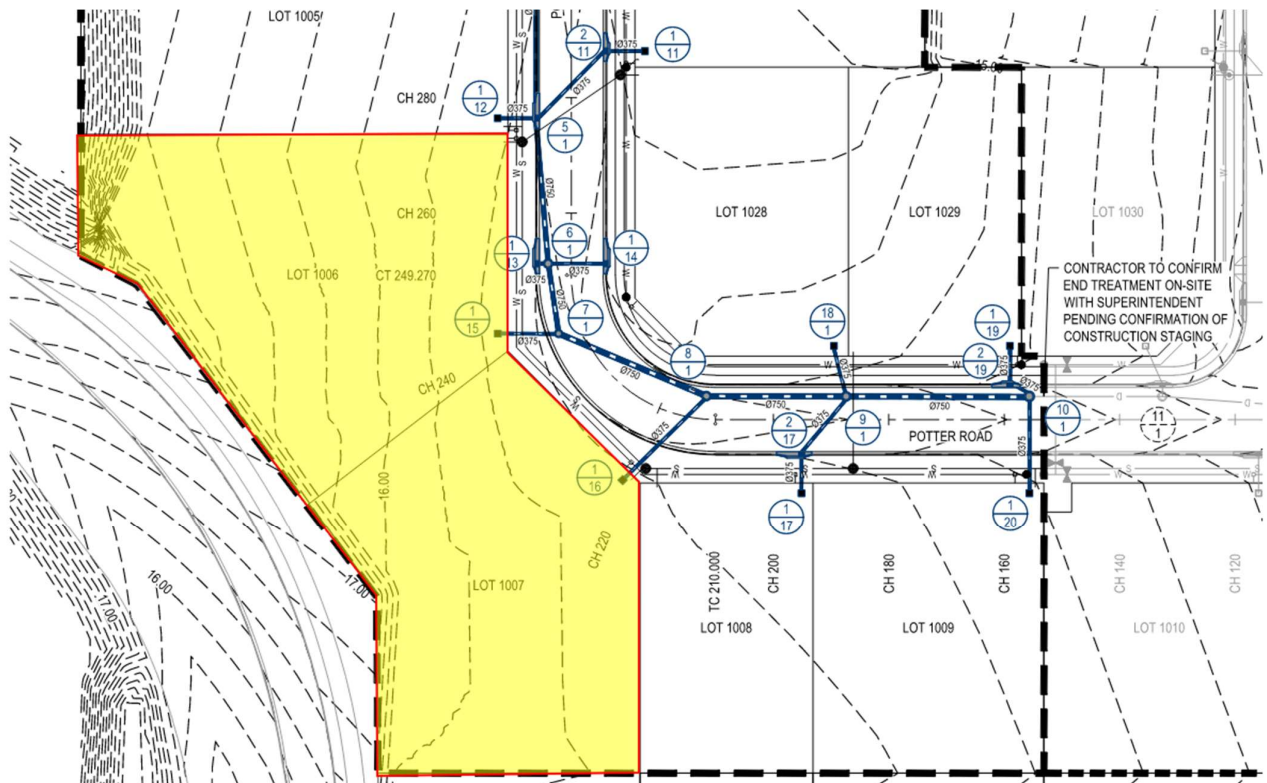


Figure 2: Site Grading and Stormwater (Source: SMEC Aura Business Park Design Drawings)

3. Proposed Development

The proposed developed as described by the architectural plans by Reid Campbell in Appendix A, will consist of a 3-storey self-storage facility 'Storage King', landscape and pavement hardstand areas.

Associated services and drainage works will also be undertaken, refer to the Civil Drawings within Appendix B for details.

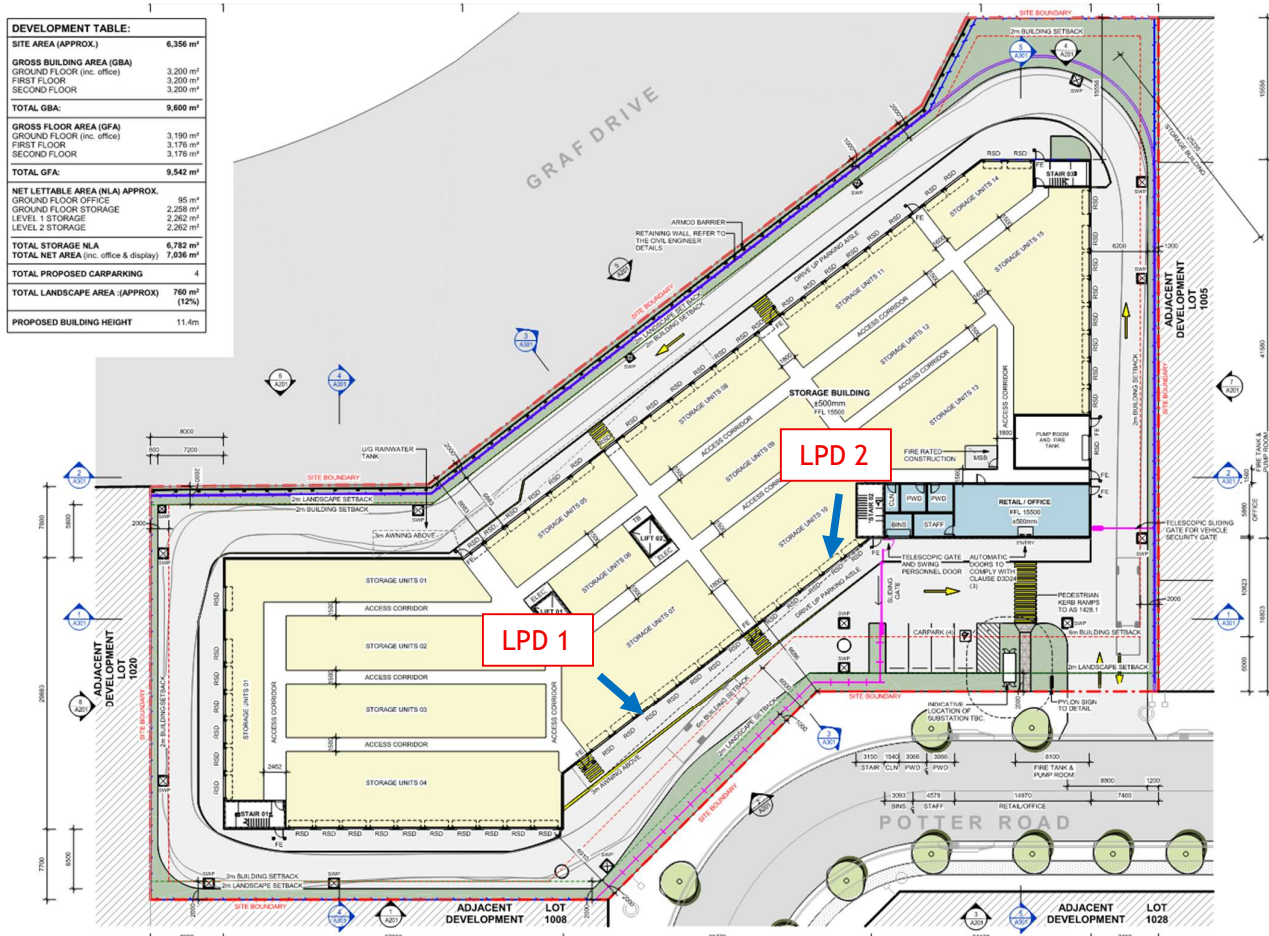


Figure 3: Proposed Site Plan (Source: Reid Campbell Architects)

3.1. Stormwater Management Strategy

This Proposed Stormwater Management Strategy has been designed to generally follow the Aura Business Park Design guidelines within Appendix D and the Sunshine Coast Council 'Flooding and Stormwater Management Guidelines Version 1 September 2020.

3.1.1. Legal Point of Discharge

The Lawl Point of Discharge (LPD) for the site are the two existing 375 diameter RCP connection stubs from Potter Road to the east of the site.

3.1.2. Stormwater Network

Stormwater Inlet Pits and Connecting Pipes

The proposed stormwater alignment has been designed to be located around the perimeter of the building within the proposed pavement hardstand. Pipes generally follow kerblines around the edges of the site connecting to the proposed Potter Road discharge points. This network has been designed to QUDM Level IV standards which requires the underground system to be capable of conveying the 5% AEP (1 in 20 year ARI) storm event.

Stormwater drainage design and construction has been undertaken in accordance with Sunshine Coast Council standards and guidelines, QUDM and AS3500.3.

Refer to the Concept Civil Drawings included within Appendix B for the preliminary stormwater drainage layout.

4. Stormwater Quality

As per the Aura Business Park Design Guidelines within Appendix D, the subject site is within the western Catchment of Precincts 3-5, refer to Figure 4 below. As such in accordance with Table 1 of the above-mentioned design guideline, Gross Pollutant Management devices are to be provided in-lieu of on on-lot bio-retention basins.

FIGURE 1: Aura Precincts 3, 4 and 5 Catchments



Figure 4: Aura Business Park

The Gross Pollutant Management Devices provided on the subject site are as follows:

- Ocean Protect Oceaguards installed in all inlet pits on site as per Figure 5.
- Ocean Protect Cascade Separators installed just prior to two Legal Point of Discharges within the site as per Figure 6.

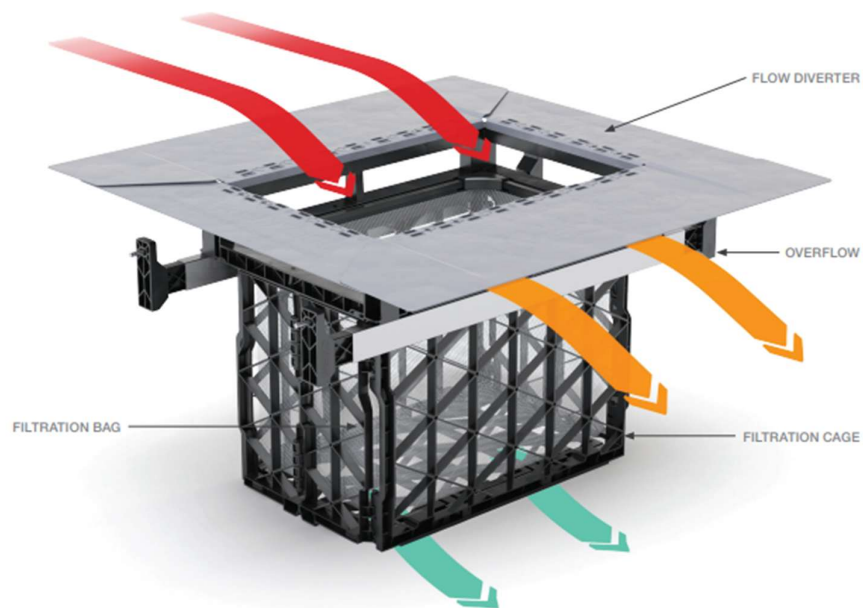


Figure 6: Ocean Protect Oceanguard

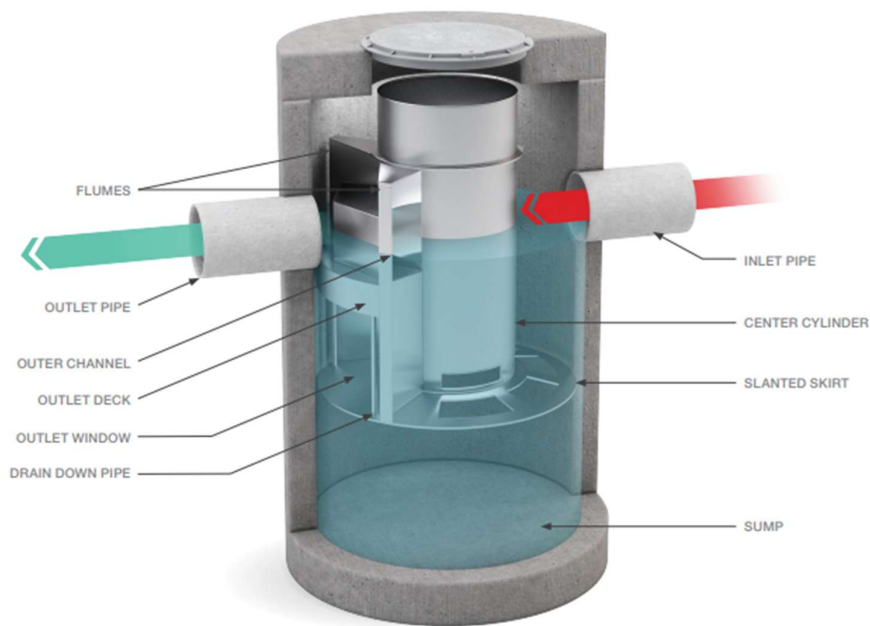


Figure 1: Cascade Separator® components

Figure 6: Ocean Protect Cascade Separator

4.1. Operational Phase Maintenance

The maintenance frequency of the Ocean Protect proprietary devices is dependent upon several factors:

- Catchment area
- Surrounding land use
- Vegetation type
- Traffic loading
- Rainfall patterns

It is recommended that during the first year of operation the units should be monitored monthly, with maintenance as required. Table 5.6 below gives the recommended maintenance frequency for the devices. Additional monitoring should be conducted following moderate to extreme rainfall events when preceding months have had little to no rainfall.

All maintenance activities shall be conducted in accordance with the manufacturer's guidelines.

Table 2 - Proposed Maintenance Frequency

Unit	Inspection/Minor Maintenance	Major Maintenance
Oceanguards & Cascade Separators	6-monthly (and after major storms)	Annually (except in case of a spill)

The proprietary treatment devices must also be replaced at regular intervals on an ongoing basis to ensure that they continue to function as designed.

4.2. Construction Phase

During the construction phase of this development, there is a higher risk of sedimentation transport during construction due to the large areas of disturbed land. An Erosion and Sediment Control (ESC) plan is required for the lodgement of operational works and the following construction phase of the development.

An ESC is required for the lodgement of operational works and shall be implemented during the construction phase of the development as follows:

Stage 1: Pre-construction

- All ESC devices are to be installed prior to any earth disturbing activities, refer to Appendix C for details

Stage 2: Construction

- All ESC devices are to be maintained to operational levels, as specified in the management plans and drawings.
- The maintenance plan is to be in accordance with the Water by Design Construction and Establishment Guidelines.
- During excavation, the contractor shall provide a temporary sediment basin (sump pit) and pump out stormwater only once the water has settled and has achieved an acceptable quality to the satisfaction of Council (i.e. no turbidity and acceptable pH levels).

Stage 3: Pre-Operational Stage (all disturbed areas stabilized, 90% of all structures completed)

- All ESC devices can be removed only if approved by the site superintendent and relevant engineers.

4.3. Operational Phase

Once directed to be commissioned by the superintendent and engineers, the Stormwater Quality Improvement Devices (SQIDs) will provide the required level of stormwater quality treatment to runoff from the site prior to discharging into Council's stormwater drainage infrastructure. It is expected that sediment laden runoff and the erosion potential at the site during the operational phase will be minimal. This is due to the high amount of permanent impervious area in the form of roofs, paths, courtyards, driveways and other impervious areas. The proposed landscaped areas will be maintained in a manner that will minimise erosion.

4.4. Lifecycle Costs

A lifecycle cost analysis is not a part of the scope of this report. All the recommended water quality treatment infrastructure lies within the subject site, and it shall be maintained and serviced by the owners of the development at no cost to Council.

4.5. Water Quality Monitoring

No water quality monitoring is proposed for this development at this stage due to the nature of the development and the fact that no monitoring currently takes place.

4.6. 4.7 Maintenance

The site operator will be responsible for organising all monitoring and maintenance activities associated with the operation

5. Stormwater Quantity

As part of the stormwater management plan for the Aura Business Park, precinct/regional basins have been proposed and designed to manage stormwater for the post-development condition of the entirety of the Business Park. Since the subject site is part of this area and the stormwater infrastructure constructed/under-construction of the subdivision has been designed to cater for a fully developed catchment, with mitigation provided by the precinct basins, onsite detention will not be required.

6. Conclusion

This report identifies an overall stormwater management strategy for the proposed development of Lot 1006 and Lot 1006 of the Aura Business Park is compatible with the approved Precinct Stormwater Management Strategy for the Aura Business Park and is in accordance with the stormwater guidelines for Sunshine Coast Council.

Appendix A – Architectural Drawings

Appendix B – Aura Business Park Drawings

Appendix C – HJ Consult Preliminary Drawings

Appendix D – Aura Business Park Design Guidelines