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**BHC Aura, Aura Precinct 15.2 Lot 8000, Coppice Crescent,
Banya, Sunshine Coast
Conceptual Stormwater Management Plan**

Client:
Project Number:
Document Number:
Date of Issue:

BHCL
BE250174
BE250174-RP-CSMP-01.1
December 2025

PLANS AND DOCUMENTS
referred to in the PDA
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Doc Title: Conceptual Stormwater Management Plan

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Page ii



Table of Contents

1.	Introduction	1
1.1	Background	1
1.2	Purpose	1
1.3	Scope	1
1.4	Regulatory Requirements and Technical Guidelines	2
2.	Site Details	3
2.1	Location	3
2.2	Existing Land Uses and Vegetation	3
2.3	Existing Topography	4
2.4	Downstream Environment	4
2.5	Rainfall	4
2.6	Proposed Development	4
2.7	Rainwater Reuse	4
3.	Stormwater Quantity Management	6
3.1	Overview	6
3.2	Conveyance of Site Flows	6
3.3	Lawful Points of Discharge	6
3.4	Peak Flows Management	6
4.	Stormwater Quality Management	7
5.	Conclusion	8

Figures

Figure 2.1	Site Locality Plan (MetroMap, 2025)	3
Figure 2.2	Proposed Site Layout (Archipelago, 2025)	4
Figure 4.1	Extract of Precinct 15 Stormwater Treatment Strategy (DesignFlow, 2022)	7

Appendices

Appendix A – Proposed Development Plan

Appendix B – Burchills Civil Engineering Drawings





1. Introduction

1.1 Background

Brisbane Housing Company (BHCL) has engaged Burchills Engineering Solutions to prepare a Conceptual Stormwater Management Plan (CSMP), to be considered as part of a Development Application to Economic Development Queensland (EDQ) for a multiple unit development. The development site is located at Coppice Crescent, Banyu and is referred to as Aura Precinct 15.2 Lot 8000.

1.2 Purpose

The main objectives of this CSMP have been established with considerations of the criteria set out in the Caloundra South Urban Development Area Development Scheme (Amendment No.2, 28 February 2025) and Sunshine Coast Planning Scheme 2014.

The objectives are summarised as follows:

- incorporates total water cycle management and water sensitive urban design principles to appropriately manage floodwater and stormwater;
- development ensures that stormwater run off at the site's boundaries does not exceed that which presently exists, and there is 'no net worsening' of flood conditions at the site's boundaries.
- development is located, designed, constructed and operated to protect and enhance the environmental values and flow regimes of both constructed and natural waterways, wetlands, lakes, ground waters and drainage systems;
- development is provided with effective stormwater drainage systems to protect people, property and the environment from the effects of stormwater runoff;
- development avoids the provision of new constructed waterbodies, except where a demonstrated overriding need exists;
- development provides for suitable treatment, harvesting and re-use systems for urban stormwater runoff; and
- stormwater management systems are designed and constructed to enhance biodiversity, landscape and recreational values, and to achieve acceptable maintenance, renewal and adaptation costs.

1.3 Scope

To achieve the above-mentioned objectives, this CSMP details the following:

- Site description including:
 - Topography;
 - Soils; and
 - Vegetation.
- Stormwater Quantity:
 - Management of stormwater runoff to ensure non-worsening impacts in events up to the 1% AEP; and
- Stormwater Quality:
 - Methods to ensure quality objectives of the receiving waters are achieved, and the existing hydrological regime is maintained to an acceptable level.





1.4 Regulatory Requirements and Technical Guidelines

The strategies proposed in this CSMP have been prepared in accordance with the following guidelines:

- Caloundra South Urban Development Area Development Scheme (Amendment No.2, 28 February 2025);
- Sunshine Coast Planning Scheme 2014;
- *State Planning Policy July 2017* (DSPIP, 2017);
- Queensland Urban Drainage Manual Fourth Edition (IPWEAQ, 2017);
- Australian Rainfall & Runoff: A Guide to Flood Estimation (Ball J, 2016); and
- Australian Government – Bureau of Meteorology (Bureau of Meteorology, n.d.).





2. Site Details

2.1 Location

The subject site is located at Coppice Crescent, Banya and is legally described as Lot 10 on SP349924. The site is irregular in shape and occupies an area of approximately 0.49 ha.

The subject site is referred to as Aura Precinct 15.2 Lot 8000. Civil works associated with this development have been completed.

Figure 2.1 below identifies the location of the subject site.



Figure 2.1 Site Locality Plan (MetroMap, 2025)

2.2 Existing Land Uses and Vegetation

The subject site is of bare earth. The site has been cleared and graded as part of the Aura Precinct 15 Civil Works. Figure 2.1 above presents an aerial image of the site in its current state.

The site is bound by the following existing land uses:

- North: CAMCOS Future Rail Corridor;
- South: Coppice Crescent;
- West: Western Drive; and
- East: Residential Lots.





2.3 Existing Topography

Based on the detailed survey, the site generally grades from west to east. The highest point within the site is northwestern corner of the site at RL 12.8 m AHD. The lowest point is in the southeastern corner of the site at approximately RL 11.8 m AHD.

2.4 Downstream Environment

A field inlet pit is located at the southeastern corner (low point) of the subject site, constructed as part of the civil works for Aura Precinct 15. Stormwater runoff produced over the site's internal catchment discharges into this field inlet. This field inlet connects to the underground stormwater network under Coppice Crescent and conveys runoff eastward and eventually discharge into Bells Creek (South Branch).

2.5 Rainfall

The mean annual rainfall for the site has been estimated at 1466.1mm from the data set obtained from the nearest Bureau of Meteorology (BOM) station number 40998 at Caloundra Airport.

2.6 Proposed Development

The proposal is a multiple unit development which seeks to develop multilevel buildings, external play space and car parking, as part of Precinct 15 of the Aura Hub.

Figure 2.2 below shows the proposed development layout. For further details regarding the proposed layout, please refer to the Proposed Site Plan prepared by Archipelago, attached as Appendix A.



Figure 2.2 Proposed Site Layout (Archipelago, 2025)

2.7 Rainwater Reuse

In accordance with the EDQ guideline D56.1–D56.3, provision for rainwater harvesting and reuse (minimum 50% roof capture) is required and has been considered in the design.





The design of rainwater tanks, including sizing and connection to irrigation systems will be undertaken by the building services and irrigation consultants to ensure compliance with EDQ standards and relevant plumbing codes.

Refer to civil drawings enclosed as Appendix B for indicative locations of rainwater tanks designed by IGS hydraulic consultant.

No further assessment is required as part of this conceptual stormwater management report.





3. Stormwater Quantity Management

3.1 Overview

The following section of this report outlines the measures required to meet the above-mentioned objectives in regard to stormwater quantity. In order to meet these objectives, it is necessary to ensure that post development discharge from the site will not create a worse situation for downstream property owners than that which existed prior to the development (i.e. non-worsening) (QUDM, 2017)

Due to the increase in impervious areas within the proposed development, peak stormwater flow rates will increase. However, it is understood that the post-development catchment peak flow of the subject site has been accounted for in the design and construction of the civil works for Aura Precinct 15.

3.2 Conveyance of Site Flows

In the current scenario, the subject site has been graded as part of the civil works for the Aura Precinct 15 development. Both the minor and major site stormwater runoff appear to convey as sheet flows in southeastern direction. A field inlet pit is located at the southeastern corner of the site to capture the site runoff. Major bypass runoff will be conveyed as overland flows by the Coppice Crescent road corridor.

In the post-development scenario, runoff from internal catchment will be conveyed by the internal roof drainage and underground stormwater network. The existing field inlet pit is proposed to be relocated to the invert of the internal driveway. The stormwater network within the site will be connected to the new field inlet pit.

3.3 Lawful Points of Discharge

One (1) Lawful Point of Discharge (LPD) has been identified for the subject site. The LPD is defined as the existing 1200mm diameter manhole with a 900mm x 900mm grated inlet, located in the southeastern corner of the site.

For the development, the existing field inlet pit is proposed to be relocated to the invert of the internal driveway. The location of the point of discharge is slightly changed in the post-development scenario.

In the event that the capacity of this inlet pit is exceeded, site runoff will be discharged directly to the Coppice Crescent kerb and channel system. Ultimately, runoff from the site discharges to Bells Creek (South Branch).

3.4 Peak Flows Management

As the proposed development will cause an increase in impervious area over the subject site, the magnitude of peak runoff produced over the site will also increase. However, this increase in runoff has been accounted for in the design of the receiving stormwater network. This stormwater network has been constructed as part of the Aura Precinct 15 civil works.

The for-construction design drawings of the existing infrastructure, prepared by Egis (Document Reference: 21-000307 2026-Series, Revision C), indicate that the drainage system has been designed to allow for runoff from the subject site in a developed state with a fraction impervious of 90%.

The proposed development as documented on Archipelago Architect's Site Plan (refer to Figure 2.2) is generally consistent with the assumption of fraction impervious of 90%. Therefore, the drainage infrastructure (relocated field inlet pit within the site and the existing downstream network) which the site discharges to has sufficient capacity to convey runoff from the fully developed site, without any need for peak flow mitigation measures such as on-site detention.

Based on the above, it is considered that the proposed development will not create a worsen drainage impacts on downstream properties.





4. Stormwater Quality Management

A Stormwater Quality Management Plan was prepared by DesignFlow (Document reference: Aura Precinct 15 Stormwater Quality Management Plan Version 3, 2022) as part of the approved Development Application for Precinct 15 of the Aura Development (EDQ Approval No.: DEV2022/1276), which includes the subject site.

The subject site has been considered as “developed” in the overarching Stormwater Quality Management Plan, where site runoff is treated by a stormwater quality treatment system referred to as “WSUD S2”. The treatment system includes the combination of sediment basins, bioretention basins and wetlands to achieve the required stormwater quality objectives.

An extract of DesignFlow’s Aura Master Stormwater Treatment Strategy - Precinct 15 Site, which details the approved treatment train and contributing catchment, has been provided below as Figure 4.1.

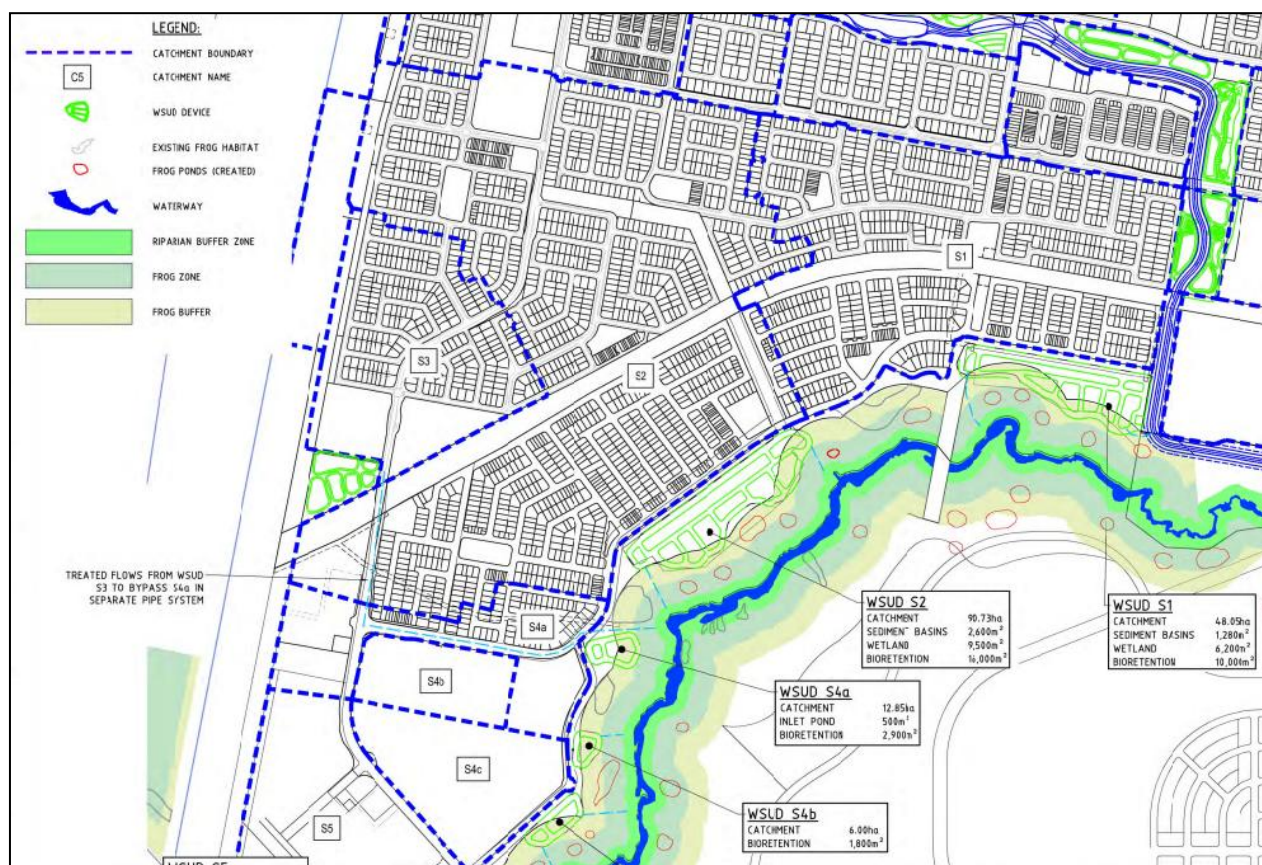


Figure 4.1 Extract of Precinct 15 Stormwater Treatment Strategy (DesignFlow, 2022)

As the stormwater quality treatment of developed site runoff has been accounted for in the design of the approved regional treatment train (WSUD S2), on-site management of stormwater quality within the subject site is not required as part of this application.





5. Conclusion

This Conceptual Stormwater Management Plan (CSMP) has been prepared in accordance with the Sunshine Coast Planning Scheme 2014 and is to accompany the development application over this site for a multiple unit development.

No critical constraints have been identified that would preclude development of the site as proposed in terms of stormwater drainage.

The stormwater management strategy confirms that both quantity and quality treatment requirements have been addressed at a precinct-wide level (Aura Precinct 15 Development).

As a result, on-site detention devices and stormwater quality treatment devices are not required within the subject site as part of this application.





Appendix A – Proposed Development Plan





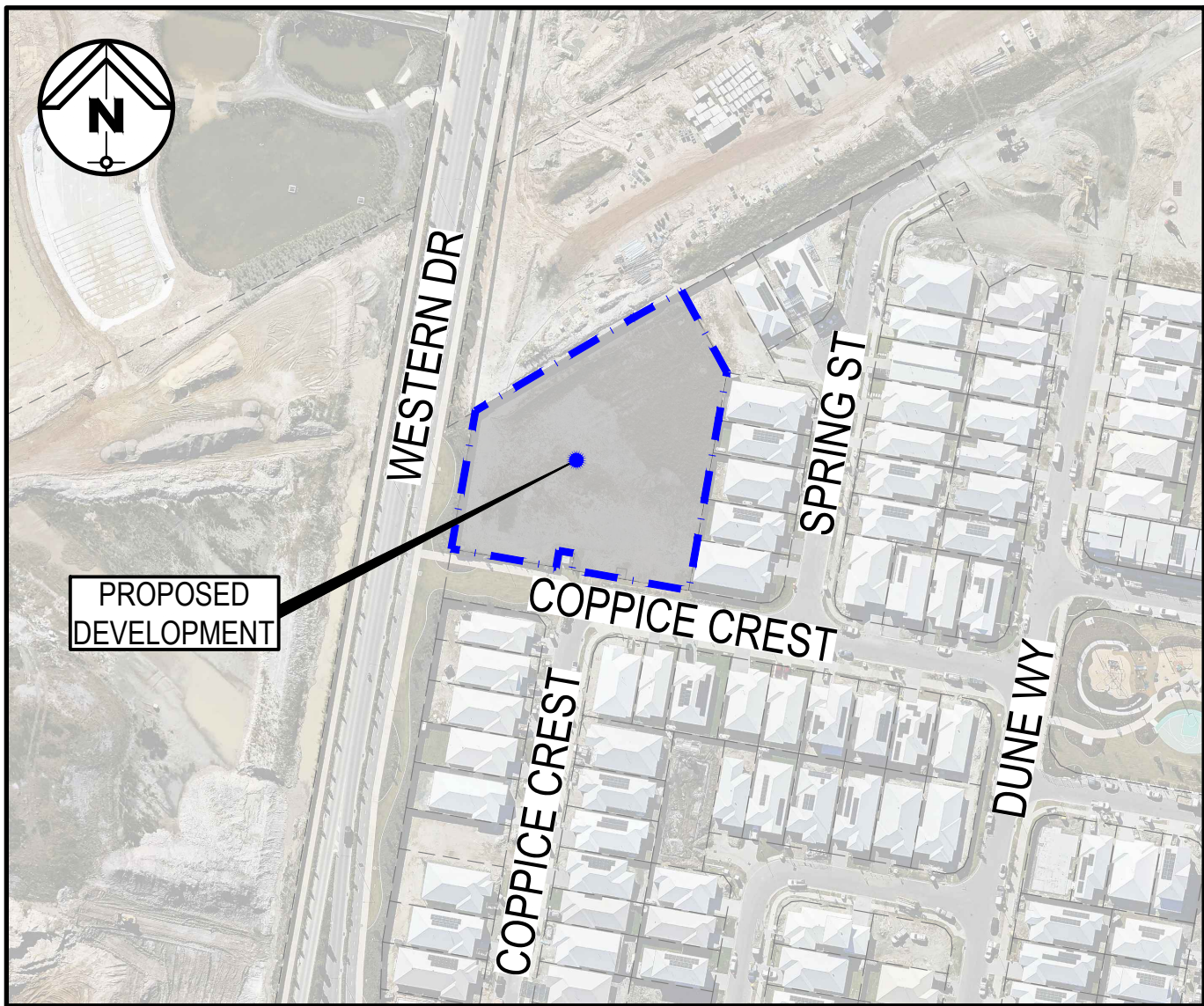
Appendix B – Burchills Civil Engineering Drawings



PROPOSED MULTIPLE UNIT DEVELOPMENT AT LOT 8000 COPPICE CRESCENT BANYA, QUEENSLAND

DEVELOPMENT APPROVAL CONTRACT BE250174-DA

DRAWING INDEX	
DRG. No.	DESCRIPTION
C1000	COVER SHEET, LOCALITY PLAN & DRAWING INDEX
C2201	CONCEPT BULK EARTHWORKS LAYOUT PLAN
C2301	CONCEPT BULK EARTHWORKS SECTIONS SHEET 1 OF 2
C2302	CONCEPT BULK EARTHWORKS SECTIONS SHEET 2 OF 2
C3101	CONCEPT CIVIL WORKS LAYOUT PLAN
C5101	CONCEPT SERVICES LAYOUT PLAN



LOCALITY PLAN

N.T.S.

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REPORT No:	395342-01
DATE:	08-04-2025
SYSTEM:	MGA2020 ZONE 56

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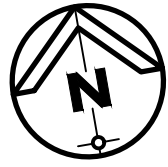


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- EXISTING ROAD CONTROL LINE
- EXISTING KERB
- EXISTING COMMS
- EXISTING SEWER
- EXISTING STORMWATER
- EXISTING WATER
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED LOT BOUNDARY
- PROPOSED ROAD CONTROL LINE
- PROPOSED LANDSCAPE RETAINING WALL
- PROPOSED BARRIER KERB
- PROPOSED EARTHWORKS PAD

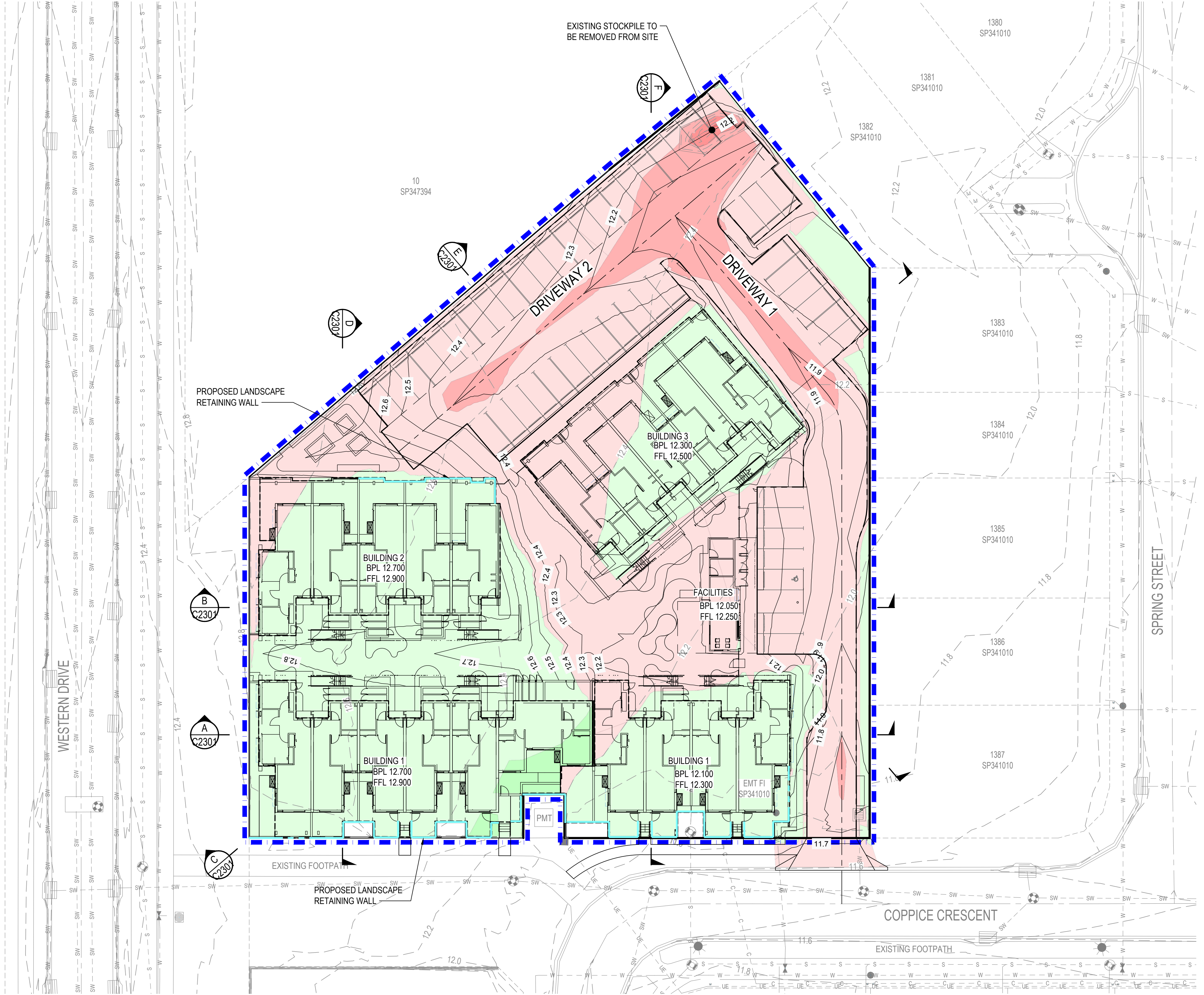
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-2.5m	TO -2.0m	
-2.0m	TO -1.5m	
-1.5m	TO -1.0m	
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CONCEPT BULK EARTHWORKS SUMMARY	
STRUCTURAL FILLING	
AREA	NETT SOLID FILL
OVERALL FILLING	435 cu.m.
EXCAVATION	
AREA	NETT CUT
OVERALL EXCAVATION	777 cu.m.
SUMMARY: 342 cu.m EXPORT REQUIRED FOR COMPLETION OF WORKS. i.e. 777 cu.m. - 435 cu.m. = 342 cu.m	



CONCEPT BULK EARTHWORKS LAYOUT PLAN

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creating liveable communities

DRAWING TITLE :

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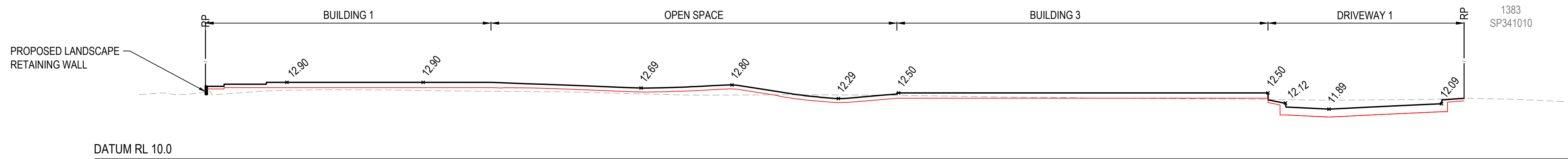
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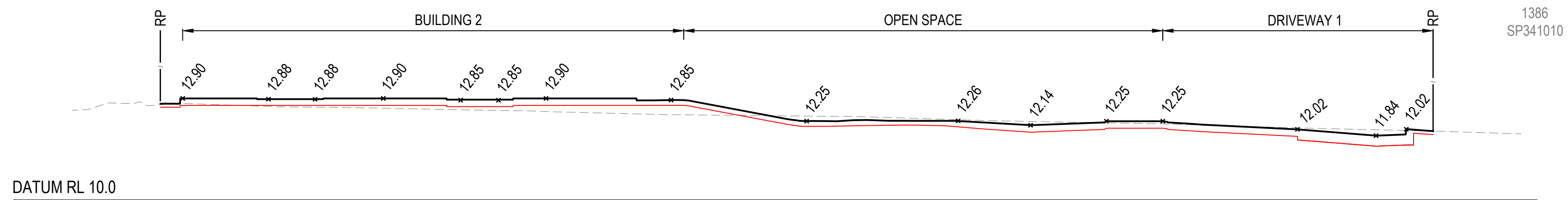
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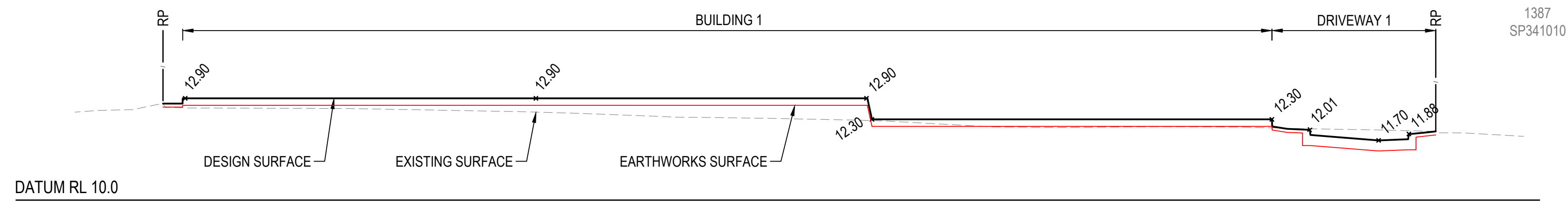
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B SECTION
C2201 SCALE V 1:100 H 1:200



A SECTION
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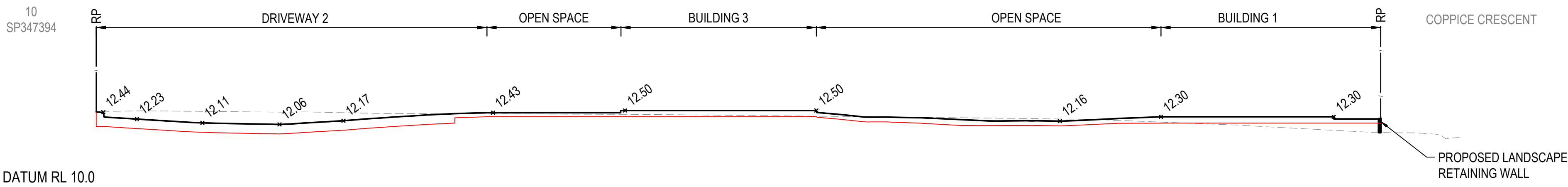
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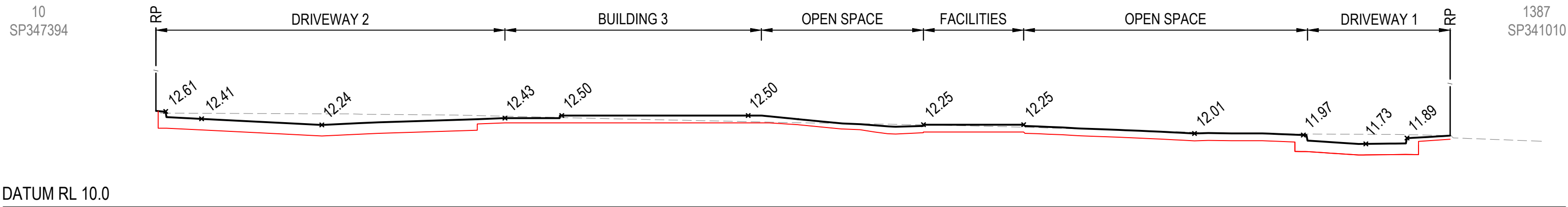
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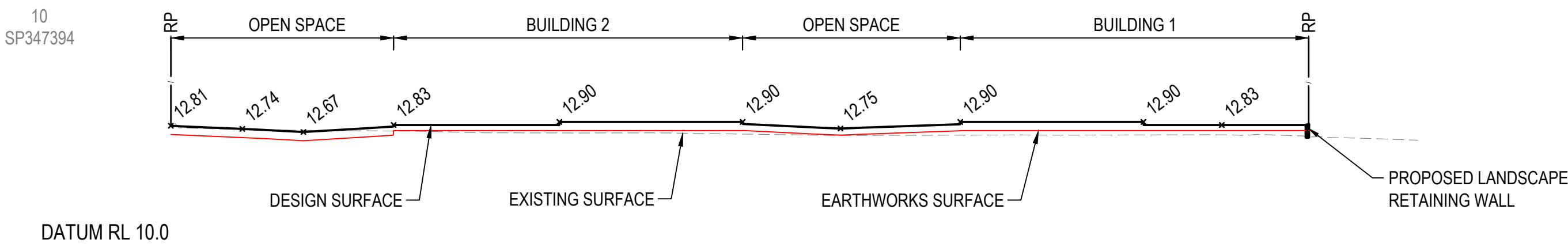
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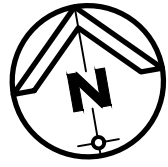
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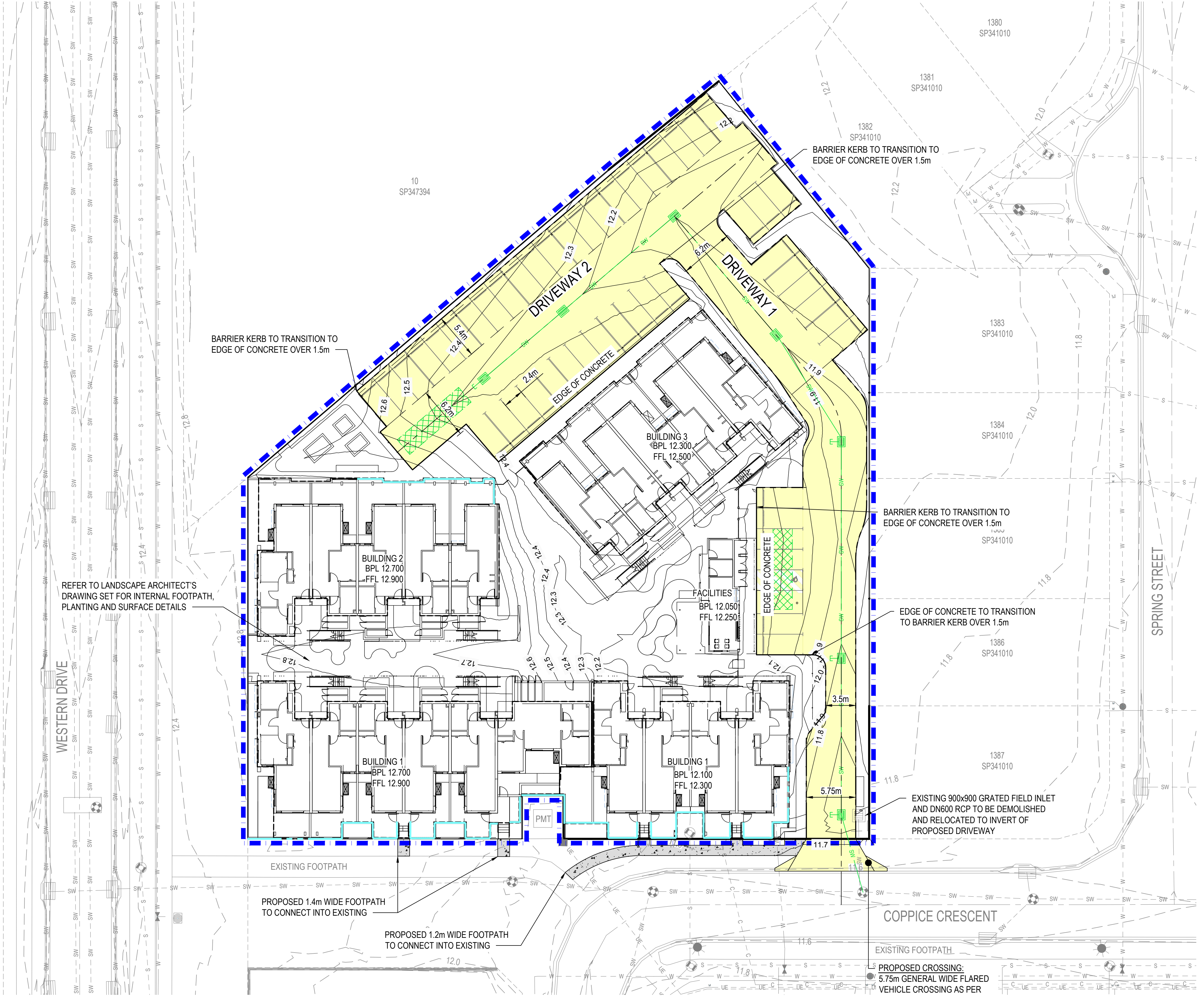


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- PROPOSED STORMWATER
- PROPOSED CONCRETE PAVEMENT
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COOTE BURCHILLS ENGINEERING PTY LTD
ABN 76 166 942 365

CLIENT:

bhc
creating liveable communities

DRAWING TITLE:

CONCEPT CIVIL WORKS LAYOUT PLAN

PROJECT:

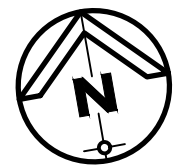
PROPOSED MULTIPLE UNIT DEVELOPMENT
LOT 8000 COPPICE CRESCENT, BANYA

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1):

5 0 5 10m
1:250 (FULL SIZE)

DEVEL. APPLIC. No.:	DATE: 18-12-25
PROJECT LEADER: KENJI NAKAUCHI	DESIGNER: JACOB BURNS
DRAFTSPERSON: TH	CHECKED: BRIAN LEES
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365	
PROJECT No.: BE250174-DA	DRAWING No.: C3101
VERSION: B	



LEGEND

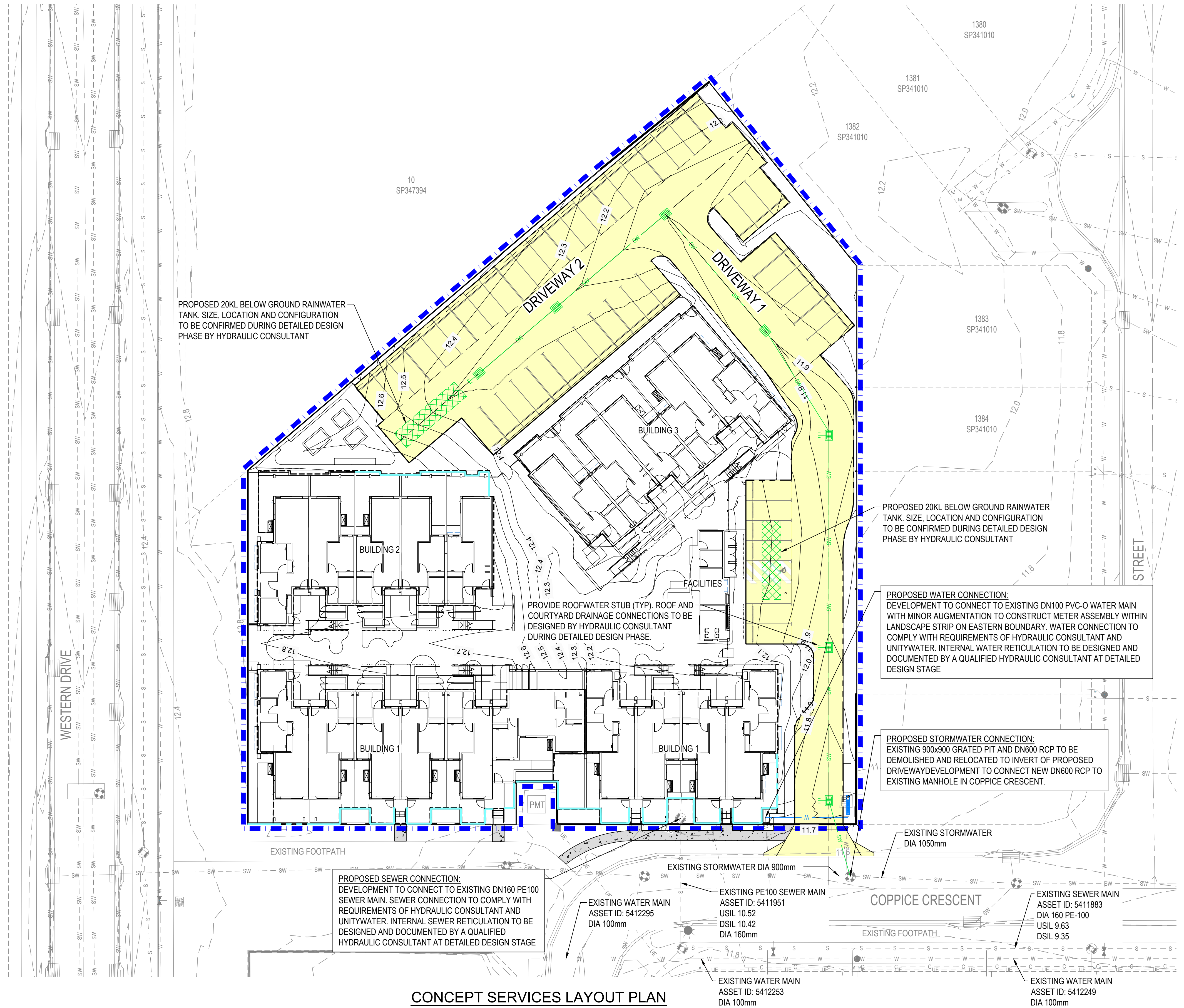
- DEVELOPMENT SITE BOUNDARY
- EXISTING SURFACE CONTOURS
- DESIGN SURFACE CONTOURS
- EXISTING LOT BOUNDARY
- EXISTING EASEMENT
- EXISTING ROAD CONTROL LINE
- EXISTING KERB
- EXISTING COMMS
- EXISTING SEWER
- EXISTING STORMWATER
- EXISTING WATER
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED LOT BOUNDARY
- PROPOSED ROAD CONTROL LINE
- PROPOSED BARRIER KERB
- PROPOSED EASEMENT
- PROPOSED STORMWATER
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED LANDSCAPE RETAINING WALL

NOTE:
ALL CLEARANCE TO OTHER SERVICES SHOWN
ARE VERTICAL U.N.O.

NOTE:
ALL CONNECTIONS TO LIVE WATER TO BE
UNDERTAKEN BY [SERVICES PROVIDER] OR
CONTRACTOR AT THE DEVELOPERS EXPENSE.

NOTE:
ALL DESIGN/SETOUT INFORMATION SHOWN ON THIS DRAWING
IS AVAILABLE IN DIGITAL FORMAT FROM THE OFFICE OF THE
SUPERINTENDENT UPON REQUEST BY THE CONTRACTOR.

WARNING: UNDERGROUND SERVICES:
UNDERGROUND SERVICES EXIST IN THIS VICINITY. THE
CONTRACTOR IS TO CONTACT THE RELEVANT AUTHORITIES
TO CONFIRM EXACT LOCATION OF SERVICES ON SITE PRIOR
TO ANY EXCAVATION OR CONSTRUCTION COMMENCING.



CONCEPT SERVICES LAYOUT PLAN

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CLIENT :

DRAWING TITLE :

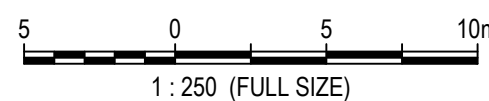
CONCEPT SERVICES LAYOUT PLAN

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DRAFTSPERSON : TH

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VERSION:
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