

16/03/2026
Ref. No. RL/03/2026

Economic Development Queensland
Level 17, William Street
BRISBANE QLD 4000

ATTENTION: KATE WILSON

Dear Madam,

Re: 17 HAMILTON PLACE, BOWEN HILLS – PROPOSED MIX-USE DEVELOPMENT

In response to the additional information requirements document issued on 19 February 2026, the following points are noted:

Stormwater Management

- a. Details are required regarding how proposed overland flow will function and whether any gross pollutant measures are in place for on-site stormwater pits.

Initial Bornhorst + Ward Response:

It has been identified on the Technical FloodWise Property Report and the Brisbane City Council Flood Information that the proposed development is not affected by overland flow. Thus, there will be no overland flow issues post development shown in Figure 1 below.

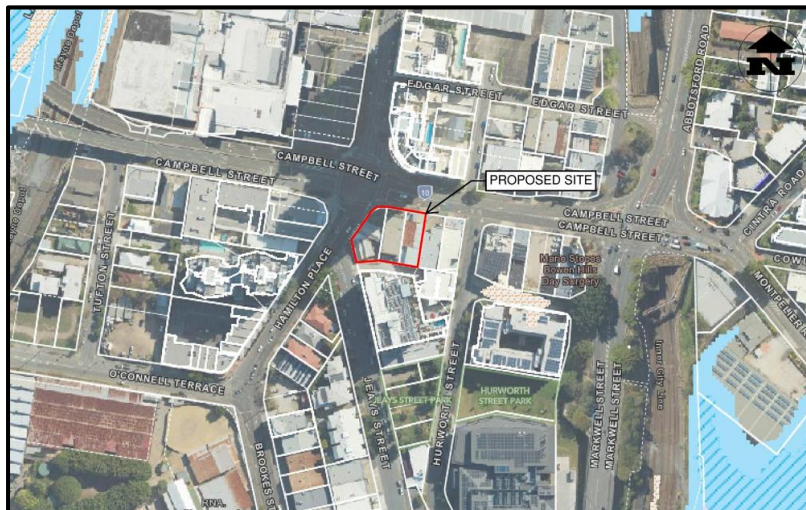


Figure 1: Brisbane City Council Interactive Flood Map

Water quality measures are not required for the proposed development due to the site being less than 2,500m² under the State Planning Policy (2017). It can be seen in Figure 2 & 3 below that a legal point of discharge has been proposed for stormwater drainage considerations is located within the Hamilton Place and Campbell Street

intersection at the north-western corner of the development site. This stormwater connection will service the development site as the existing infrastructure surrounding has been designed for a fully impervious catchment.

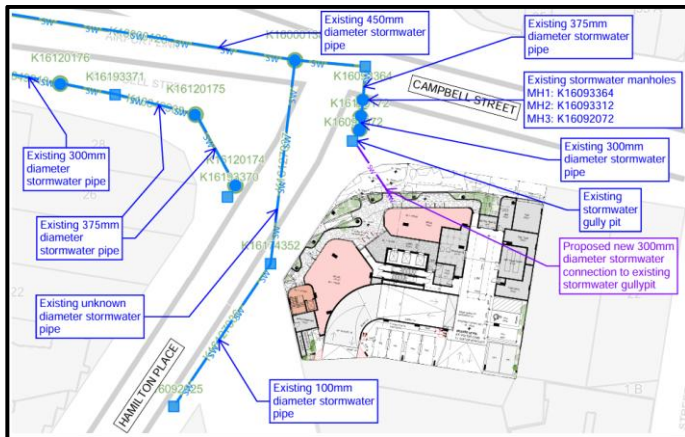


Figure 2: Existing & Proposed Stormwater Layout



Figure 3: Aerial Imagery of Existing Gully Pit Location

- b. Demonstrate how gross pollutant capture will occur with the SPP Code: Water Quality (Appendix 2) on the State Planning Policy.

Initial Bornhorst + Ward Response:

The proposed development has not triggered the requirements for stormwater quality as the site area is less than 2,500m² under the State Planning Policy (2017). Refer to section 3.2 of the Stormwater Management Plan Report provided by Bornhorst + Ward for further details.

If you have any concerns regarding this proposal, then please contact: **Nicholas Rozis**

Yours faithfully,
BORNHORST & WARD PTY LTD

Per: Nicholas Rozis
DIRECTOR