



## **STORMWATER MANAGEMENT PLAN**

108 Montague Road

120-122 Montague Road, South Brisbane  
Brisbane, QLD 4101

Prepared For: Stockwell

Reference: AU251292

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## 108 MONTAGUE ROAD

### STORMWATER MANGEMENT PLAN

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Management Report

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## 1. INTRODUCTION

This Stormwater Management Plan (SMP) has been prepared in support of a Development Application for the development proposed at:

|                                  |                                                          |
|----------------------------------|----------------------------------------------------------|
| <b>Property Address</b>          | 120-122 Montague Road, South Brisbane                    |
| <b>Lot Description</b>           | Lot 50 RP885764, 37-39 & 52 RP10840, & Lot 1 & 2 RP95549 |
| <b>Council</b>                   | Brisbane City Council                                    |
| <b>Total Registered Lot Area</b> | 9,044m <sup>2</sup>                                      |

The purpose of this report is to assess stormwater quantity and quality management and to demonstrate compliance with relevant State and local government requirements.

## 2. SITE CHARACTERISTICS

### 2.1 Location Details

The proposed development is situated at 120-122 Montague Road, South Brisbane. The property is located within the Brisbane City Council (BCC) Local Government Area.

The site is within a commercial/residential area and is bounded by Montague Road along the northwestern boundary and Oxford Street along part of the southeastern boundary. Brisbane River is 220m northwest of the site.

A general locality plan is presented in Figure 2.1 below.



Figure 2.1 - Site Locality

## 2.2 Existing Land Use

The proposed development is currently occupied by a commercial warehouse and driveway that includes carparking. The site is currently serviced by two (2) existing vehicle crossovers (VXO's); one from Montague Road and one from Oxford Street.

## 2.3 Topography and Features

The detailed survey obtained for the project site indicates that the site grades northwest toward Montague Road. Runoff from the existing site flows to the Montague Road kerb and channel. The northeastern end of Oxford Street currently grades northeast.

A copy of the detailed survey by RPS has been attached to Appendix A of this report.

## 2.4 Upstream Catchment

There is an existing upstream catchment that includes Lot 33 RP10840, part of Lot 1 RP51965 and Lot 393 SL9371. The upstream catchment will be captured with new stormwater infrastructure and directed to existing stormwater network in Montague Road. Refer to the Engineering Drawings shown in Appendix C.

# 3. PROPOSED DEVELOPMENT

The proposed development consists of constructing a 30-storey mixed-use residential development including:

- The construction of 299 residential units;
- The construction of 396 carparks within a basement and above ground carparks;
- The construction of tenancies for centre uses;
- The construction of two new vehicle crossings (VXO's), allowing access from Montague Road and Oxford Street;
- The construction of hardstand surfaces associated with the proposed development;
- Regrade northeastern end of Oxford Street to grade southeast.

Refer to the Architectural Plans in Appendix B. The impervious areas of the proposed development have been measured to cover approximately 97% of the development site.

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).

## 4. LAWFUL POINT OF DISCHARGE

It is proposed to convey flows towards the stormwater infrastructure within Montague Road. Refer to the Engineering Drawings attached as Appendix C. This methodology complies 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.

The Queensland Urban Drainage Manual (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 proposed development is not considered likely to worsen the flows received by the stormwater infrastructure within Montague Road, the proposed point of discharge satisfies the requirements set out in Section 3.9.1 – Lawful Point of Discharge Test.

## 5. STORMWATER QUANTITY

The increase in the impervious coverage of the proposed development is negligible compared to the pre-developed scenario (as the existing site is almost completely impervious). The site is also located in the lower 1/3 of the Brisbane River catchment; therefore, detention is not required for the proposed development.

## 6. STORMWATER QUALITY

### 6.1 Objectives

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.

### 6.2 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 triggers are used to determine whether SPP compliance is required.

Table 6.1 - State Planning Policy Trigger Questions

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

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

### 6.3 Water Quality Objectives and Methodology

Table 6.1 above indicates that the proposed development triggers the requirement for the development to achieve the Water Quality Objectives outlined in the State Planning Policy and BCC. As such, the development must demonstrate the following minimum reductions in mean annual pollutant loads from the unmitigated development.

Table 6.2: SPP and BCC 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) Version MUSICX 1.30.0 has been utilised to size suitable stormwater quality improvement devices as described in the following sections.

### 6.4 Catchment Areas and Source Nodes

The catchment areas used in the MUSIC model for the site are limited to the net developable area and are outlined in Table 6.3 below. Please note that the landscaping area and a small portion of the road along the northern boundary of the site will be bypassing treatment.



Table 6.3: Catchment Definitions

| Catchment |           | Imperviousness (%) | Area (m <sup>2</sup> ) |
|-----------|-----------|--------------------|------------------------|
| Captured  | Roof      | 100                | 2879                   |
|           | Road      | 100                | 1338                   |
|           | Landscape | 0                  | 67                     |
| Bypassing | Landscape | 50                 | 113                    |
|           | Road      | 100                | 29                     |
| Total     |           | 99                 | 3859                   |

## 6.5 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 6.4 below.

Table 6.4: MUSIC Modelling 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     |

## 6.6 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 6.5 below.

Table 6.5: Pollutant Export Parameters

| Flow Type | Surface Type | TSS log <sup>10</sup> values |      | TP log <sup>10</sup> values |      | TN log <sup>10</sup> 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                         | 0.34 | -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 | 0.39                        | 0.31 | 0.26                        | 0.23 |

## 6.7 Proposed Treatment Device Details

The proposed stormwater quality treatment train includes an ATLAN 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 C.

The ATLAN 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 ATLAN Filter provides excellent removal efficiency whilst maintaining site surface yield.

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

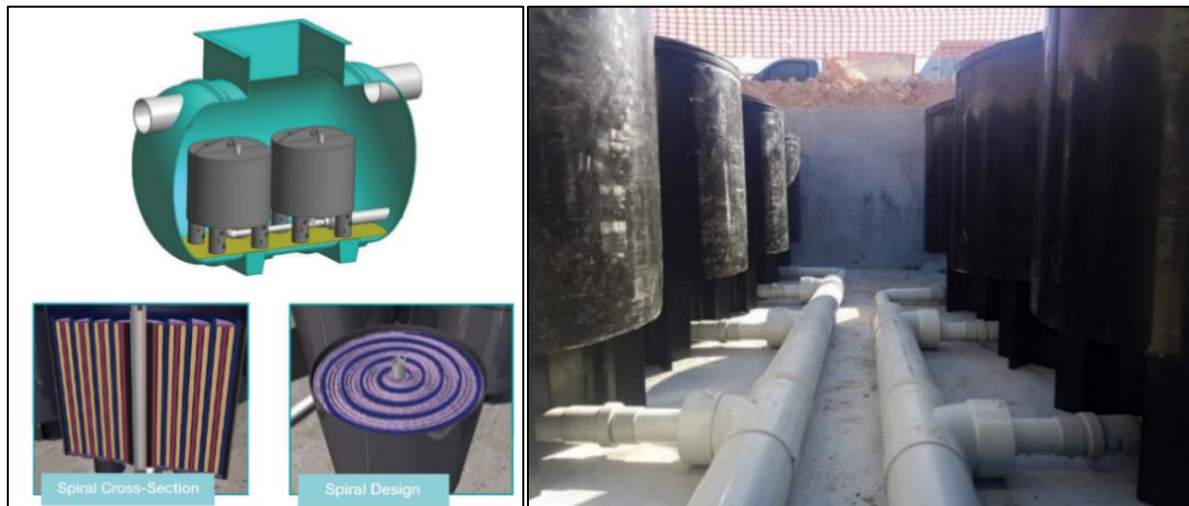


Figure 6.1: ATLAN Filter cartridge filter

The ATLAN Treatment Train system has proven compliance with the Queensland Water by Design Music Modelling Guidelines requirements (2010). The total requirement for treatment devices is presented in Table 6.6 below.

Table 6.6: Catchment Treatment Train Requirements

| Device Type                           | Number of Devices |
|---------------------------------------|-------------------|
| ATLAN Filter Cartridges (Full Height) | 12                |
| ATLAN Stormsack Baskets               | 4                 |

The ATLAN Filter cartridges are to be located within an underground tank to be constructed underneath the proposed driveway.

## 6.8 MUSIC Model Diagram

A diagrammatic layout of the MUSIC model interface used to model the proposed development with the proposed treatment systems is presented in Figure 6.2 below.



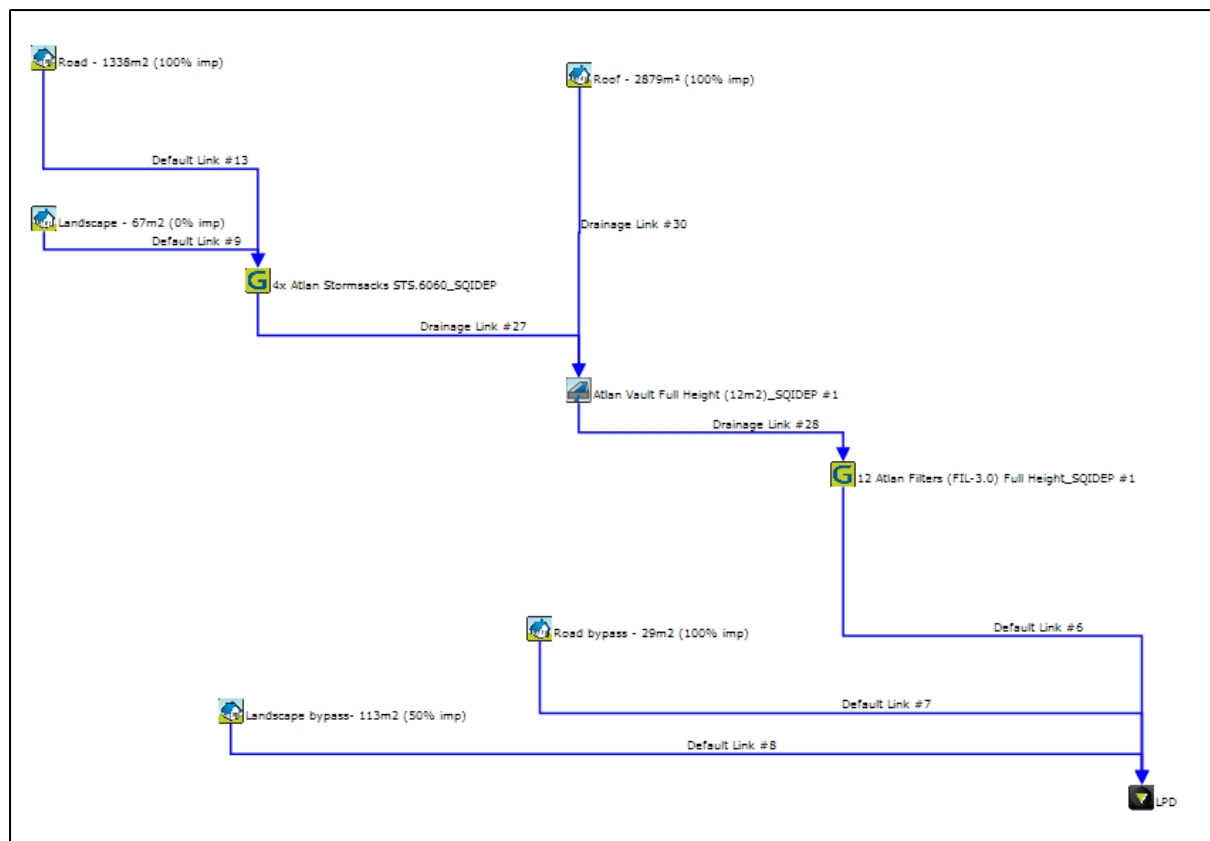


Figure 6.2: MUSIC Model Results

## 6.9 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 6.7: MUSIC Modelling Results

| Potential Pollutant            | Target WQO's (%) | MUSIC Results (%) |
|--------------------------------|------------------|-------------------|
| Total Suspended Solids (kg/yr) | 80               | 83.39             |
| Total Phosphorus (kg/yr)       | 60               | 75.15             |
| Total Nitrogen (kg/yr)         | 45               | 56.98             |
| Gross Pollutants (kg/yr)       | 90               | 97.57             |

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

## 7. CONCLUSION

This Stormwater Management Plan (SMP) has been prepared in support of a Development Application for the development proposed at:

|                                  |                                                          |
|----------------------------------|----------------------------------------------------------|
| <b>Property Address</b>          | 120-122 Montague Road, South Brisbane                    |
| <b>Lot Description</b>           | Lot 50 RP885764, 37-39 & 52 RP10840, & Lot 1 & 2 RP95549 |
| <b>Council</b>                   | Brisbane City Council                                    |
| <b>Total Registered Lot Area</b> | 9,044m <sup>2</sup>                                      |

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.

- A stormwater quality system of 12x cartridge ATLAN Filters and 4x ATLAN Stormsacks are to be installed to treat flows generated from the proposed development site.
- A stormwater detention system is not required for the site.

This report has addressed the management of stormwater quantity and 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 systems are suitable for a development of this scale and potential impacts.

## 8. APPENDICES

**APPENDIX A: SURVEY**

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**PURPOSE OF A SURFACE**

This plan represents a ground survey of the site to enable architectural and engineering design. For reason of clarity, certain information is not shown on this plan. Please refer to the accompanying digital data for all surface details.

This plan was prepared in accordance with the Survey and Mapping Infrastructure Act 2003 and the AUS Data Survey 22250 D1, which have been verified by this survey.

**CONTOURS**

The contours shown represent the site as it was at the time of survey. This is not necessarily the "natural surface" or "ground level" as defined by some codes and thus cannot be used to calculate compliance with some council local planning rules. Minor contour interval: 0.2m

**VEGETATION**

Only trees greater than or equal to 100mm breast height (DBH) are shown. Tree heights are approximate only. The species of trees shown are layman's estimates and were not determined by experts.

**PROPERTY BOUNDARIES**

The property boundaries shown on this plan are plotted from original title records and adjoining property boundaries. They have been plotted using surveying methodology that is generally accurate to within 50 millimetres. The extent of the property boundaries is not necessarily accurate and can only be determined by completing a cadastral survey as defined by the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003.

The property boundaries shown on this plan must not be relied upon when designing services, buildings or structures. The boundaries are not intended to be used for legal purposes. Designers of services, buildings or structures that require critical boundary details will require accurate boundary locations determined by completing a cadastral survey as defined by the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003.

Boundary corners were not marked at the time of survey.

These Boundaries will be updated upon the completion of the identification survey which is currently in progress.

**SUBSURFACE UTILITIES**

Quality Levels have been determined according AS4588-1:2022 the Australian Standard for Classification of Subsurface Utility Information (SUI)

- Quality Level 4 (QL4 - <50mm horizontal and vertical) is the highest quality level. The exposed utility was directly measured.
- Quality Level 3 (QL3 - <300mm horizontal and <450mm vertical) The subsurface utility was traced then surveyed without being exposed.
- Quality Level 2 (QL2 - <300mm horizontal and may contain no vertical depth). The subsurface utility was plotted by correlation or an interpretation of surface features using GPR identification.
- Quality Level 1 (QL1 - >300mm horizontal and >450mm vertical) quality level. The subsurface utility was plotted from existing records only and was not surveyed.

Only Quality Level 4 utilities have been located accurately. All other utility agencies have tolerances that are not shown. The locations shown are nominal only and are only accurate at pits and poles.

Proximity to them, in these existing underground utility positions are critical for design or construction purposes, the utility location must be accurately determined by pitprobe verification.

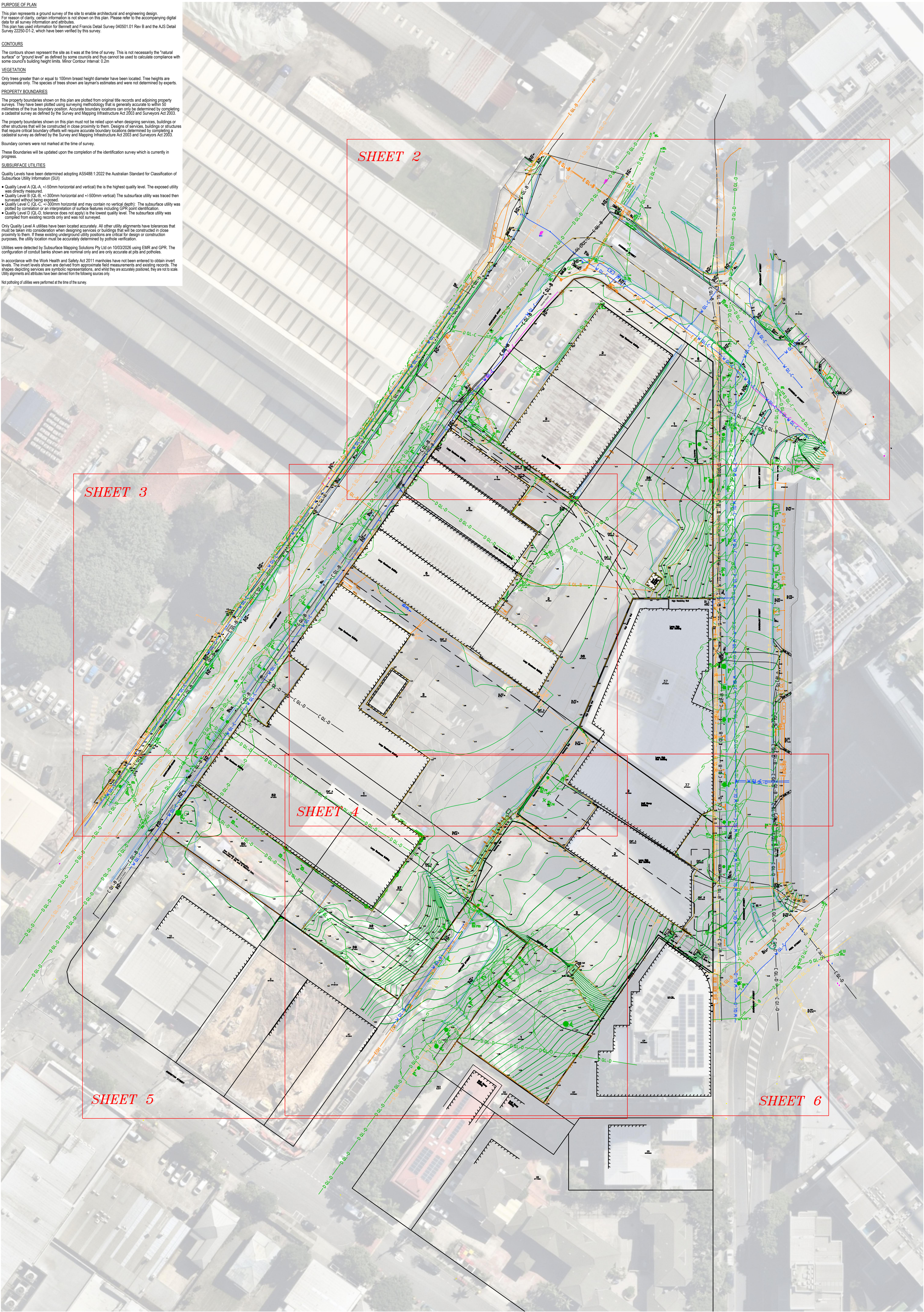
Utilities were detected by Subsurface Mapping Solutions Pty Ltd on 10/03/2025 using EMW and GPR. The location of utilities shown are nominal only and are only accurate at pits and poles.

In accordance with the Work Health and Safety Act 2011 mandates have been taken to ensure that all pits are closed. The invert levels shown are derived from approximate field measurements and existing records. The locations of utilities shown are nominal only and are only accurate at pits and poles.

Utility alignments and attributes have been derived from the following sources only

**NOT A PROFESSIONAL DESIGN**

No part of this plan is to be used for the purpose of the survey.



| Amd                                                                                                                                                                                                                                    | Description | Date       | Surveyor                                                                                                                                                                  | Locator | Drafter | Manager                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                        | First Issue | 20/04/2026 | JMR                                                                                                                                                                       | SMS     | JMR     | DAC                                                                                                                                                                                                   |
|                                                                                                                                                                                                                                        |             |            |                                                                                                                                                                           |         |         |                                                                                                                                                                                                       |
| <p>Hz Datum: Plane<br/>Hz Origin: IS341643<br/>Vn Datum: AHD<br/>Vn Origin: PM160114<br/>Origin RL: 8.561m</p>                                                                                                                         |             |            | <p>Local Authority: South Brisbane<br/>Local Authority: Brisbane City Council<br/>Lia Long: S27°29'02"E L161°02'45"<br/>DWS: TLX429945 Detail-01 Rev A<br/>RPS Detail</p> |         |         |                                                                                                                  |
|  <p>SCALE IN METERS AT ORIGINAL REDUCTION RATIO</p>                                                                                               |             |            | <p>Level 8<br/>31 Duncan St<br/>Fortitude Valley<br/>QLD 4006</p> <p>T +61 7 3339 9500<br/>W rpsgroup.com</p>                                                             |         |         | <p>RPS AAP Consulting Pty Ltd<br/>PO Box 1559<br/>Fortitude Valley<br/>QLD 4006</p>  <p>A TETRA TECH COMPANY</p> |
| <div style="display: flex; justify-content: space-between;"> <div> <p>CLIENT</p> <p>Stockwell</p> </div> <div> <p>PROJECT</p> <p>108 Montague Road</p> <p>Contour and Detail Survey</p> <p>-----<br/>-----<br/>-----</p> </div> </div> |             |            |                                                                                                                                                                           |         |         |                                                                                                                                                                                                       |
| <div style="display: flex; justify-content: space-between;"> <div> <p>© Copyright protects this plan</p> </div> <div> <p>SHEET 1 of 6</p> </div> <div> <p>TLX429945 01 A</p> </div> </div>                                             |             |            |                                                                                                                                                                           |         |         |                                                                                                                                                                                                       |

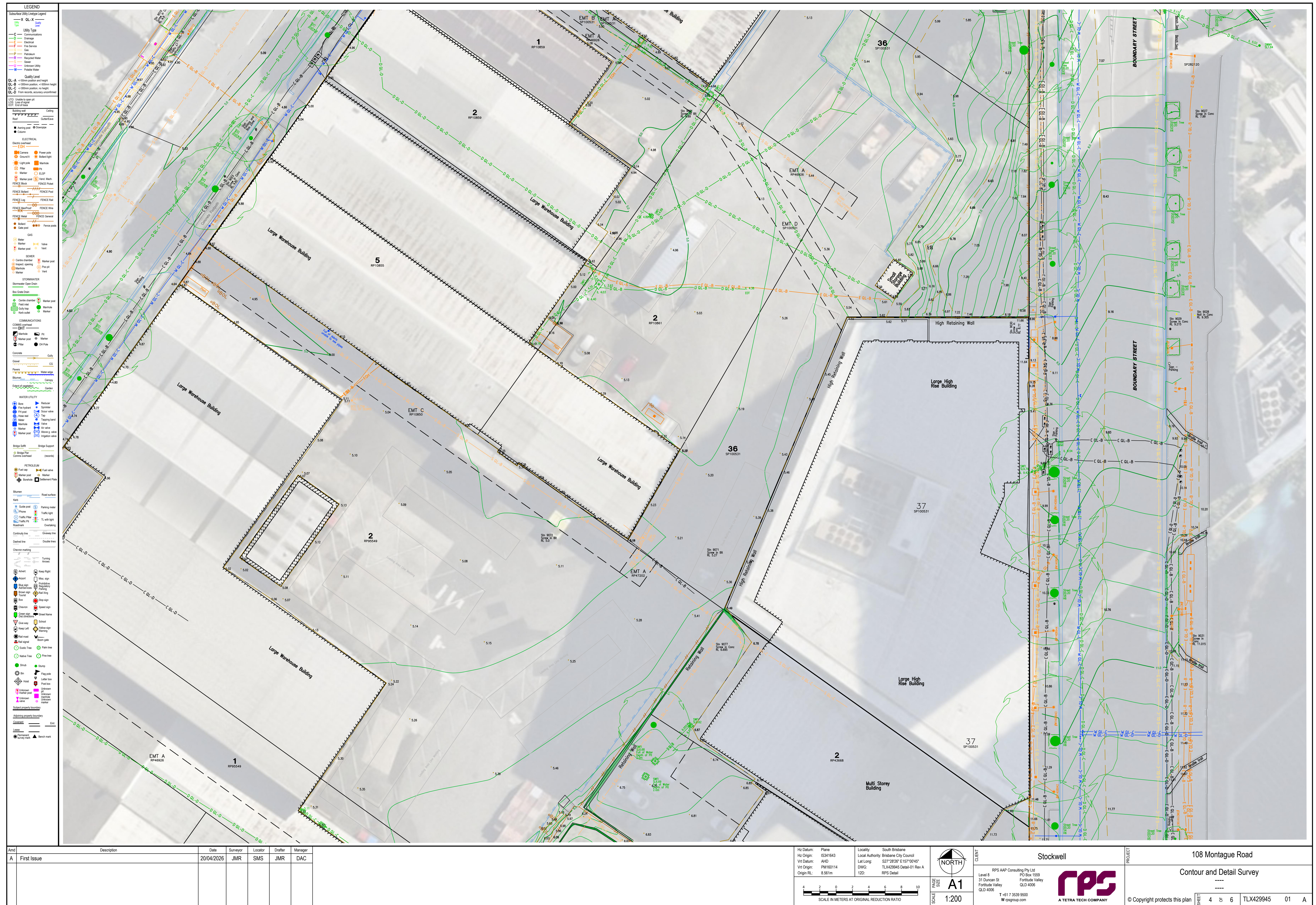




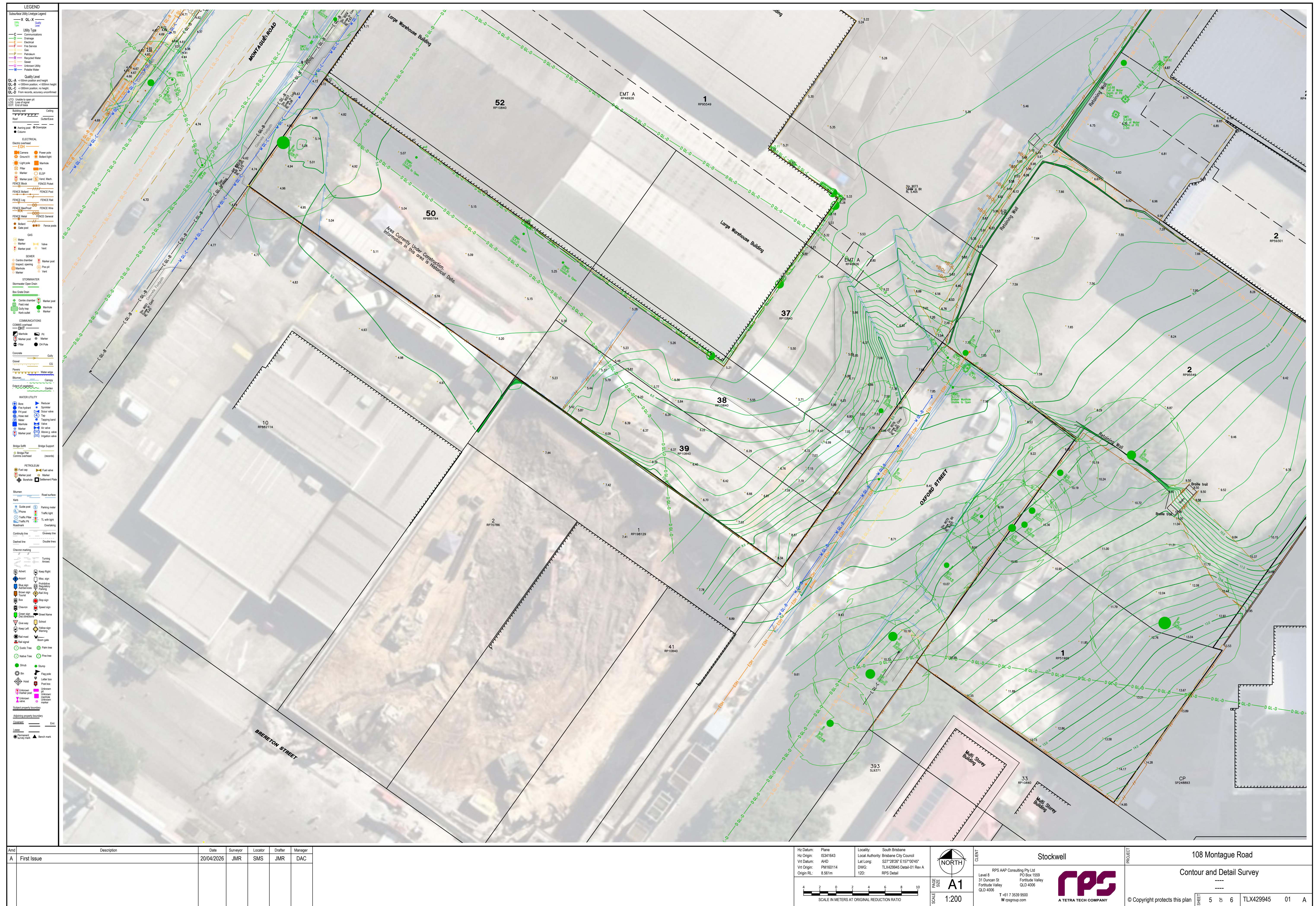




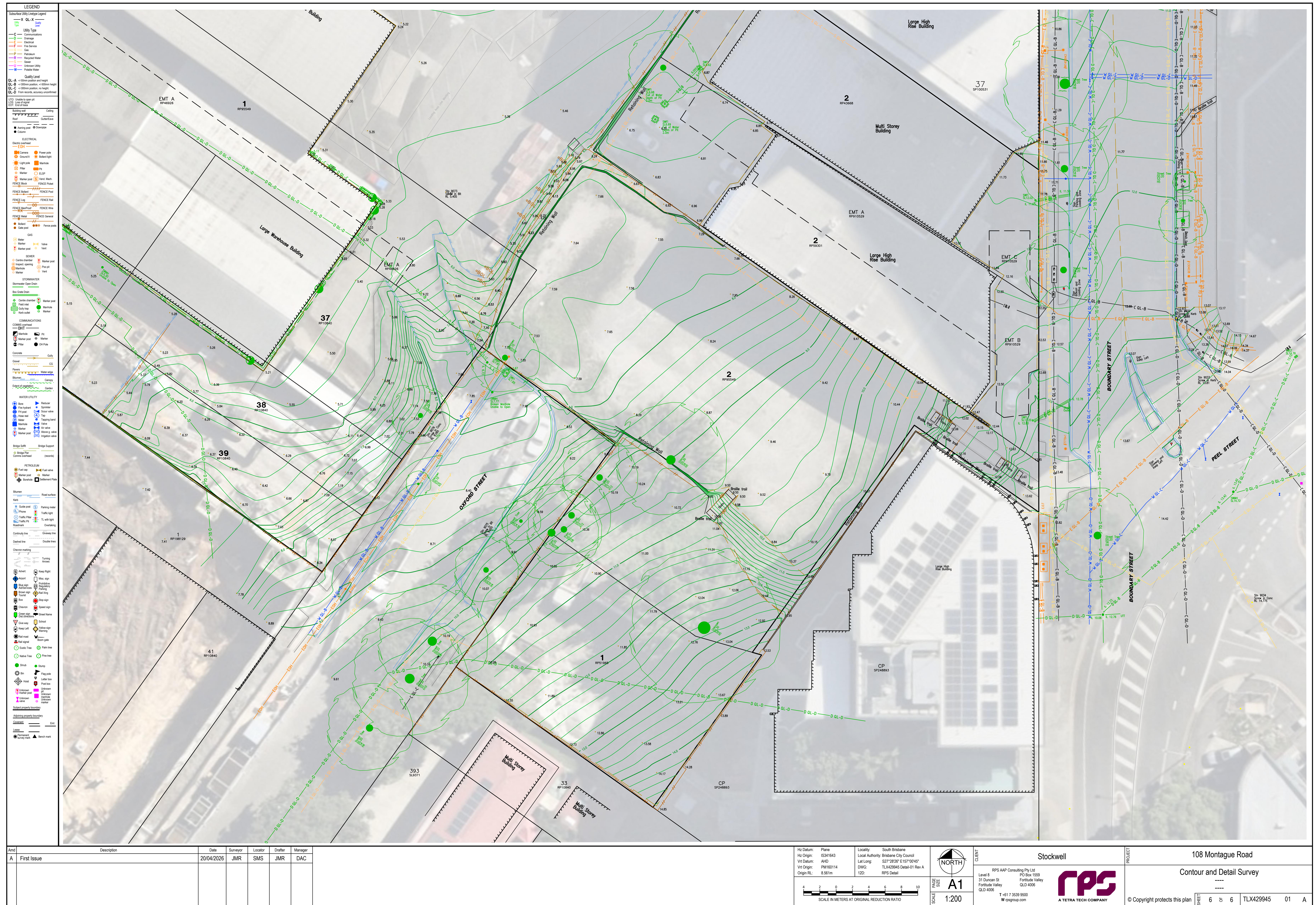














**APPENDIX B: ARCHITECTURAL DRAWINGS**

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# 108 MONTAGUE

## DEVELOPMENT APPLICATION

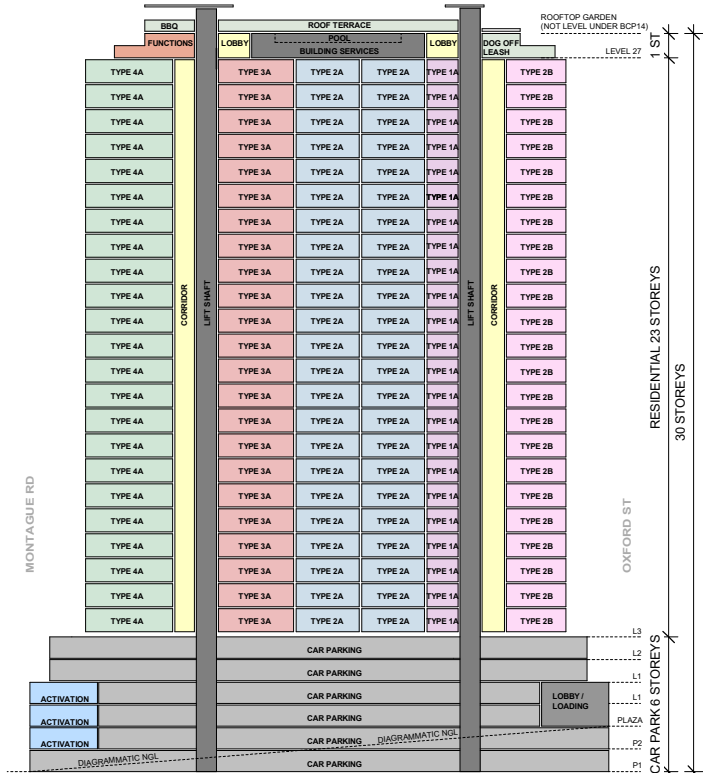
114, 120 - 122 MONTAGUE ROAD  
8-12 OXFORD STREET  
39A BOUNDARY STREET

SOUTH BRISBANE QLD 4101

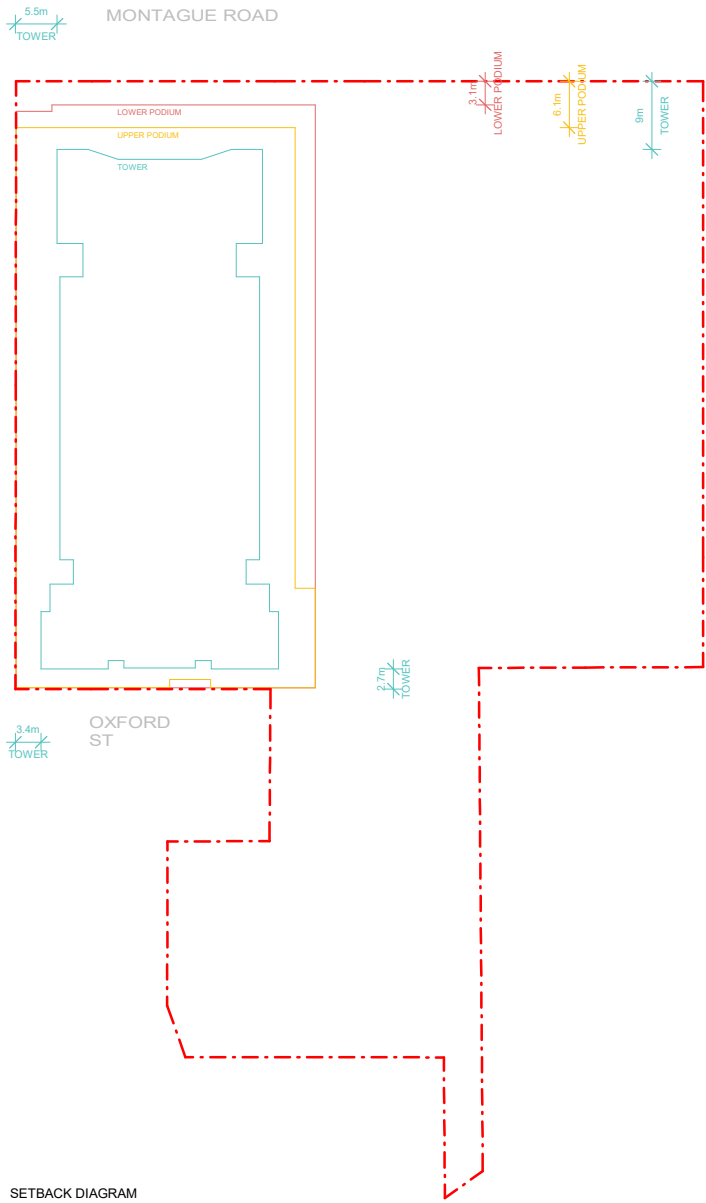
| SITE PARTICULARS                        |                                                                      |       |       |    |       |    |       |       |
|-----------------------------------------|----------------------------------------------------------------------|-------|-------|----|-------|----|-------|-------|
| RPD (120 - 122 MONTAGUE RD)             | LOT 50 ON RP885764, LOT 52 ON RP10840, LOT 1 ON RP95549              |       |       |    |       |    |       |       |
| RPD (8-12 OXFORD ST)                    | LOTS 37,38,39 ON RP10840                                             |       |       |    |       |    |       |       |
| RPD (39A BOUNDARY ST & 114 MONTAGUE ST) | LOT 2 ON RP95549                                                     |       |       |    |       |    |       |       |
| STREET ADDRESS                          | 114, 120-122 MONTAGUE ROAD, 8-12 OXFORD STREET & 39A BOUNDARY STREET |       |       |    |       |    |       |       |
| SUBURB                                  | SOUTH BRISBANE                                                       |       |       |    |       |    |       |       |
| TOTAL SITE AREA                         | 9044m²                                                               |       |       |    |       |    |       |       |
| PROPOSED DEVELOPMENT                    |                                                                      |       |       |    |       |    |       |       |
| PLANTING:                               | 1096m²                                                               |       |       |    |       |    |       |       |
| PODIUM SITE COVER:                      | 3550m² OR 39.2%                                                      |       |       |    |       |    |       |       |
| TOWER FOOTPRINT:                        | 1825m²                                                               |       |       |    |       |    |       |       |
| RESIDENTIAL COMMUNAL SPACE:             | 1195m² (INCLUDES INTERNAL COMMUNAL)                                  |       |       |    |       |    |       |       |
| PUBLIC ACCESSIBLE:                      | 1253m²                                                               |       |       |    |       |    |       |       |
| RESIDENTIAL GFA:                        | 33305m²                                                              |       |       |    |       |    |       |       |
| CENTRE ACTIVITIES GFA:                  | 1080m²                                                               |       |       |    |       |    |       |       |
| DWELLING SUMMARY                        |                                                                      |       |       |    |       |    |       |       |
| UNIT TYPE                               | FLOORS                                                               | 1A    | 2A    | 2B | 3A    | 3B | 4A    | TOTAL |
| PODIUM TOP                              | 1                                                                    | 2     | 4     | 1  | 2     | 2  | 2     |       |
| PODIUM TOTAL                            |                                                                      | 2     | 4     | 1  | 2     | 2  | 2     | 13    |
| TYPICAL FLOORS                          | 22                                                                   | 2     | 4     | 1  | 2     | 2  | 2     |       |
| TYPICAL FLOORS TOTAL                    |                                                                      | 44    | 88    | 22 | 44    | 44 | 44    | 286   |
| TOP FLOOR                               | 0                                                                    | 0     | 0     | 0  | 0     | 0  |       |       |
| TOP SUBFLOOR TOTAL                      |                                                                      | 0     | 0     | 0  | 0     | 0  | 0     | 0     |
| NUMBER                                  | 23                                                                   | 46    | 92    | 23 | 46    | 46 | 46    | 299   |
| UNITS/BED                               |                                                                      | 46    | 115   |    | 92    |    | 46    | 299   |
|                                         |                                                                      | 15.4% | 38.4% |    | 30.8% |    | 15.4% | 100%  |
| TOTAL UNITS                             |                                                                      |       |       |    |       |    |       | 299   |

| PROPOSED CAR PARKING (AS DESIGNED) |      |               |              |            |       |          |           |
|------------------------------------|------|---------------|--------------|------------|-------|----------|-----------|
|                                    | RESI | TANDEM (COMM) | VISITOR/COMM | TOTAL CARS | BIKES | ST. CAGE | MOTORBIKE |
| PARKING P1                         | 80   | 0             | 0            | 80         | 75    | 75       | 1         |
| PARKING P2                         | 46   | 3             | 15           | 64         | 52    | 52       |           |
| PLAZA                              | 32   | 0             | 8            | 40         | 31    | 23       | 1         |
| LEVEL 1                            | 54   | 0             | 0            | 54         | 42    | 42       |           |
| LEVEL 2                            | 78   | 0             | 0            | 78         | 60    | 60       |           |
| LEVEL 3                            | 82   | 0             | 0            | 82         | 71    | 43       |           |
| TOTAL PROVIDED                     | 372  | 3             | 23           | 398        | 331   | 295      | 2         |

| PROPOSED AREA SCHEDULE (AS DESIGNED) |                       |                      |  |
|--------------------------------------|-----------------------|----------------------|--|
|                                      | GFA CENTRE ACTIVITIES | GFA RESIDENTIAL USES |  |
| PARKING P1                           | 26m²                  | —                    |  |
| PARKING P2                           | 356m²                 | —                    |  |
| PLAZA                                | 420m²                 | —                    |  |
| LEVEL 1                              | 278m²                 | —                    |  |
| LEVEL 2                              | —                     | —                    |  |
| LEVEL 3                              | —                     | —                    |  |
| LEVEL 4                              | —                     | —                    |  |
| TYPICAL TOWER                        | —                     | PER FLOOR 1455m²     |  |
| NO. TYPICAL FLOORS                   | 22                    | SUBTOTAL 33465m²     |  |
| ROOF TCE LOWER                       | —                     | 210m²                |  |
| ROOF TCE UPPER                       | —                     | 90m²                 |  |
| TOTAL PROVIDED                       | 1080m²                | 33765m²              |  |



SECTION DIAGRAM



SETBACK DIAGRAM

| SHEET LIST |                                                            |     |
|------------|------------------------------------------------------------|-----|
|            | SHEET NAME                                                 | REV |
| AR DA 001  | COVER SHEET AND DEVELOPMENT SUMMARY                        | A   |
| AR DA 010  | DEVELOPMENT DIAGRAMS                                       | A   |
| AR DA 101  | SITE CONTEXT PLAN - PROPOSED                               | A   |
| AR DA 200  | GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL P1               | A   |
| AR DA 201  | GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL P2               | A   |
| AR DA 202  | GENERAL ARRANGEMENT PLAN - PODIUM - PLAZA                  | A   |
| AR DA 203  | GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL 1                | A   |
| AR DA 204  | GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL 2                | A   |
| AR DA 205  | GENERAL ARRANGEMENT PLAN - PODIUM - LEVEL 3                | A   |
| AR DA 206  | GENERAL ARRANGEMENT PLAN - TOWER - LEVEL 4                 | A   |
| AR DA 207  | GENERAL ARRANGEMENT PLAN - TOWER - LEVEL 5-26              | A   |
| AR DA 208  | GENERAL ARRANGEMENT PLAN - TOWER - LEVEL 27 ROOF TERRACE   | A   |
| AR DA 209  | GENERAL ARRANGEMENT PLAN - TOWER - ROOFTOP GARDEN          | A   |
| AR DA 300  | OVERALL ELEVATIONS - NORTH WEST & SOUTH WEST               | A   |
| AR DA 301  | OVERALL ELEVATIONS - NORTH EAST & SOUTH EAST (BRERETON ST) | A   |
| AR DA 400  | OVERALL SECTIONS - LONGITUDINAL SECTION A-A                | A   |
| AR DA 401  | OVERALL SECTIONS - CROSS SECTION B-B                       | A   |
| AR DA 410  | OVERALL SITE SECTION - LONGITUDINAL                        | A   |
| AR DA 901  | FACADE DETAILS - OXFORD STREET AND LITTLE MANNING          | A   |
| AR DA 902  | FACADE DETAILS - MONTAGUE ROAD - SHEET 1                   | A   |
| AR DA 903  | FACADE DETAILS - MONTAGUE ROAD - SHEET 2                   | A   |
| AR DA 904  | FACADE DETAILS - ROOFTOP                                   | A   |
| AR DA 950  | SUN DIAGRAMS                                               | A   |

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Rev Initial Description Date

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**STOCKWELL**

**Archipelago**

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www.archipelago.com.au

Project  
**25026**  
**108 MONTAGUE ROAD**

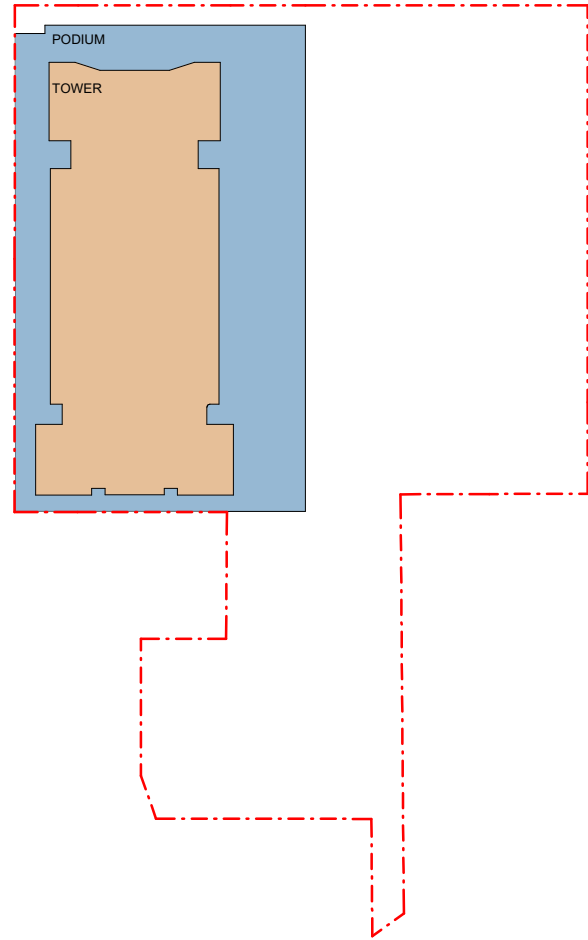
DRAWING TITLE  
**COVER SHEET AND DEVELOPMENT SUMMARY**

DRAWN BY JD  
CHECKED DC  
DATE PRINTED 5/06/2026 4:26:44 PM

| DISC | PHASE | DWG NO | REVISION |
|------|-------|--------|----------|
| AR   | DA    | 001    | A        |

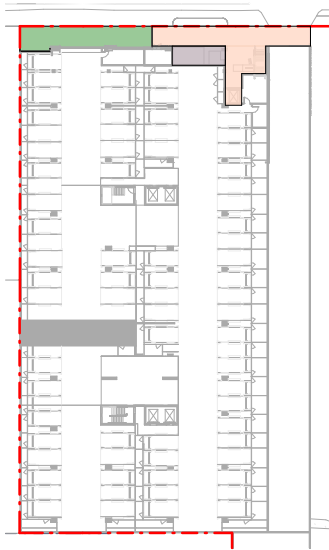
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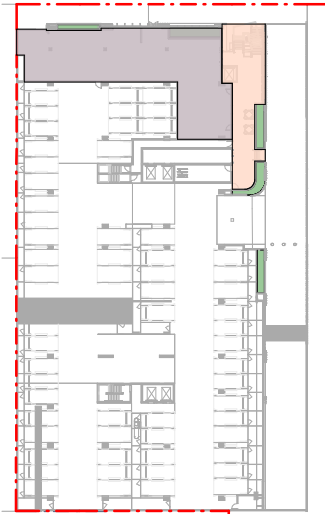
SITE COVER & TOWER FOOTPRINT

SITE AREA: 9044m<sup>2</sup>  
PODIUM SITE COVER: 3550m<sup>2</sup> OR 39.2%  
TOWER FOOTPRINT: 1825m<sup>2</sup>



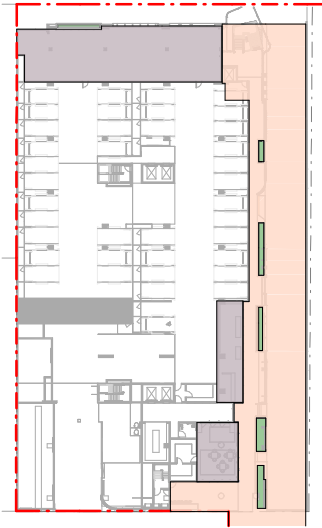
P1

CENTRE USES GFA: 26m<sup>2</sup>  
PLANTING: 72m<sup>2</sup>  
PUBLIC: 121m<sup>2</sup>



P2

CENTRE USES GFA: 356m<sup>2</sup>  
PLANTING: 40m<sup>2</sup>  
PUBLIC: 132m<sup>2</sup>



PLAZA

CENTRE USES GFA: 420m<sup>2</sup>  
PLANTING: 30m<sup>2</sup>  
PUBLIC: 1000m<sup>2</sup>



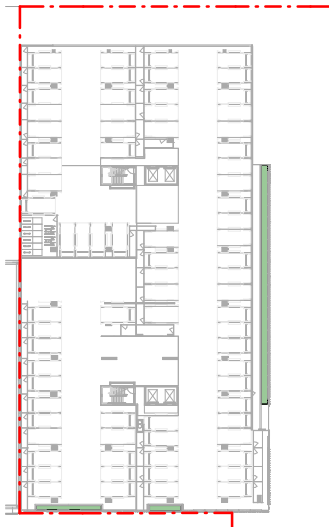
LEVEL 01

CENTRE USES GFA: 278m<sup>2</sup>  
PLANTING: 20m<sup>2</sup>



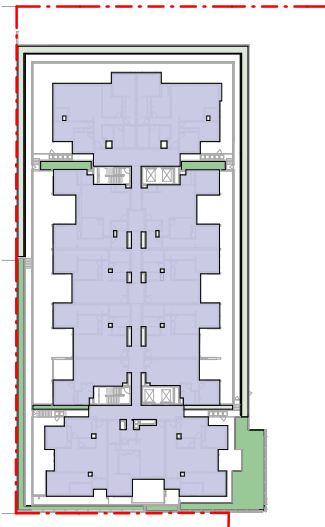
LEVEL 02

PLANTING: 70m<sup>2</sup>



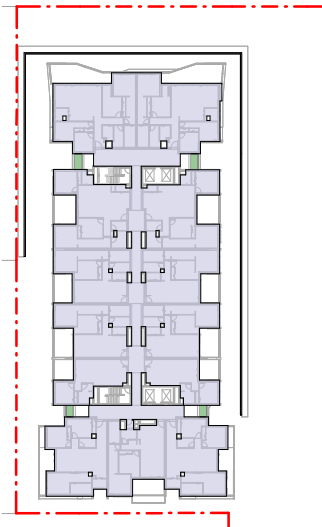
LEVEL 03

PLANTING: 50m<sup>2</sup>



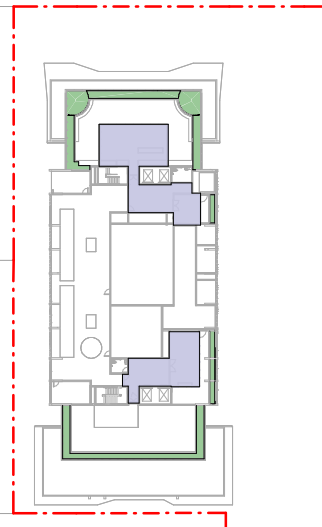
LEVEL 04

RESIDENTIAL GFA: 1455m<sup>2</sup>  
PLANTING: 293m<sup>2</sup>

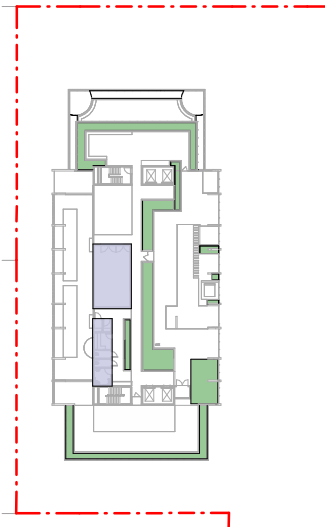


TYP FL 5-26

RESIDENTIAL GFA: 1455 m<sup>2</sup> / FL (31,570m<sup>2</sup> TOTAL)  
PLANTING: 11m<sup>2</sup> EVERY FL (253m<sup>2</sup> TOTAL)  
COMMUNAL USES RESIDENTIAL GFA: 210m<sup>2</sup>  
COMMUNAL USES (INT + EXT): 445m<sup>2</sup>  
PLANTING: 118m<sup>2</sup>



ROOF TCE LOWER



ROOF TCE UPPER

COMMUNAL USES RESIDENTIAL GFA: 90m<sup>2</sup>  
COMMUNAL USES (INT + EXT): 750m<sup>2</sup>  
PLANTING: 190m<sup>2</sup>

LEGEND

GFA

- CENTRE USES GFA  
TOTAL: 1080m<sup>2</sup>
- RESIDENTIAL GFA  
TOTAL: 33,765m<sup>2</sup>

TOTAL GFA: 34,385m<sup>2</sup>

PLANTING

- PLANTING  
TOTAL: 1136m<sup>2</sup>

SITE COVER

3550m<sup>2</sup> OR 39.2%

GFA DEFINITION

GROSS FLOOR AREA, FOR A BUILDING, MEANS THE TOTAL FLOOR AREA OF ALL STOREYS OF THE BUILDING, MEASURED FROM THE OUTSIDE OF THE EXTERNAL WALLS AND THE CENTRE OF ANY COMMON WALLS OF THE BUILDING, OTHER THAN AREAS USED FOR—  
• BUILDING SERVICES, PLANT OR EQUIPMENT, OR  
• ACCESS BETWEEN LEVELS; OR  
• A GROUND FLOOR PUBLIC LOBBY; OR  
• A MALL; OR  
• PARKING, LOADING OR MANOEUVRING VEHICLES; OR  
• UNENCLOSED PRIVATE BALCONIES, WHETHER ROOFED OR NOT.

|     |         |                  |          |
|-----|---------|------------------|----------|
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25026  
108 MONTAGUE ROAD

DRAWING TITLE  
DEVELOPMENT DIAGRAMS

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| DISC | PHASE | DWG NO | REVISION |
|------|-------|--------|----------|
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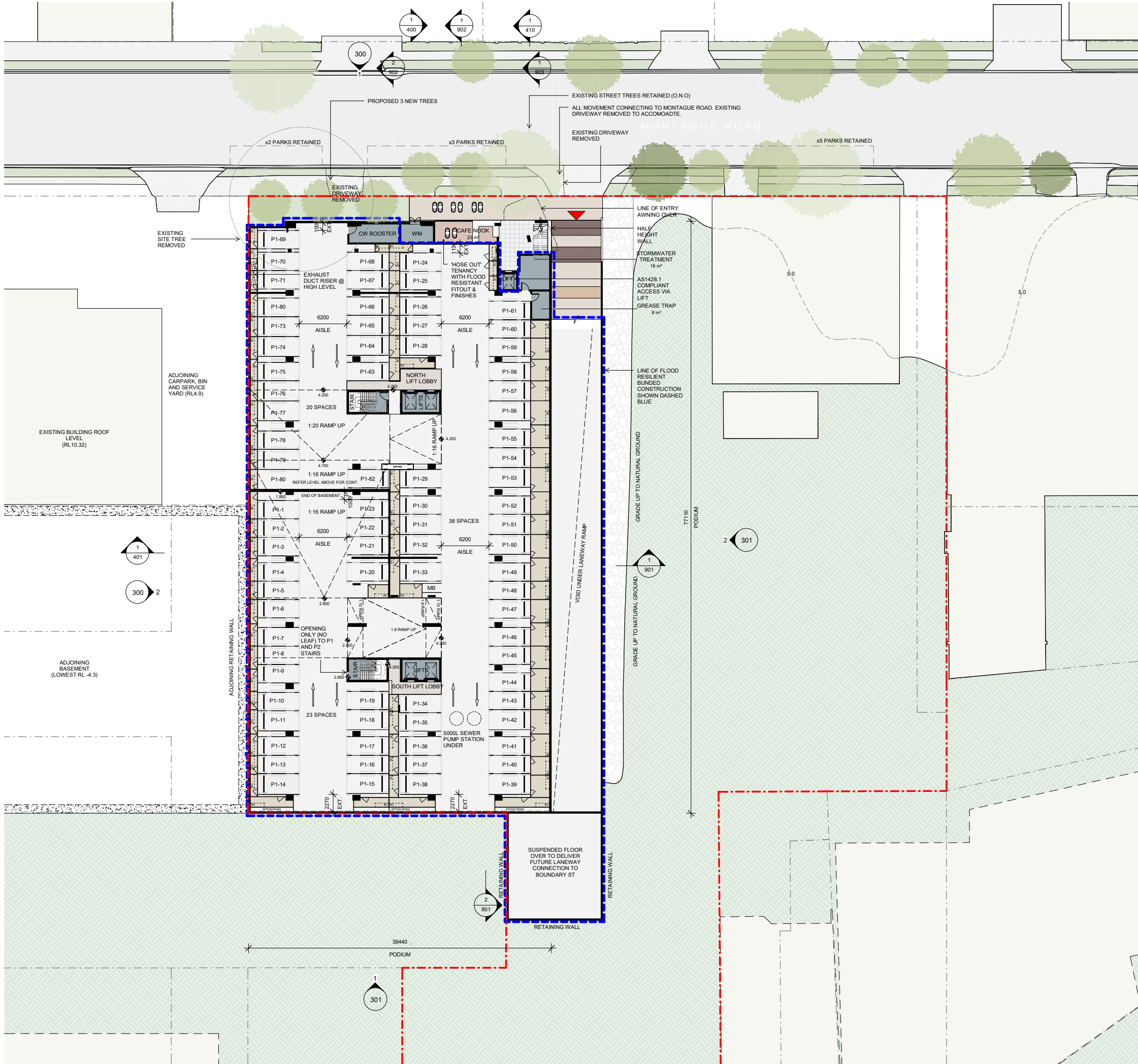
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1:1000



0 10 20 30 40 50 100





- LEGEND**
- BC BICYCLE PARK
  - CW COLD WATER
  - WM WATER METER
  - BUNDED CONSTRUCTION

- CAR PARK**
- 80 RESIDENT STANDARD CAR BAYS
  - 1 RESIDENT MOTORBIKE BAY
  - 75 RESIDENT STORAGE CAGES
  - 75 RESIDENT BICYCLE SPACES (BC)

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Project  
**25026**  
**108 MONTAGUE ROAD**

DRAWING TITLE  
**GENERAL ARRANGEMENT PLAN -  
PODIUM - LEVEL P1**

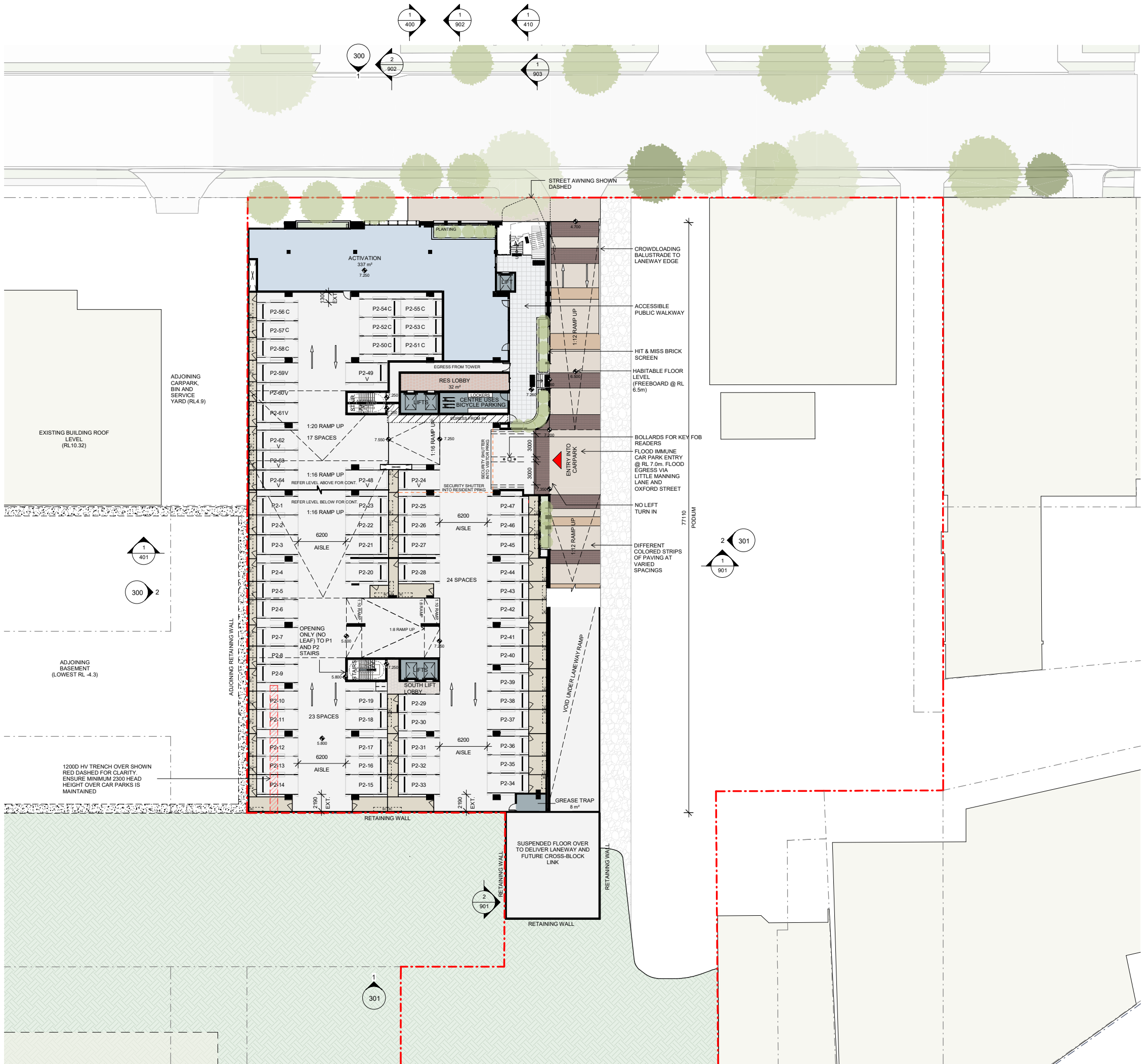
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| AR   | DA    | 200    | A        |

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1:500  
0 5 10 15 20 25 50





LEGEND

BC BICYCLE PARK

CAR PARK

- 46 RESIDENT STANDARD CAR BAYS
- 18 VISITOR (V) AND COMMERCIAL (C) CAR BAYS
- 52 RESIDENT STORAGE CAGES
- 52 RESIDENT BICYCLE SPACES (BC)
- 8 CENTRE USE BICYCLE SPACES

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**108 MONTAGUE ROAD**

DRAWING TITLE  
**GENERAL ARRANGEMENT PLAN -  
PODIUM - LEVEL P2**

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| DISC | PHASE | DWG NO | REVISION |
|------|-------|--------|----------|
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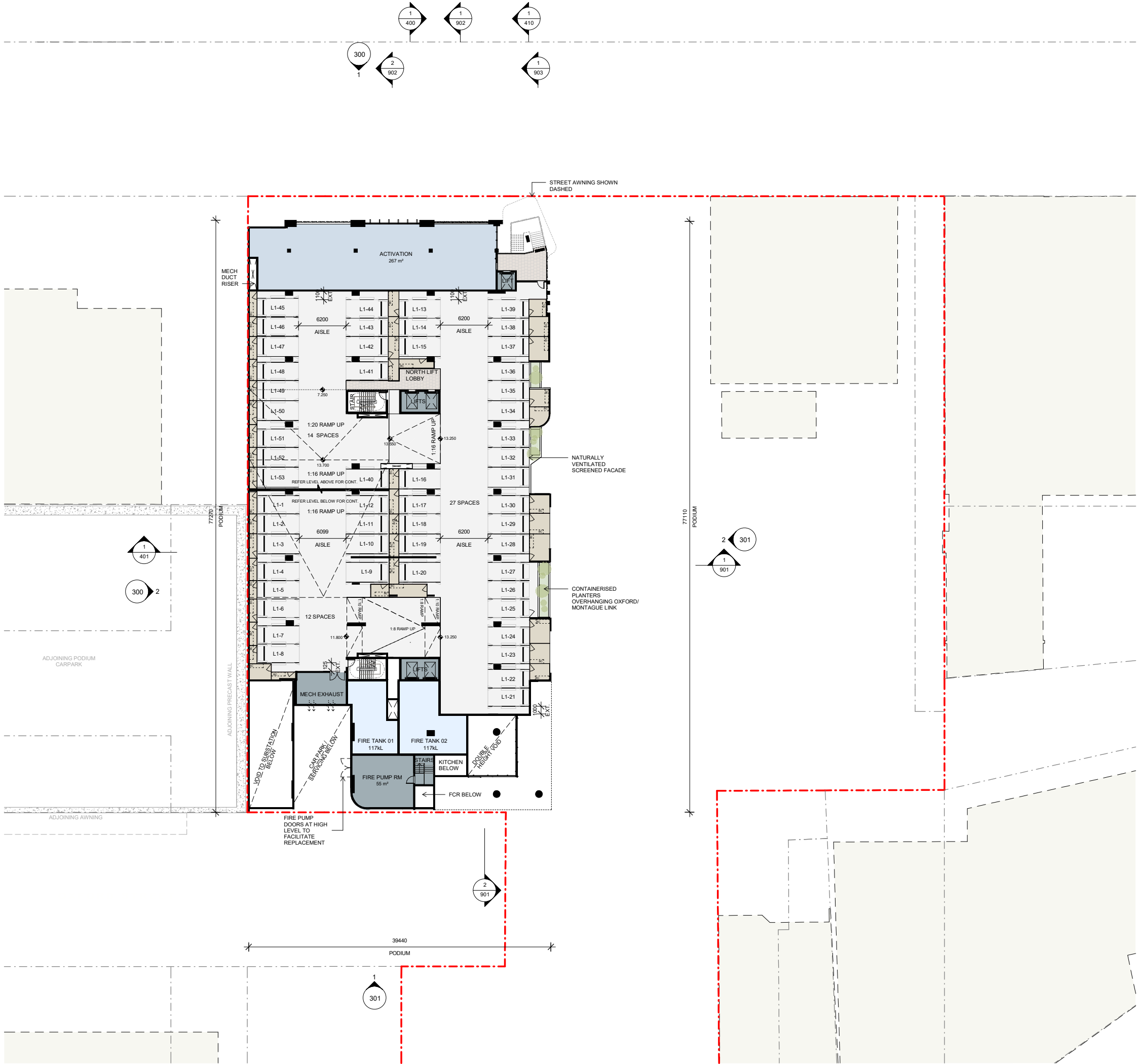
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1:500  
0 5 10 15 20 25 50









- LEGEND**
- BC** BICYCLE PARK
- CAR PARK**
- 54 RESIDENT STANDARD CAR BAYS
  - 42 RESIDENT STORAGE CAGES
  - 42 RESIDENT BICYCLE SPACES (BC)

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DRAWING TITLE  
**GENERAL ARRANGEMENT PLAN -  
PODIUM - LEVEL 1**

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| AR   | DA    | 203    | A        |

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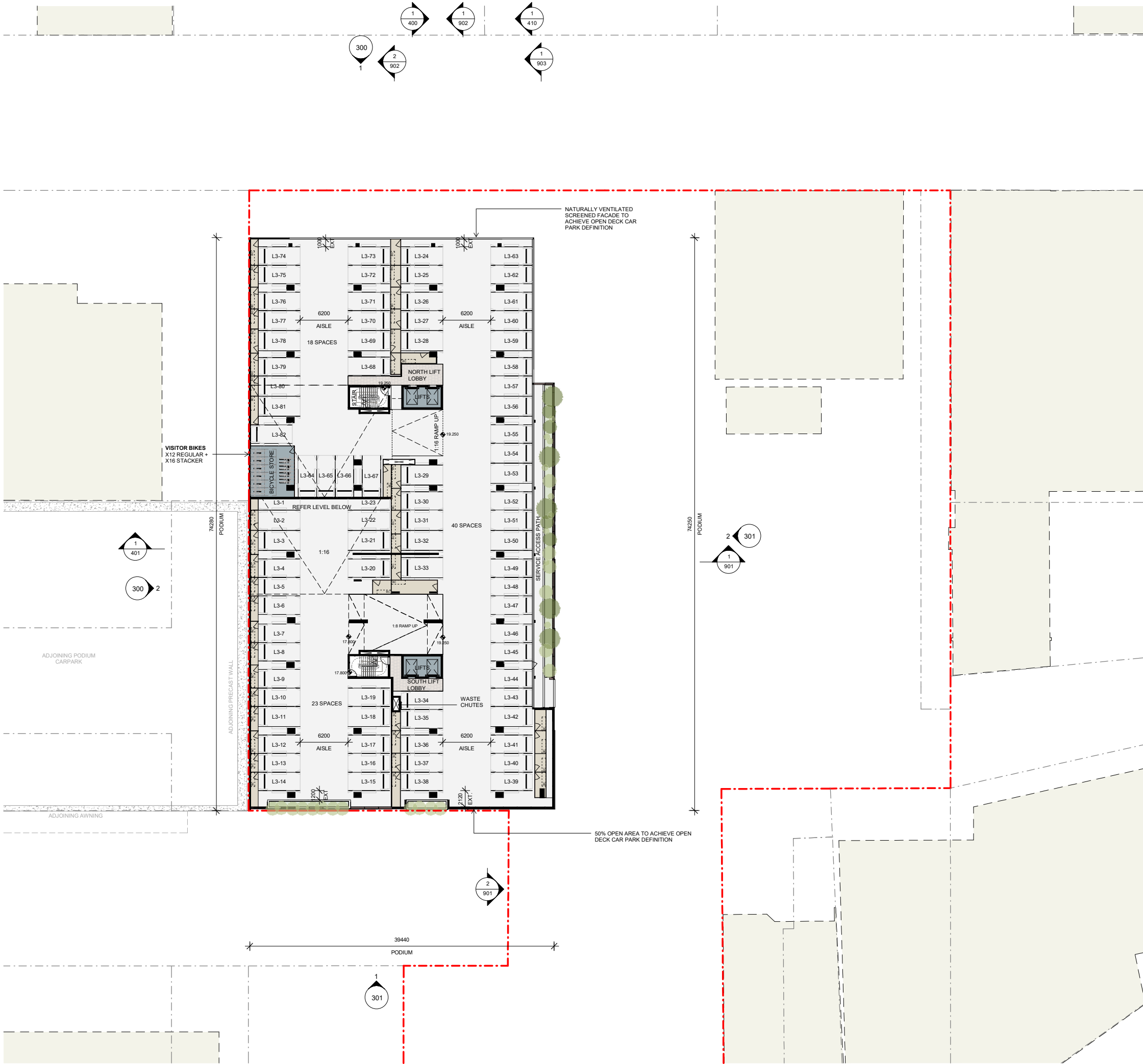
1:500

0 5 10 15 20 25 50









LEGEND

BC BICYCLE PARK

CAR PARK

- 82 RESIDENT STANDARD CAR BAYS
- 43 RESIDENT STORAGE CAGES
- 43 RESIDENT BICYCLE PARKING (BC)
- 28 VISITOR BICYCLE PARKING

|     |         |                  |          |
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DRAWING TITLE  
GENERAL ARRANGEMENT PLAN -  
PODIUM - LEVEL 3

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|------|-------|--------|----------|
| DISC | PHASE | DWG NO | REVISION |
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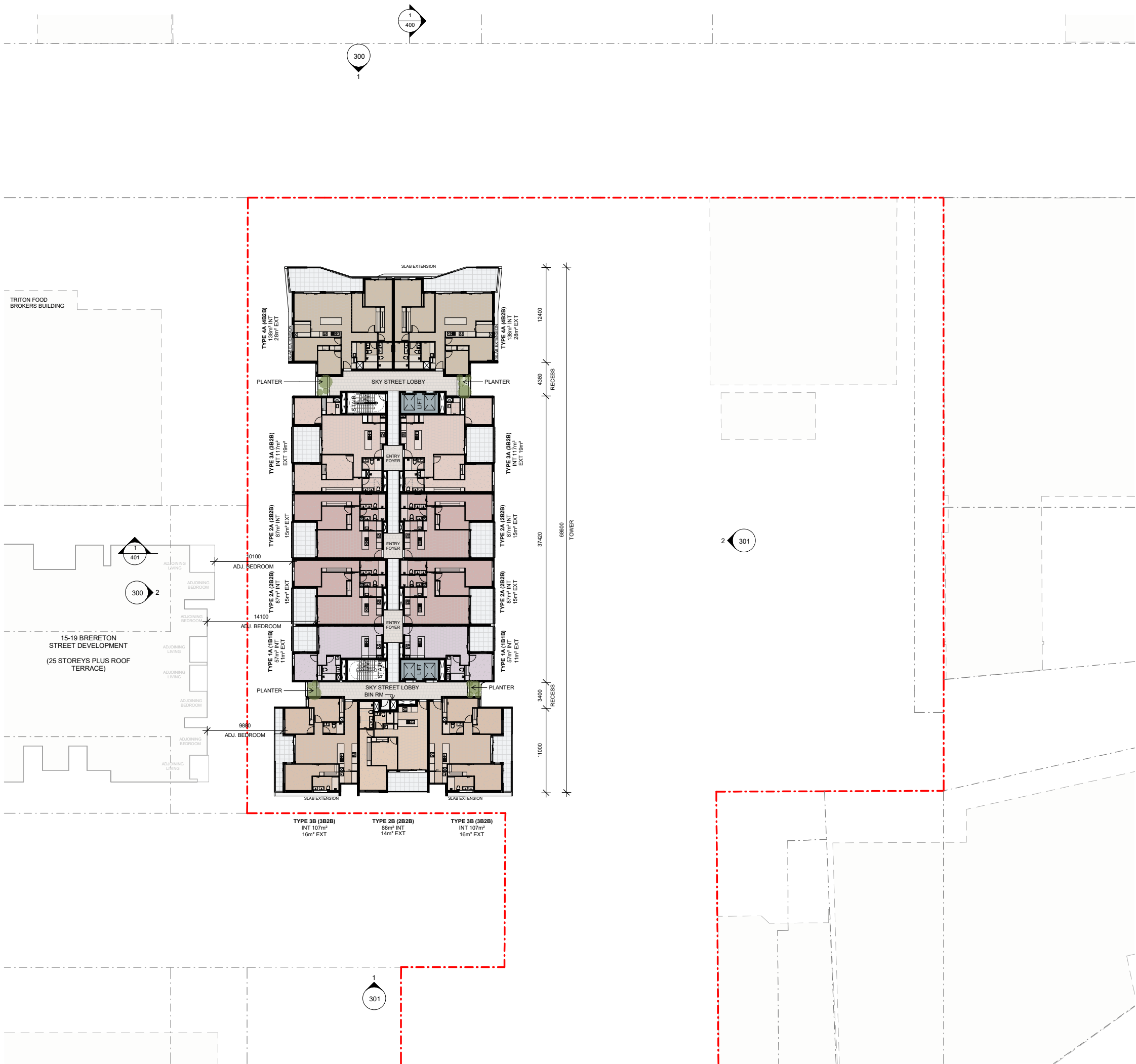
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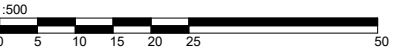
25026  
108 MONTAGUE ROAD

DRAWING TITLE  
GENERAL ARRANGEMENT PLAN -  
TOWER - LEVEL 5-26

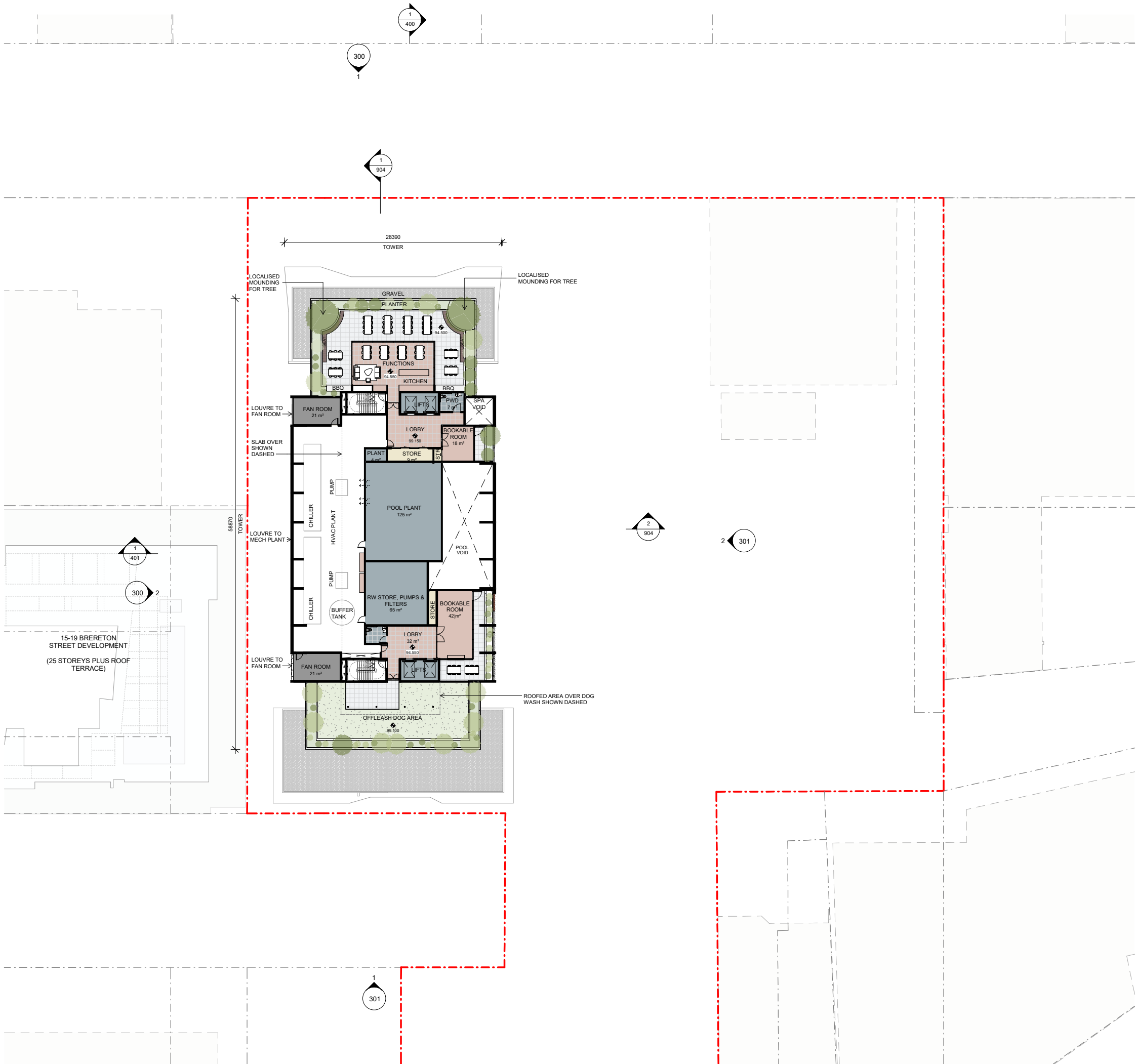
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| AR   | DA    | 207    | A        |

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**108 MONTAGUE ROAD**

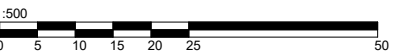
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TOWER - LEVEL 27 ROOF TERRACE**

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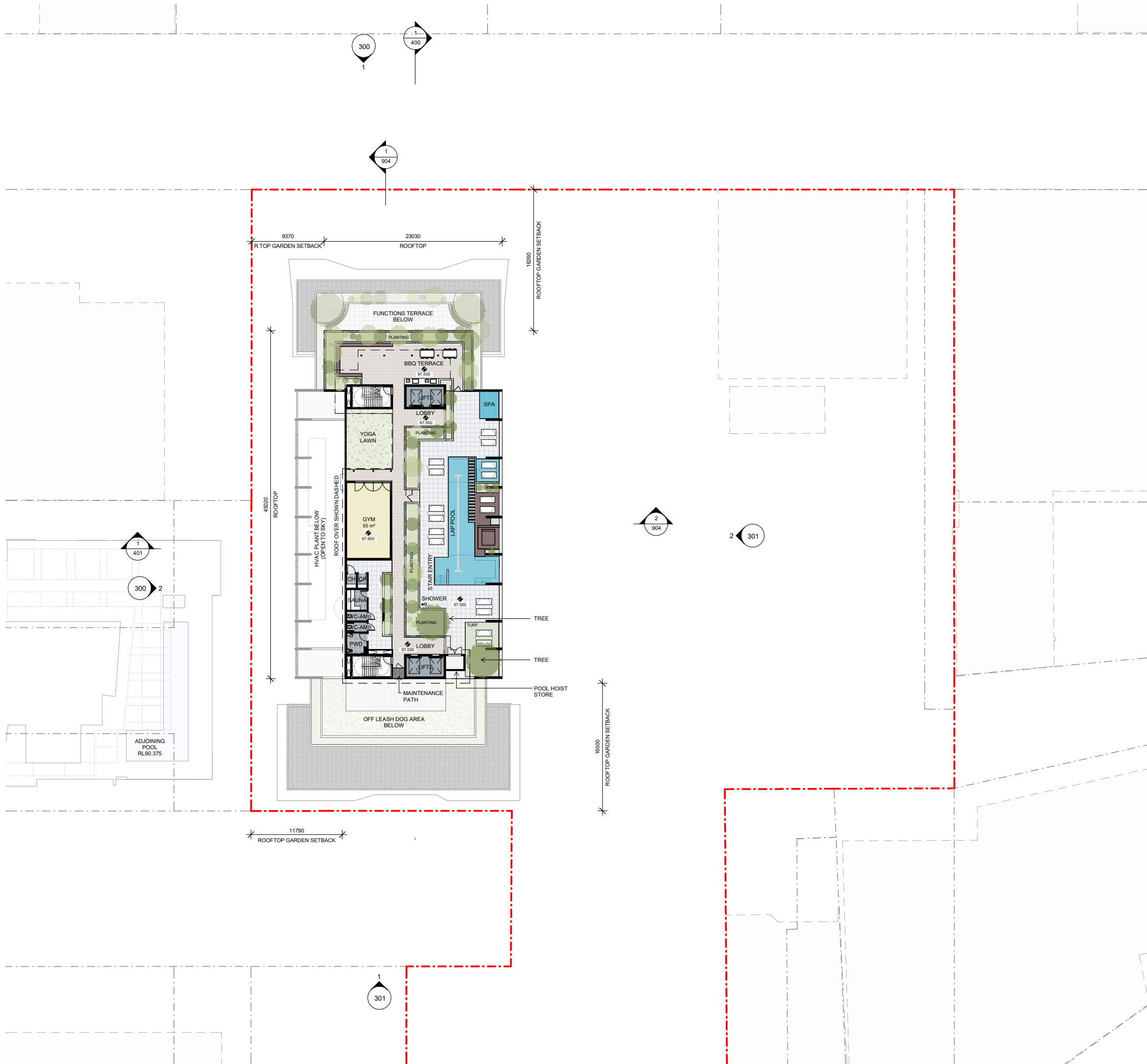


| DISC | PHASE | DWG NO | REVISION |
|------|-------|--------|----------|
| AR   | DA    | 208    | A        |

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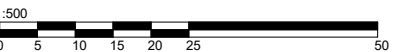
25026  
108 MONTAGUE ROAD

DRAWING TITLE  
GENERAL ARRANGEMENT PLAN -  
TOWER - ROOFTOP GARDEN

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DATE PRINTED 5/06/2026 4:28:14 PM

|      |       |        |          |
|------|-------|--------|----------|
| DISC | PHASE | DWG NO | REVISION |
| AR   | DA    | 209    | A        |

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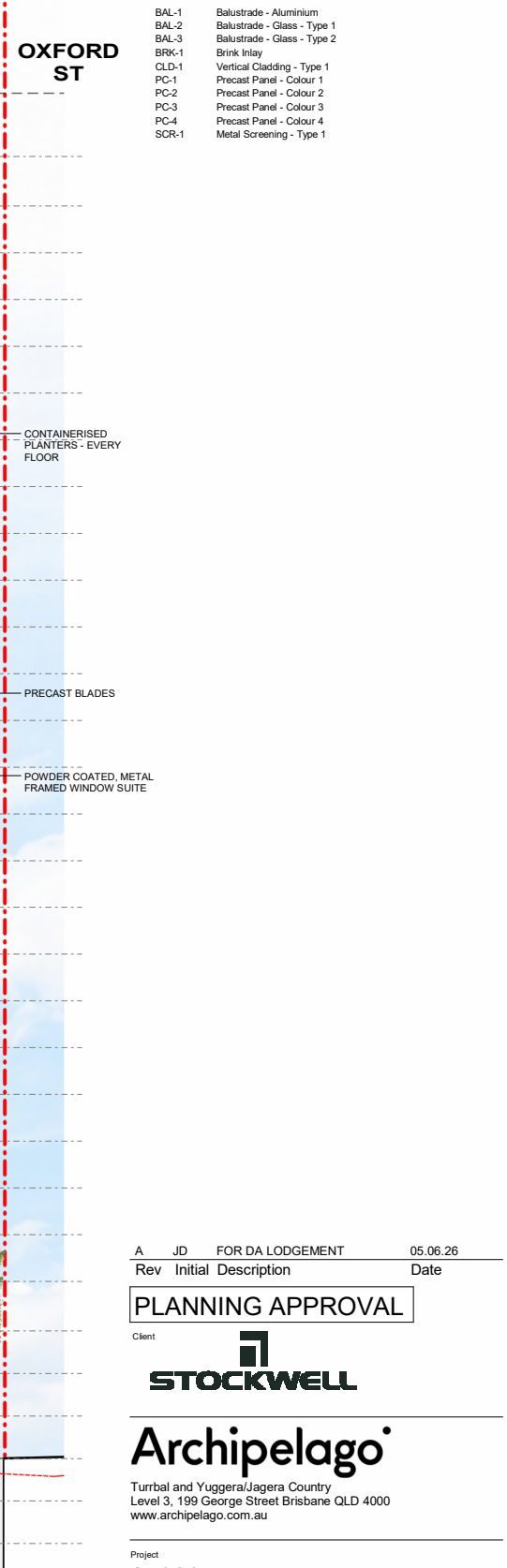
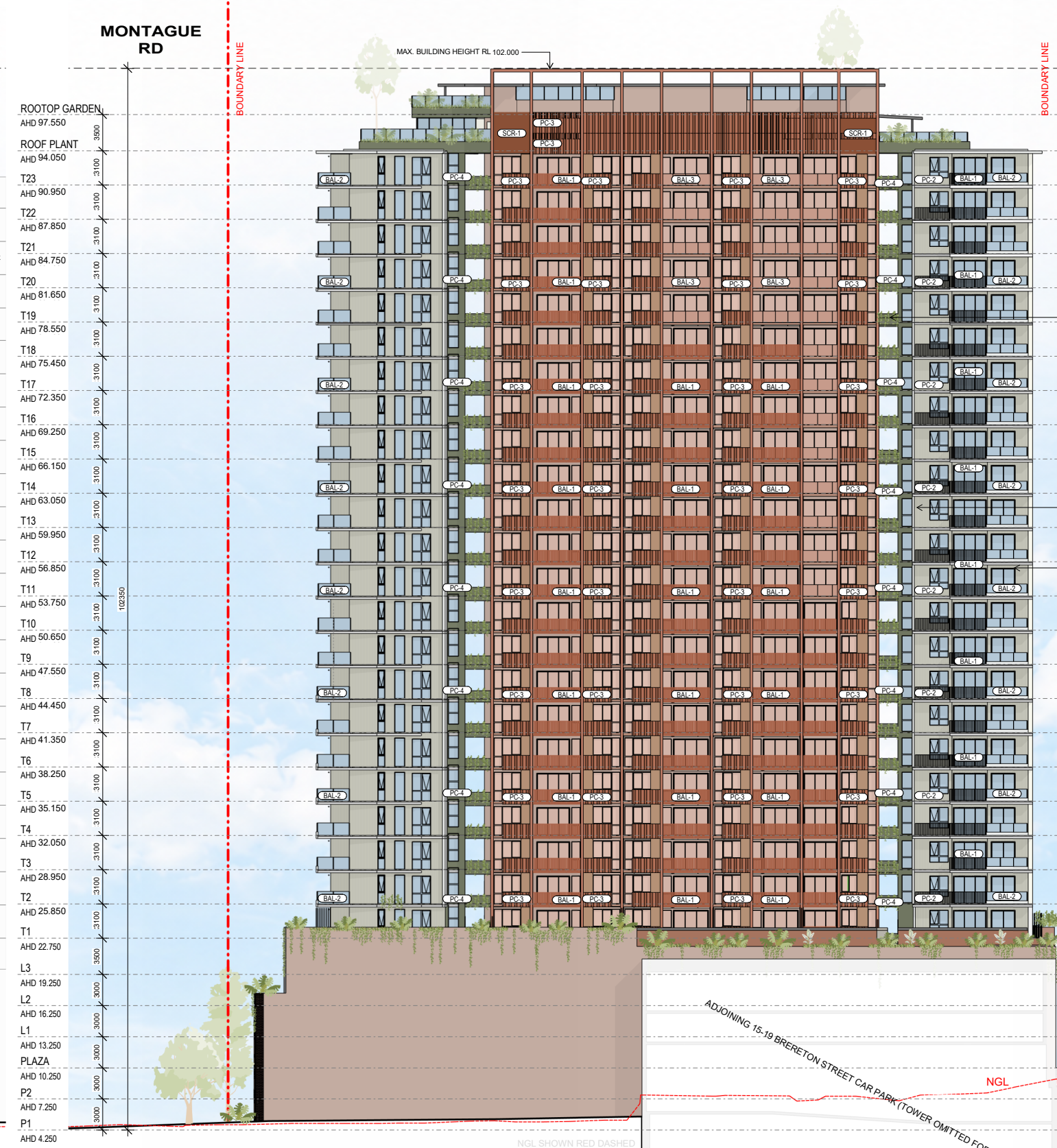
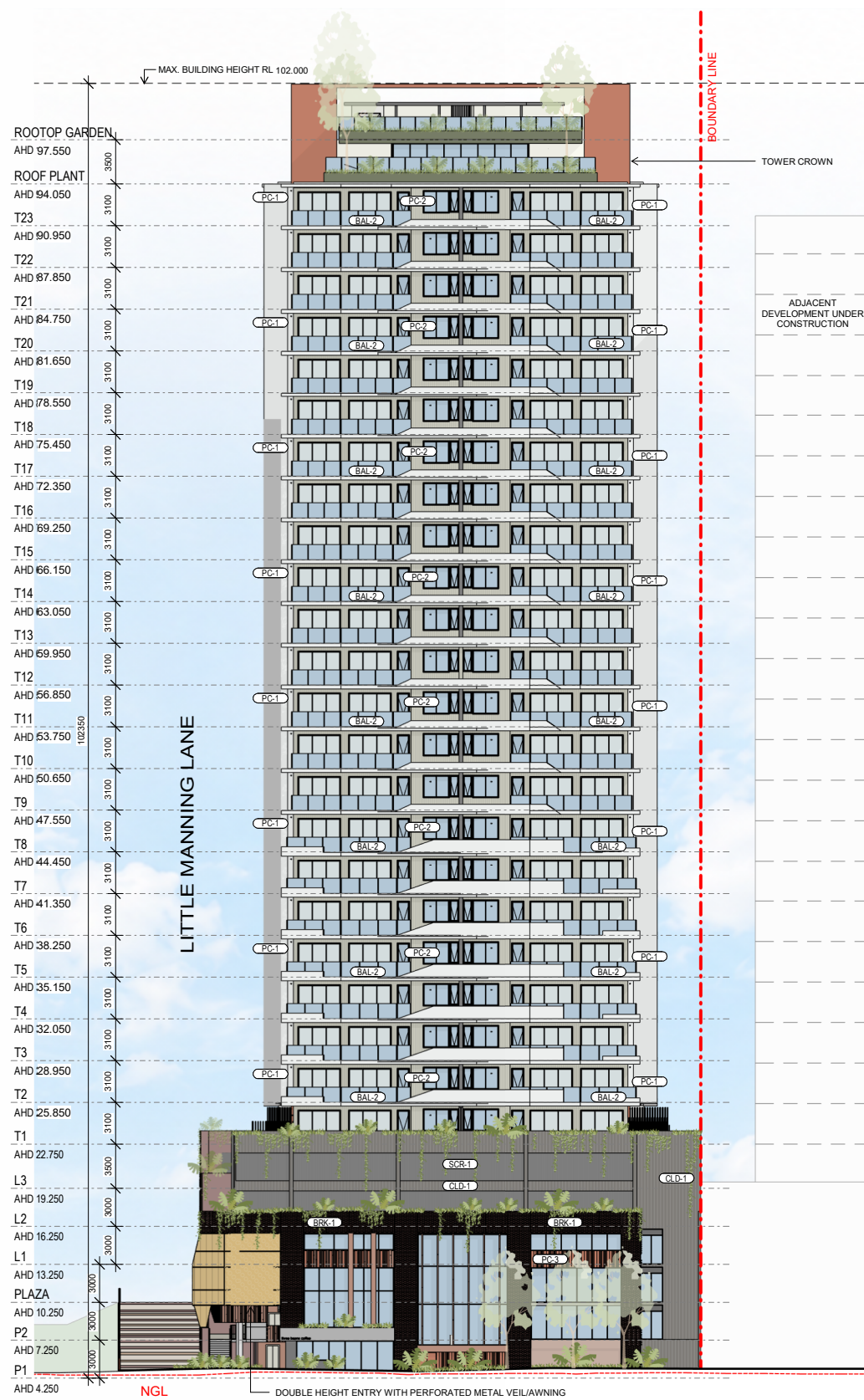




NOTES

CODE DESCRIPTION

|       |                             |
|-------|-----------------------------|
| BAL-1 | Balustrade - Aluminium      |
| BAL-2 | Balustrade - Glass - Type 1 |
| BAL-3 | Balustrade - Glass - Type 2 |
| BRK-1 | Brink Inlay                 |
| CLD-1 | Vertical Cladding - Type 1  |
| PC-1  | Precast Panel - Colour 1    |
| PC-2  | Precast Panel - Colour 2    |
| PC-3  | Precast Panel - Colour 3    |
| PC-4  | Precast Panel - Colour 4    |
| SCR-1 | Metal Screening - Type 1    |



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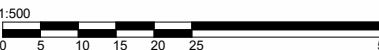
**25026**  
**108 MONTAGUE ROAD**

DRAWING TITLE  
**OVERALL ELEVATIONS - NORTH  
WEST & SOUTH WEST**

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DATE PRINTED 5/06/2026 4:29:34 PM

| DISC | PHASE | DWG NO | REVISION |
|------|-------|--------|----------|
| AR   | DA    | 300    | A        |

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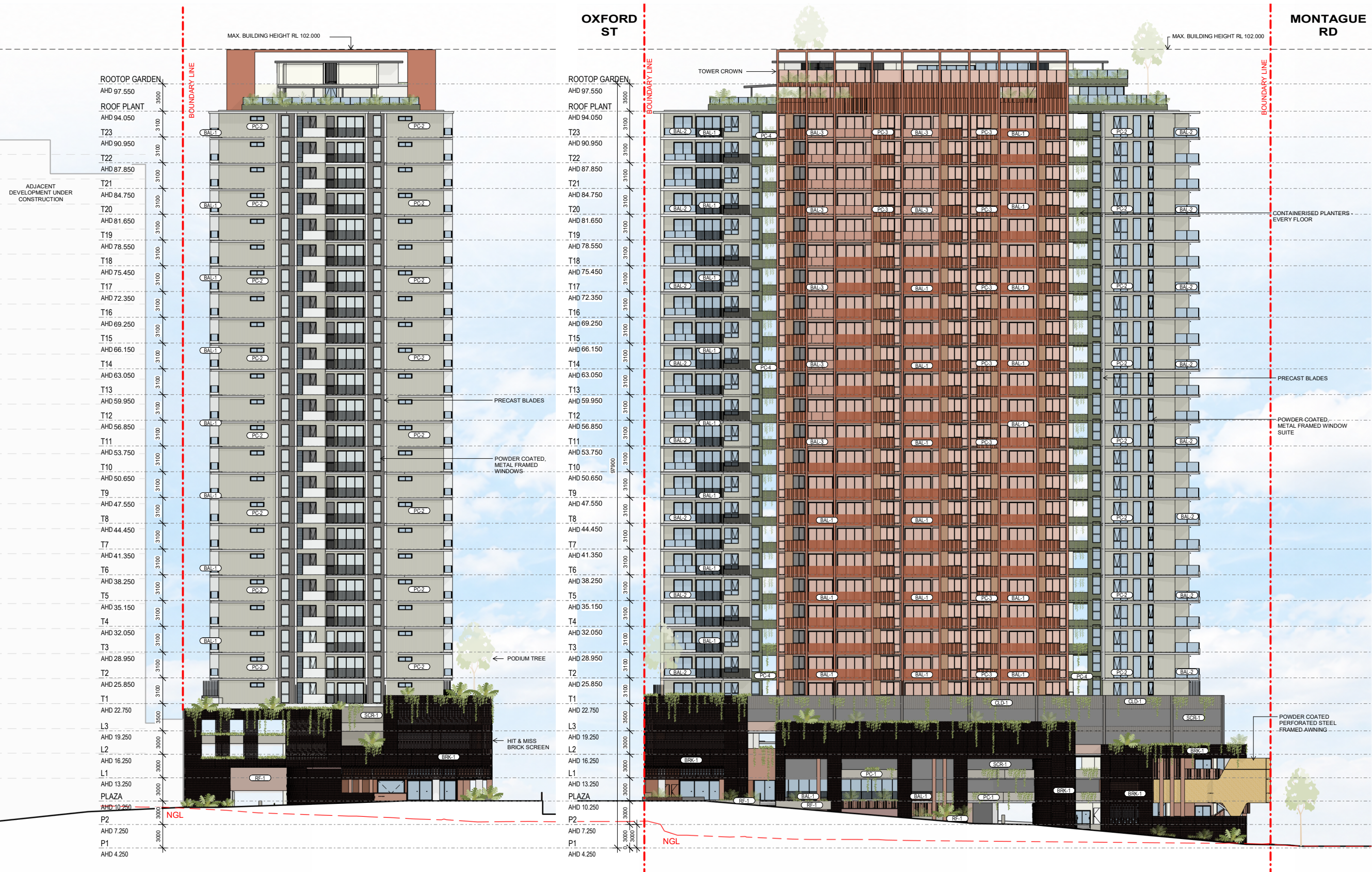
1 OVERALL ELEVATIONS - NW (MONTAGUE)

2 OVERALL ELEVATIONS - SW (BRERETON ST)



NOTES

| CODE  | DESCRIPTION                 |
|-------|-----------------------------|
| BAL-1 | Balustrade - Aluminium      |
| BAL-2 | Balustrade - Glass - Type 1 |
| BAL-3 | Balustrade - Glass - Type 2 |
| BRK-1 | Brink Inlay                 |
| CLD-1 | Vertical Cladding - Type 1  |
| PC-1  | Precast Panel - Colour 1    |
| PC-2  | Precast Panel - Colour 2    |
| PC-3  | Precast Panel - Colour 3    |
| PC-4  | Precast Panel - Colour 4    |
| RF-1  | Cement Render - Type 1      |
| SCR-1 | Metal Screening - Type 1    |



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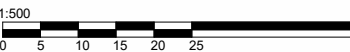
Project

**25026**  
**108 MONTAGUE ROAD**

DRAWING TITLE  
**OVERALL ELEVATIONS - NORTH  
EAST & SOUTH EAST (BRERETON  
ST)**  
DRAWN BY JD  
CHECKED DC  
DATE PRINTED 5/06/2026 4:30:49 PM

| DISC | PHASE | DWG NO | REVISION |
|------|-------|--------|----------|
| AR   | DA    | 301    | A        |

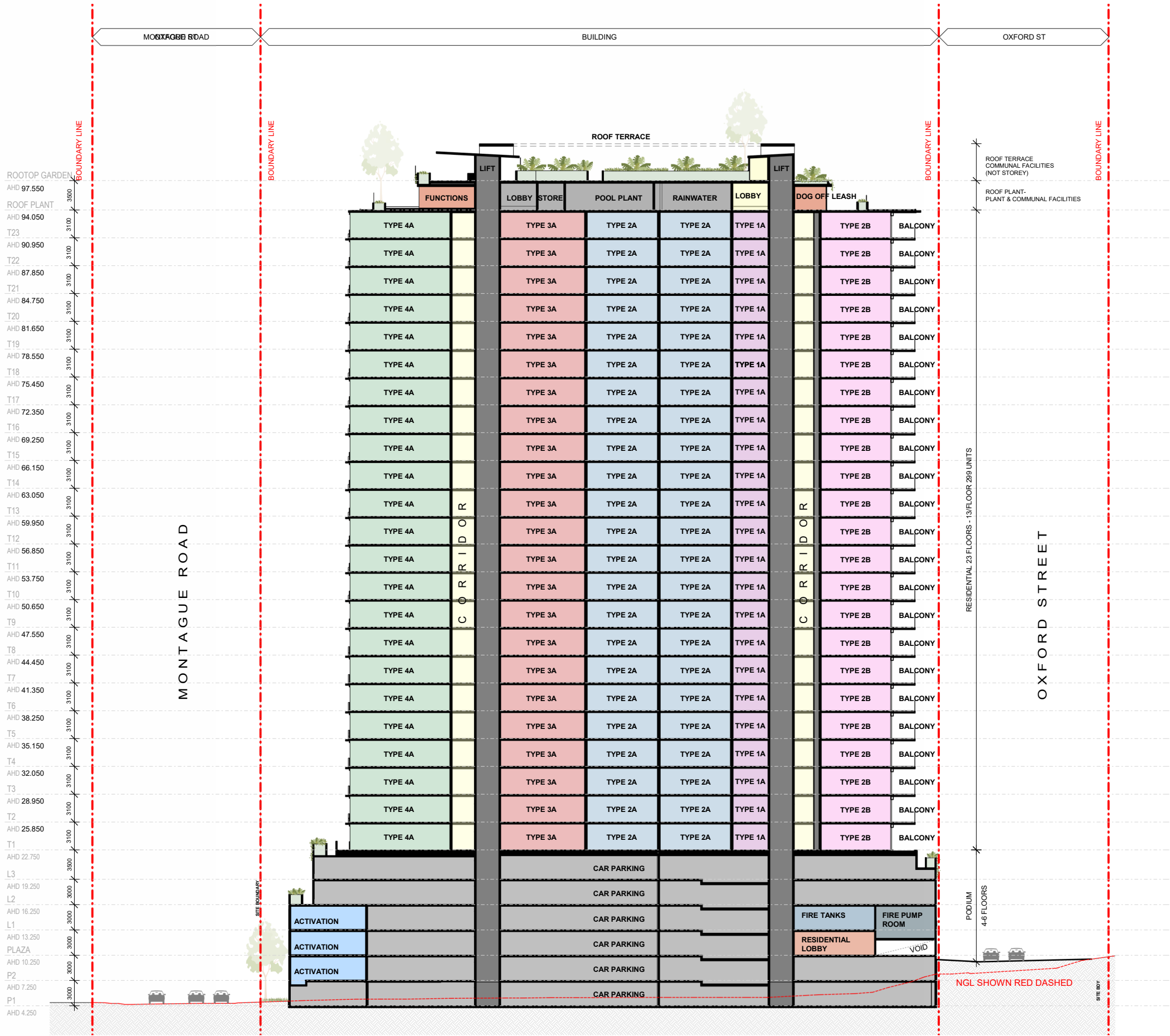
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1 OVERALL ELEVATIONS - SOUTH EAST (OXFORD TCE)

2 OVERALL ELEVATIONS - NORTH EAST (LITTLE MANNING)





|     |         |                  |          |
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www.archipelago.com.au

Project  
**25026**  
**108 MONTAGUE ROAD**

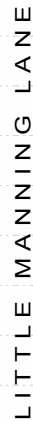
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**OVERALL SECTIONS -  
LONGITUDINAL SECTION A-A**

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CHECKED DC  
DATE PRINTED 5/06/2026 4:30:56 PM

| DISC | PHASE | DWG NO | REVISION |
|------|-------|--------|----------|
| AR   | DA    | 400    | A        |

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1:500  
0 5 10 15 20 25 50





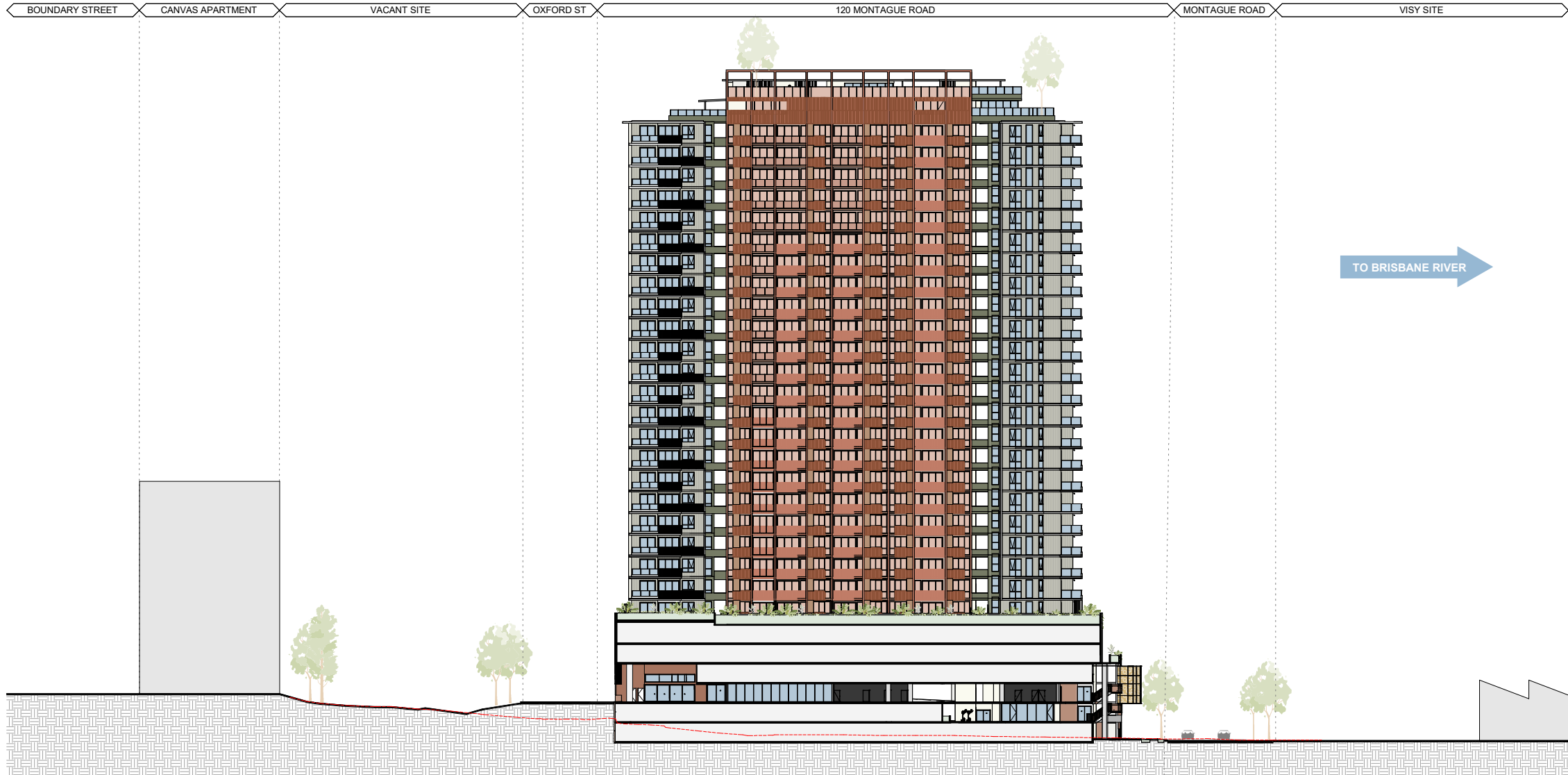
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:500



0 5 10 15 20 25 50





A JD FOR DA LODGEMENT 05.06.26  
Rev Initial Description Date

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**25026**  
**108 MONTAGUE ROAD**

DRAWING TITLE  
**OVERALL SITE SECTION -  
LONGITUDINAL**

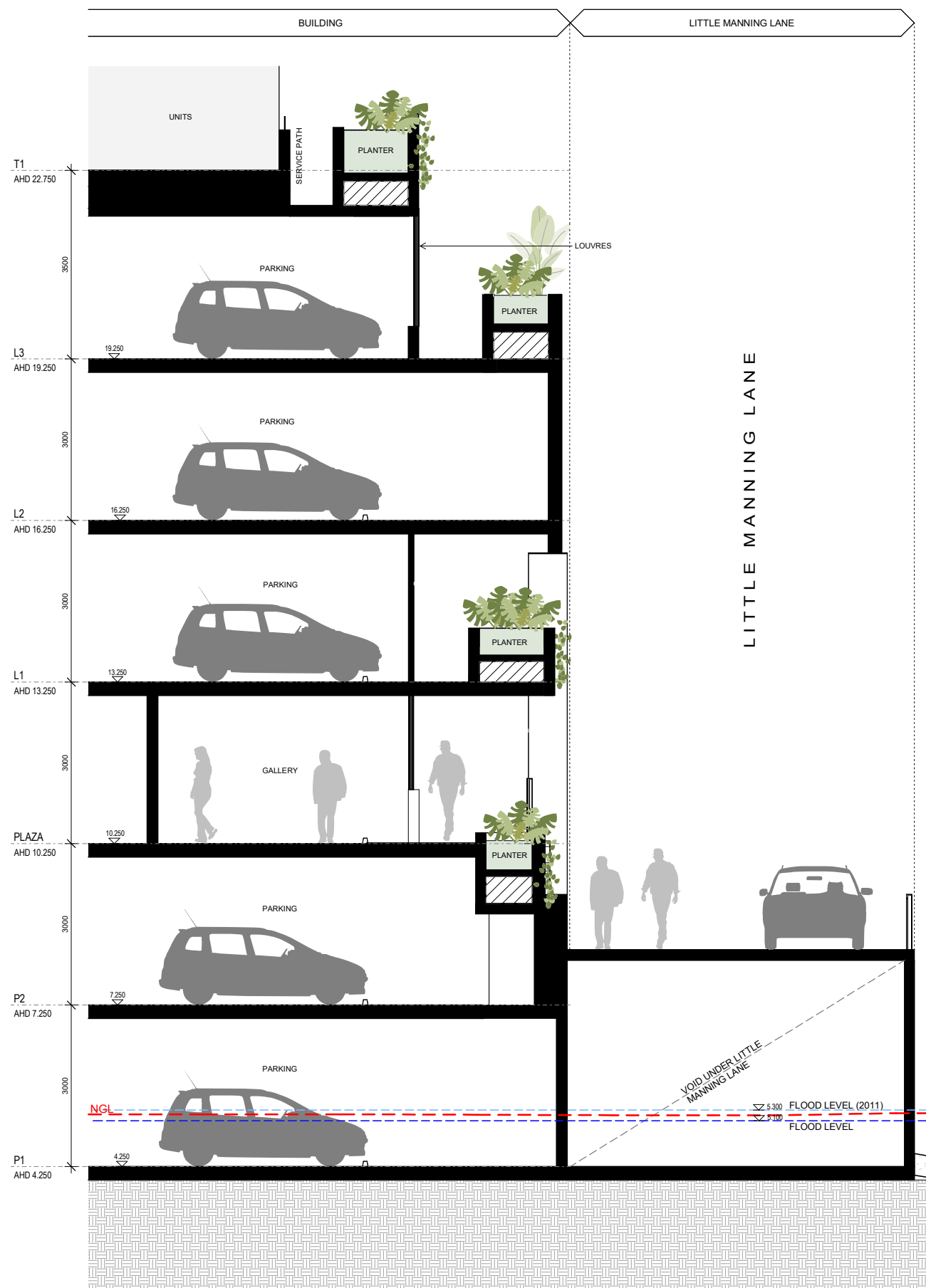
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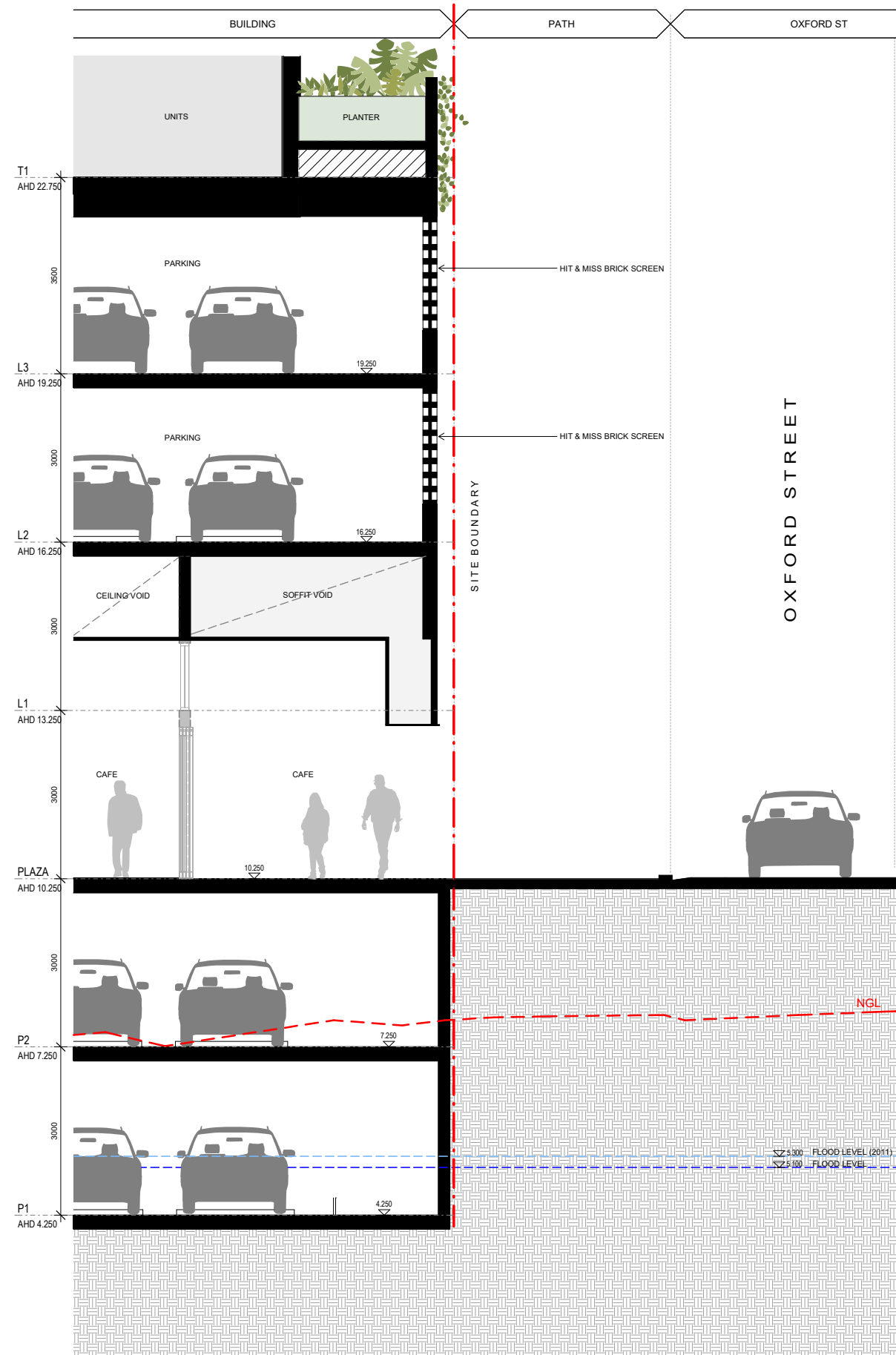
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1 DETAIL FACADE SECTION - GALLERY



2 DETAIL FACADE SECTION- CAFE

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Rev Initial Description Date

PLANNING APPROVAL

Client

**STOCKWELL**

**Archipelago**

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Project

**25026**  
**108 MONTAGUE ROAD**

DRAWING TITLE  
**FACADE DETAILS - OXFORD  
STREET AND LITTLE MANNING**

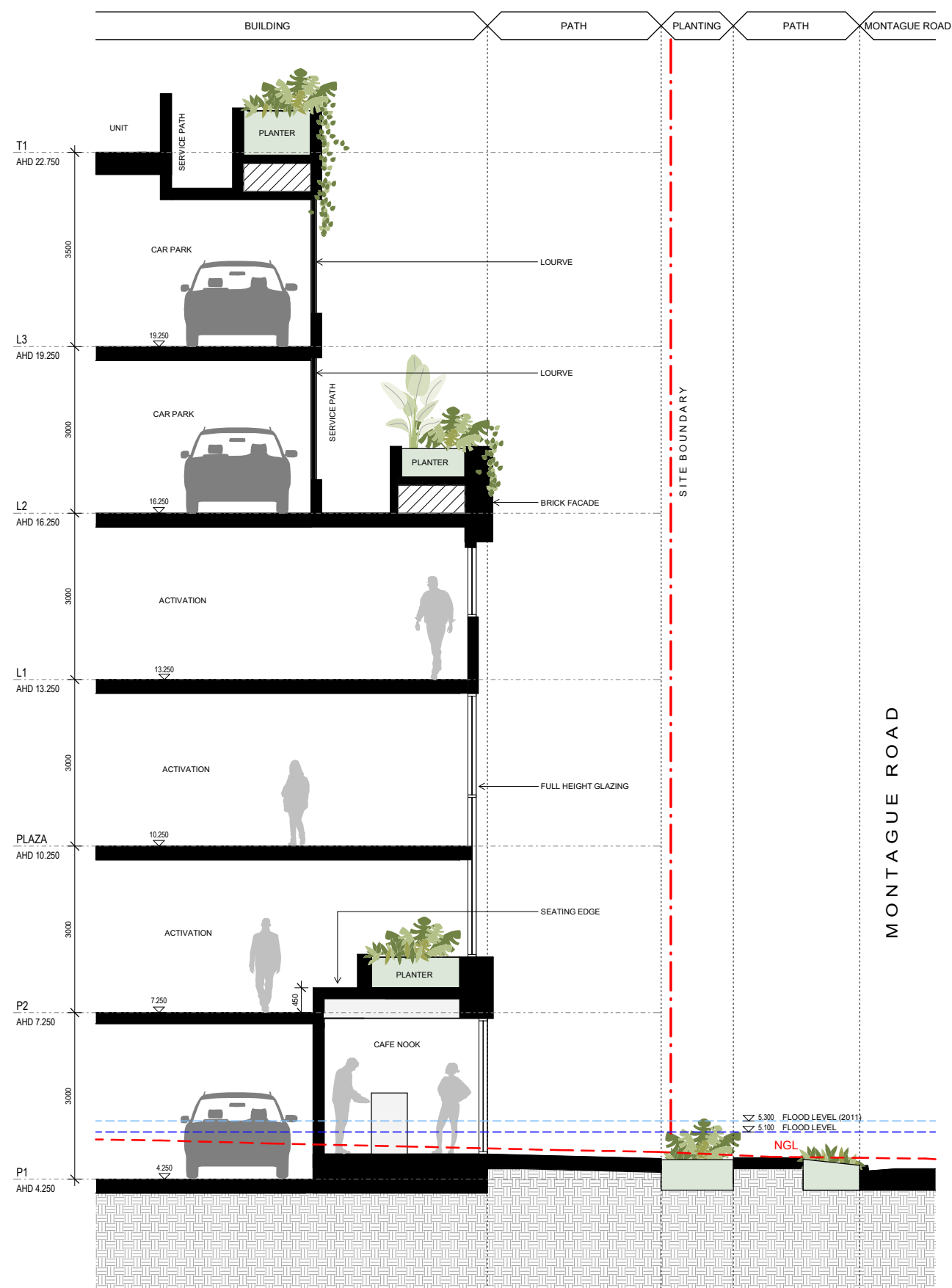
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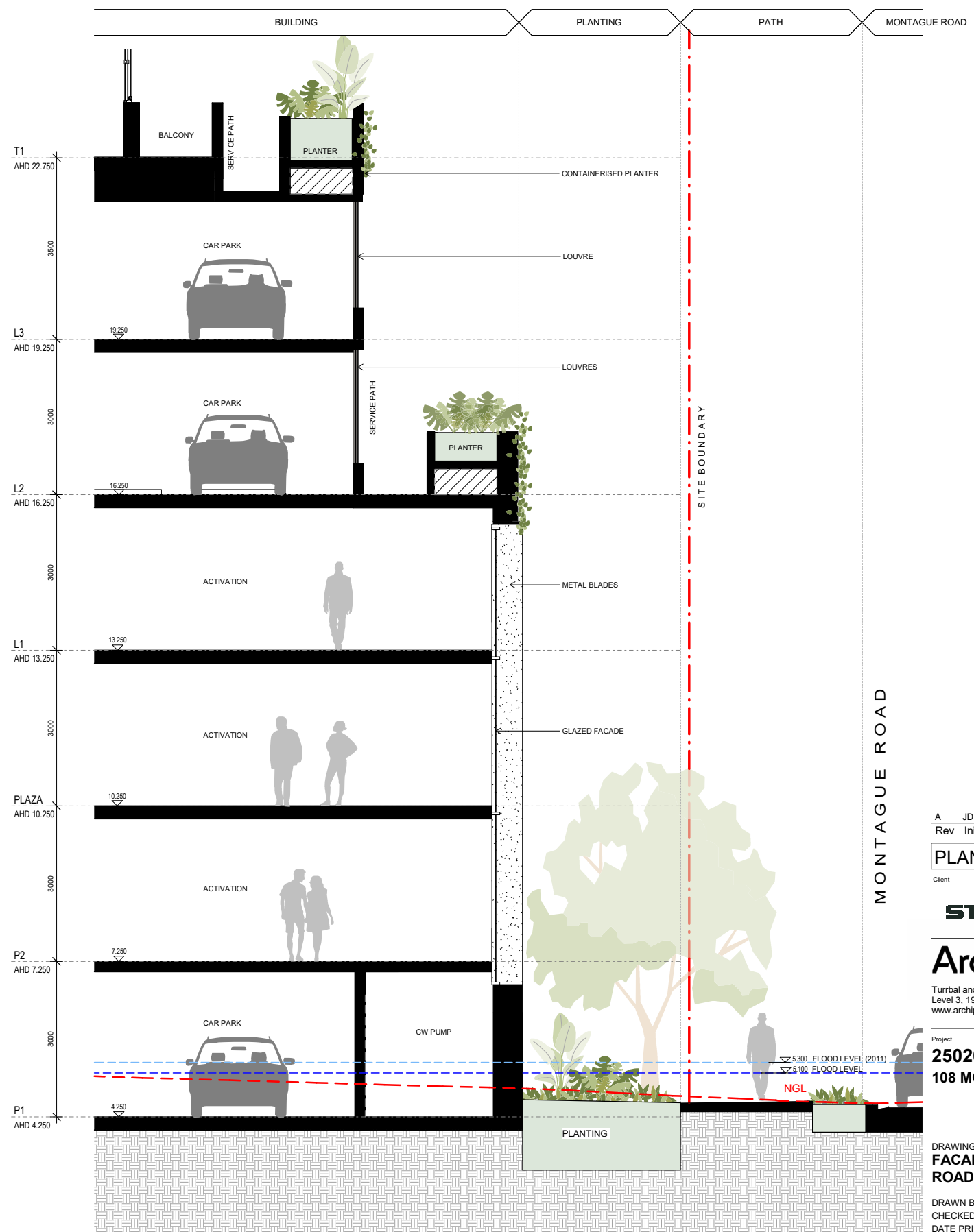
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## DETAIL FACADE SECTION - MONTAGUE ROAD ACTIVATION 01

1



## DETAIL FACADE SECTION- MONTAGUE ROAD ACTIVATION 02

2

|     |         |                  |          |
|-----|---------|------------------|----------|
| A   | JD      | FOR DA LODGEMENT | 05.06.26 |
| Rev | Initial | Description      | Date     |

## PLANNING APPROVAL

Client



## Archipelago

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Level 3, 199 George Street Brisbane QLD 4000  
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Project

25026

108 MONTAGUE ROAD

DRAWING TITLE  
**FACADE DETAILS - MONTAGUE  
ROAD - SHEET 1**

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DATE PRINTED 5/06/2026 4:31:18 PM

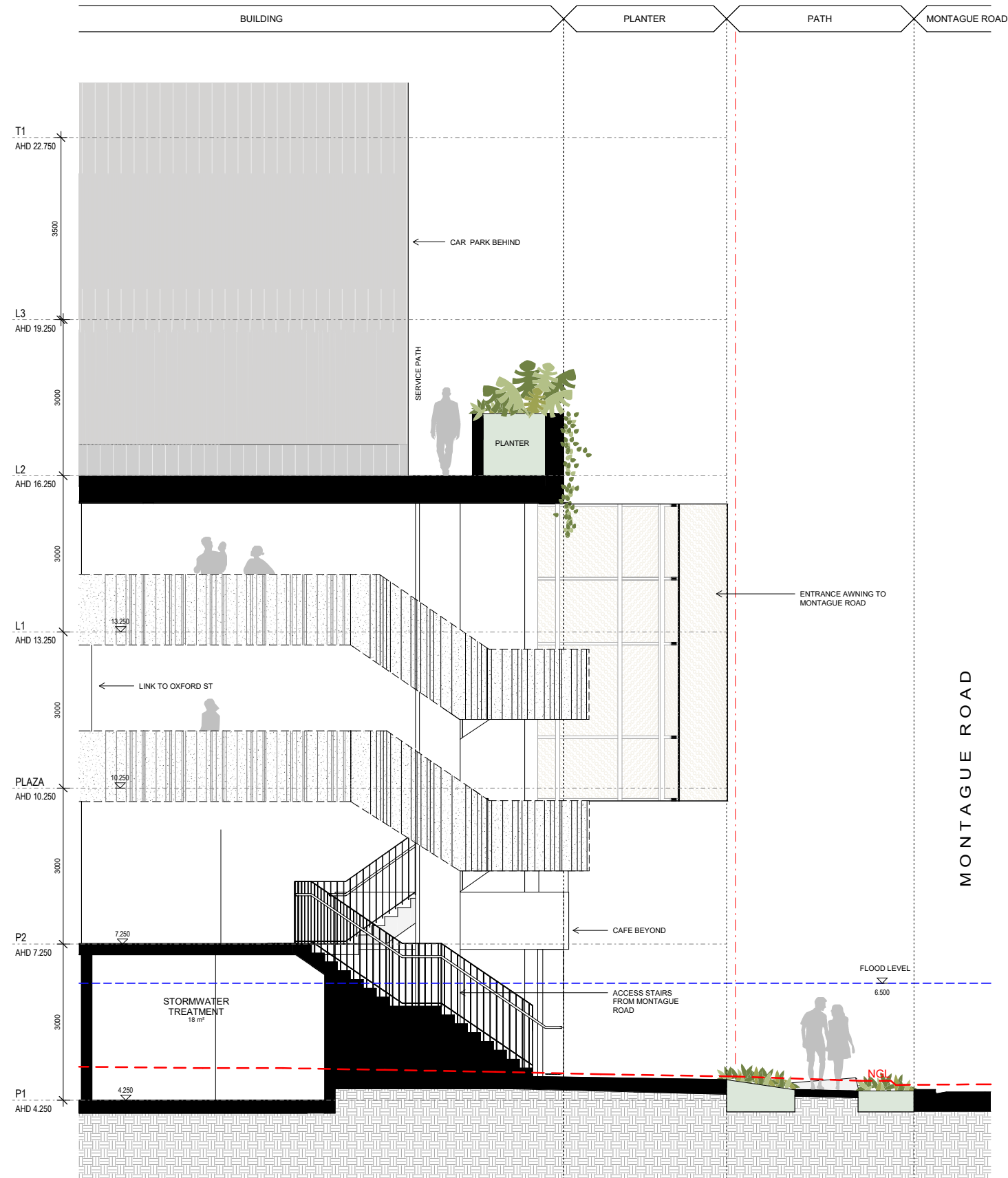
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|-----------|-----------|------------|----------|
| DISC      | PHASE     | DWG NO     | REVISION |
| <b>AR</b> | <b>DA</b> | <b>902</b> | <b>A</b> |

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1:100







**DETAIL FACADE SECTION - MONTAGUE ROAD  
SCREEN**

1

|     |         |                  |          |
|-----|---------|------------------|----------|
| A   | JD      | FOR DA LODGEMENT | 05.06.26 |
| Rev | Initial | Description      | Date     |

**PLANNING APPROVAL**

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Project

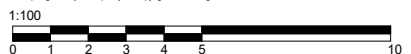
**25026**  
**108 MONTAGUE ROAD**

DRAWING TITLE  
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ROAD - SHEET 2**

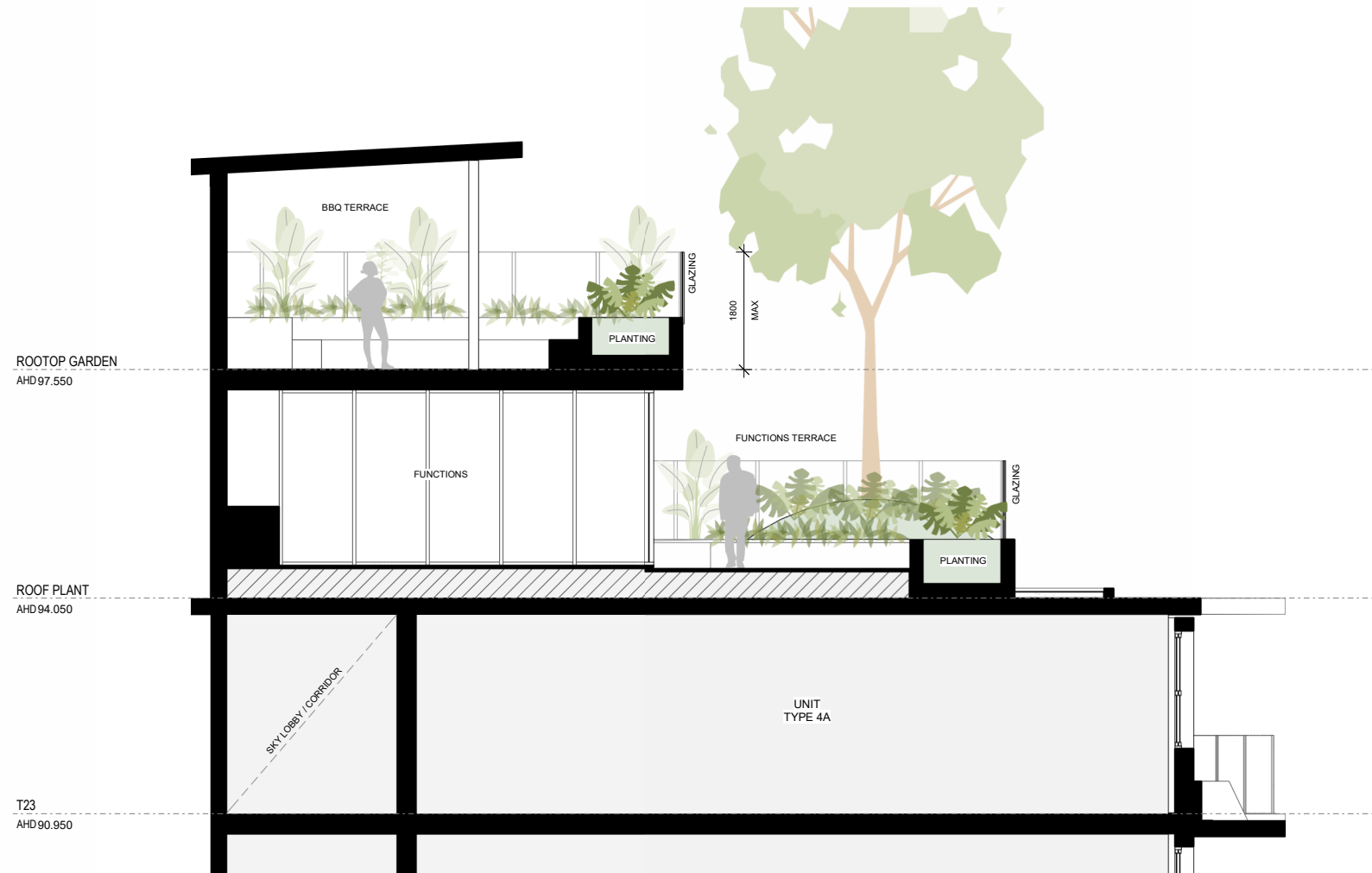
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CHECKED DC  
DATE PRINTED 5/06/2026 4:31:22 PM

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| DISC | PHASE | DWG NO | REVISION |
| AR   | DA    | 903    | A        |

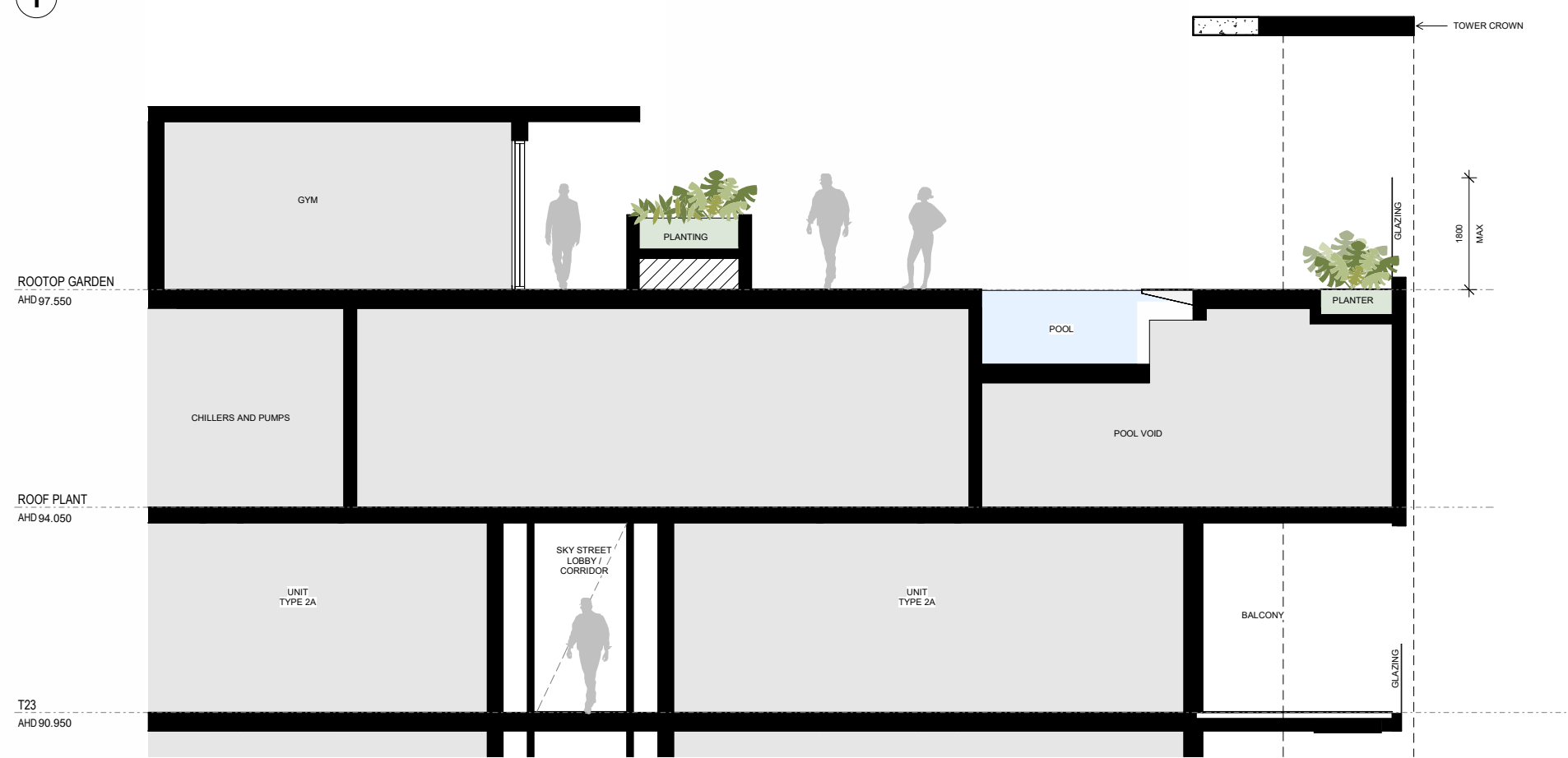
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1 ROOFTOP AMENITIES - FUNCTIONS & BBQ TCE



2 ROOFTOP AMENITIES - GYM AND POOL

|     |         |                  |          |
|-----|---------|------------------|----------|
| A   | JD      | FOR DA LODGEMENT | 05.06.26 |
| Rev | Initial | Description      | Date     |

PLANNING APPROVAL

Client

**STOCKWELL**

**Archipelago**

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Project

**25026**

**108 MONTAGUE ROAD**

DRAWING TITLE

**FACADE DETAILS - ROOFTOP**

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CHECKED DC  
DATE PRINTED 5/06/2026 4:31:25 PM

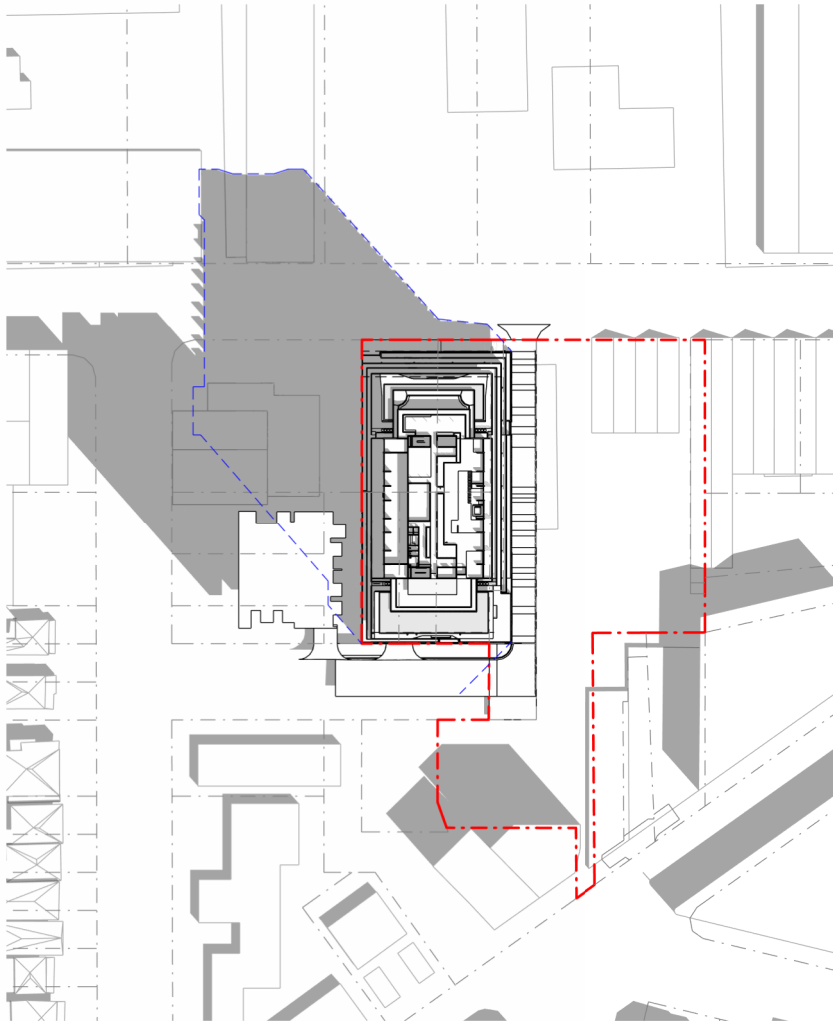
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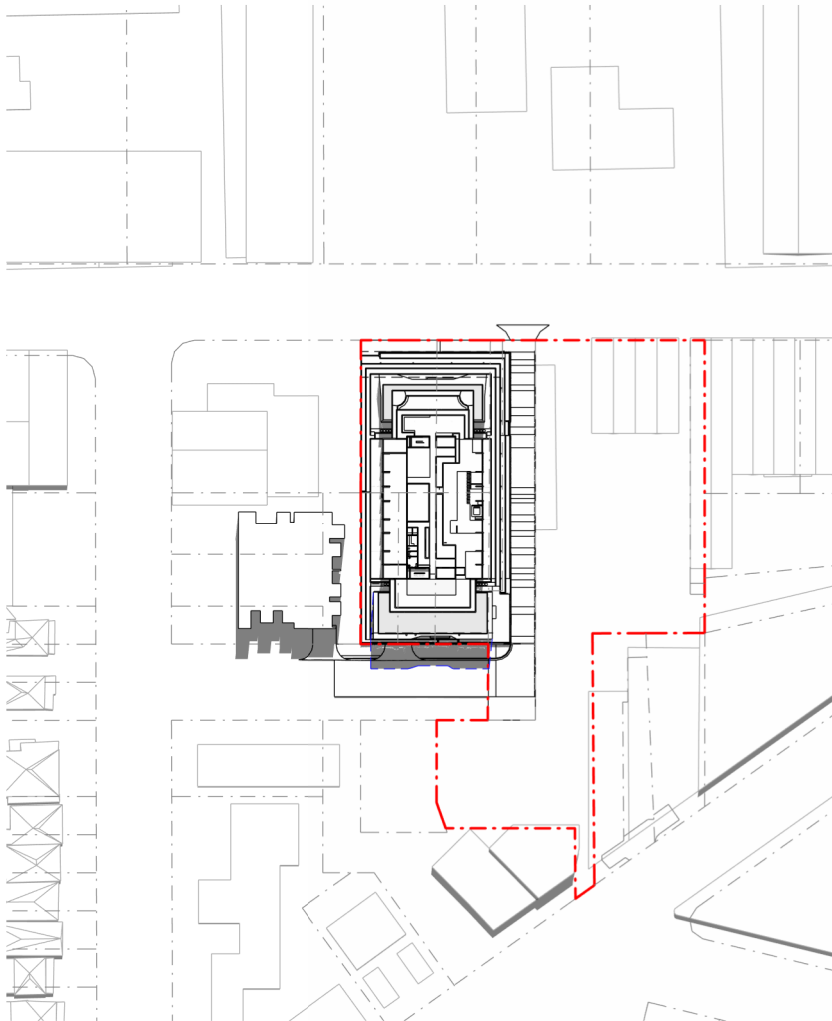
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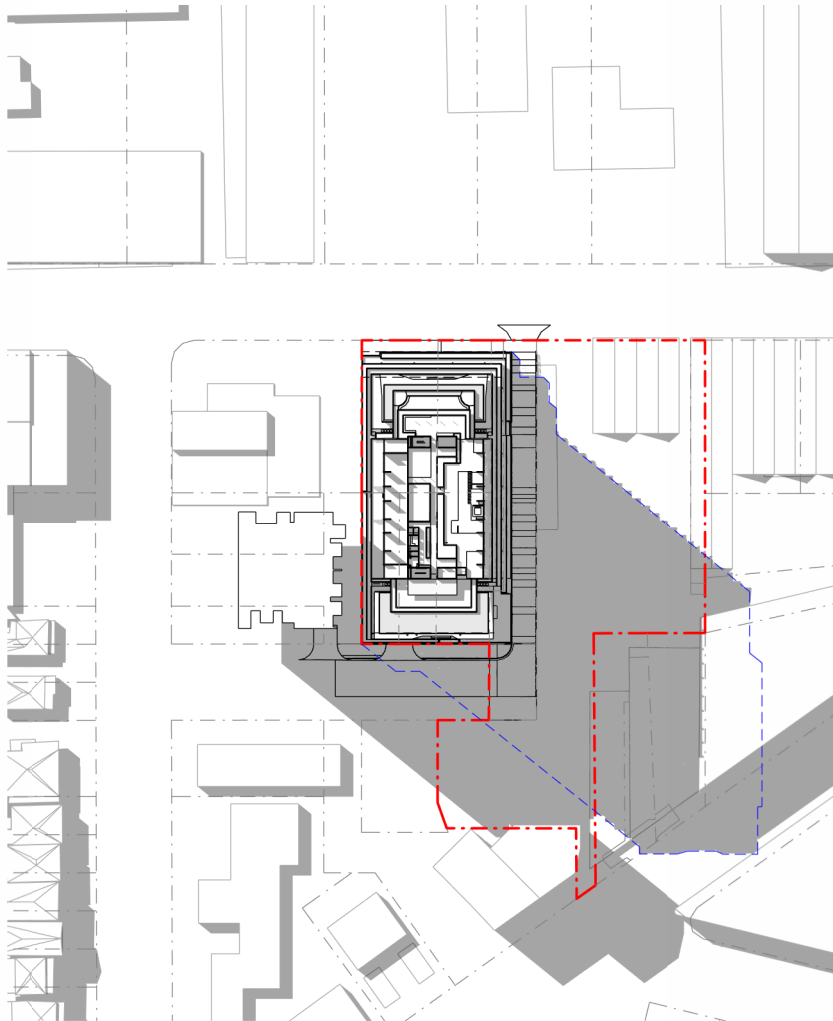




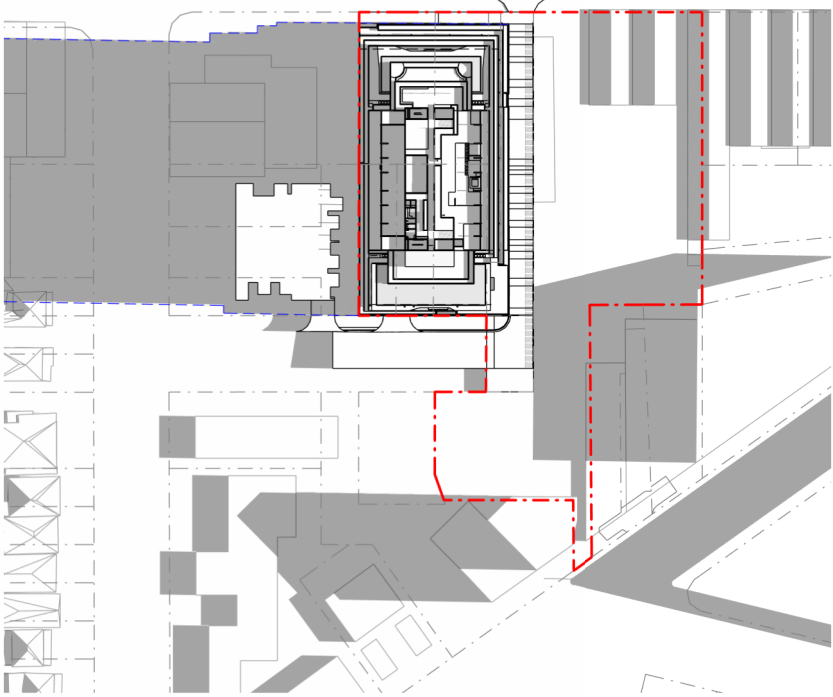
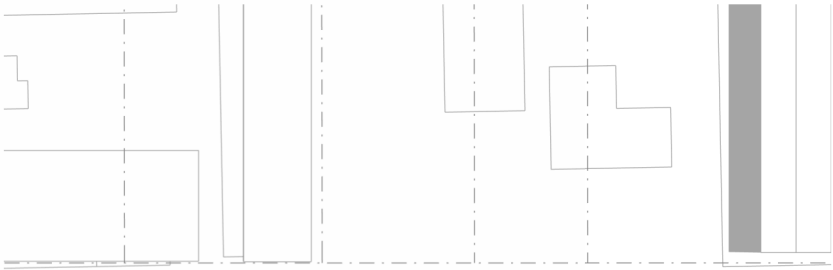
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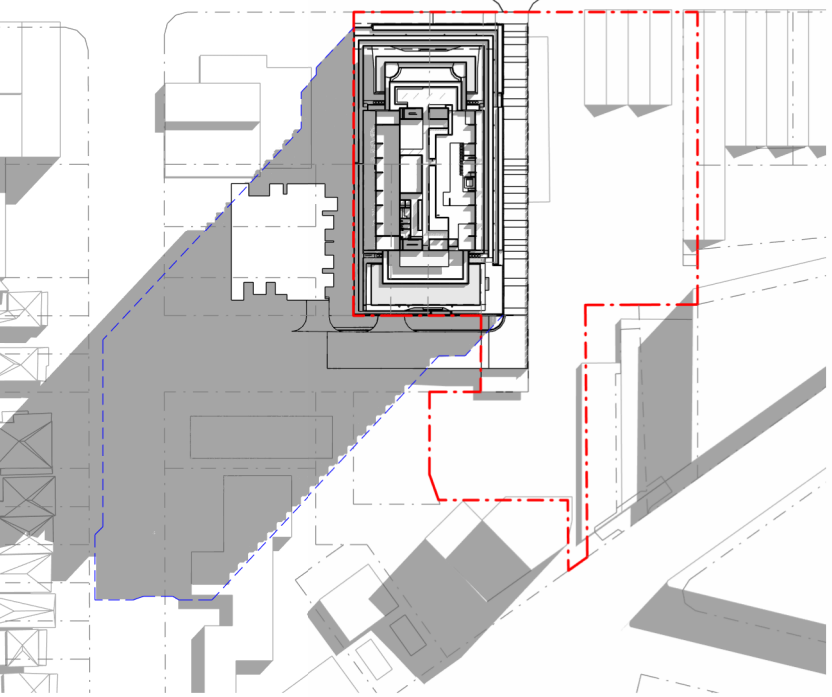
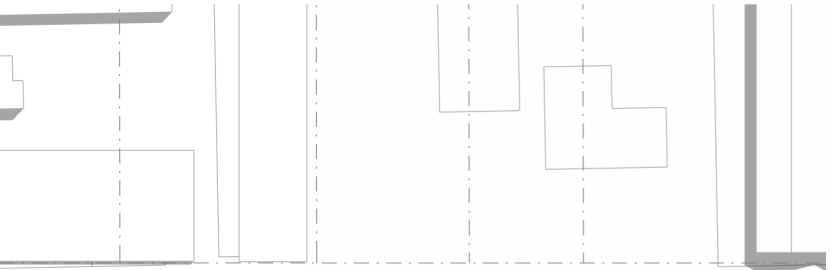
SUN DIAGRAM - SUMMER SOL. - 12pm



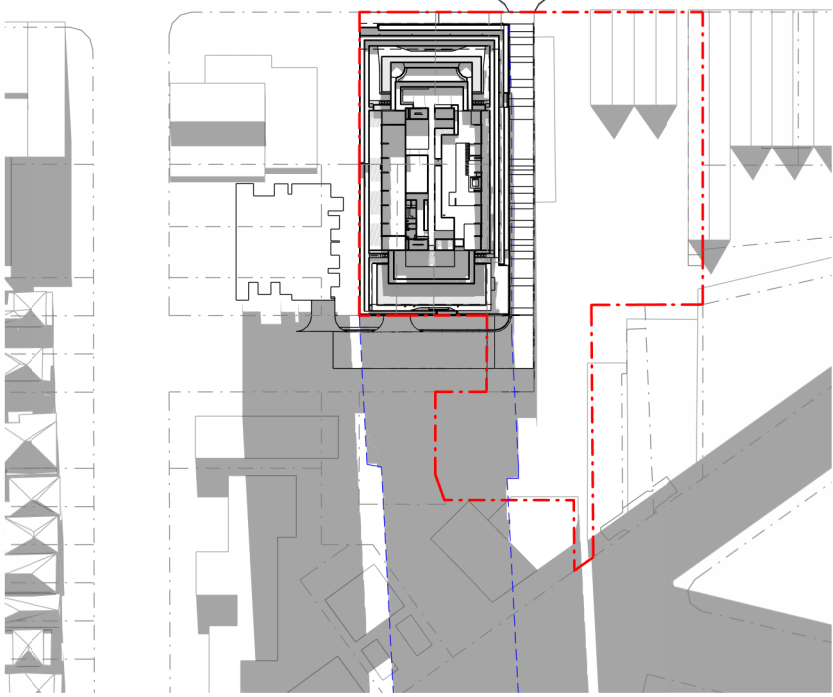
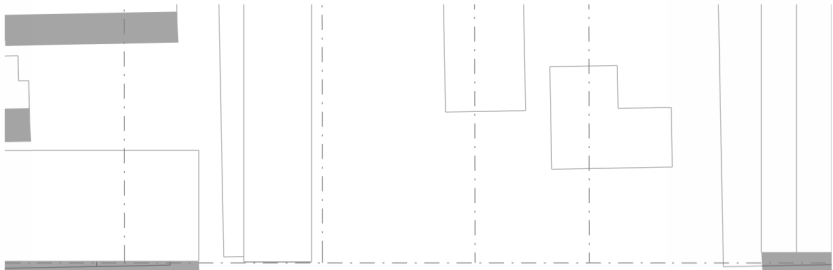
SUN DIAGRAM - SUMMER SOL. - 3pm



SUN DIAGRAM - WINTER SOL. - 9am



SUN DIAGRAM - WINTER SOL. - 12pm



SUN DIAGRAM - WINTER SOL. - 3pm

|     |         |                  |          |
|-----|---------|------------------|----------|
| A   | JD      | FOR DA LODGEMENT | 05.06.26 |
| Rev | Initial | Description      | Date     |

PLANNING APPROVAL

Client  
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Project  
**25026**  
**108 MONTAGUE ROAD**

DRAWING TITLE  
**SUN DIAGRAMS**

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DATE PRINTED 5/06/2026 4:43:39 PM



| DISC | PHASE | DWG NO | REVISION |
|------|-------|--------|----------|
| AR   | DA    | 950    | A        |

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1:2000  
0 20 40 60 80 100 200



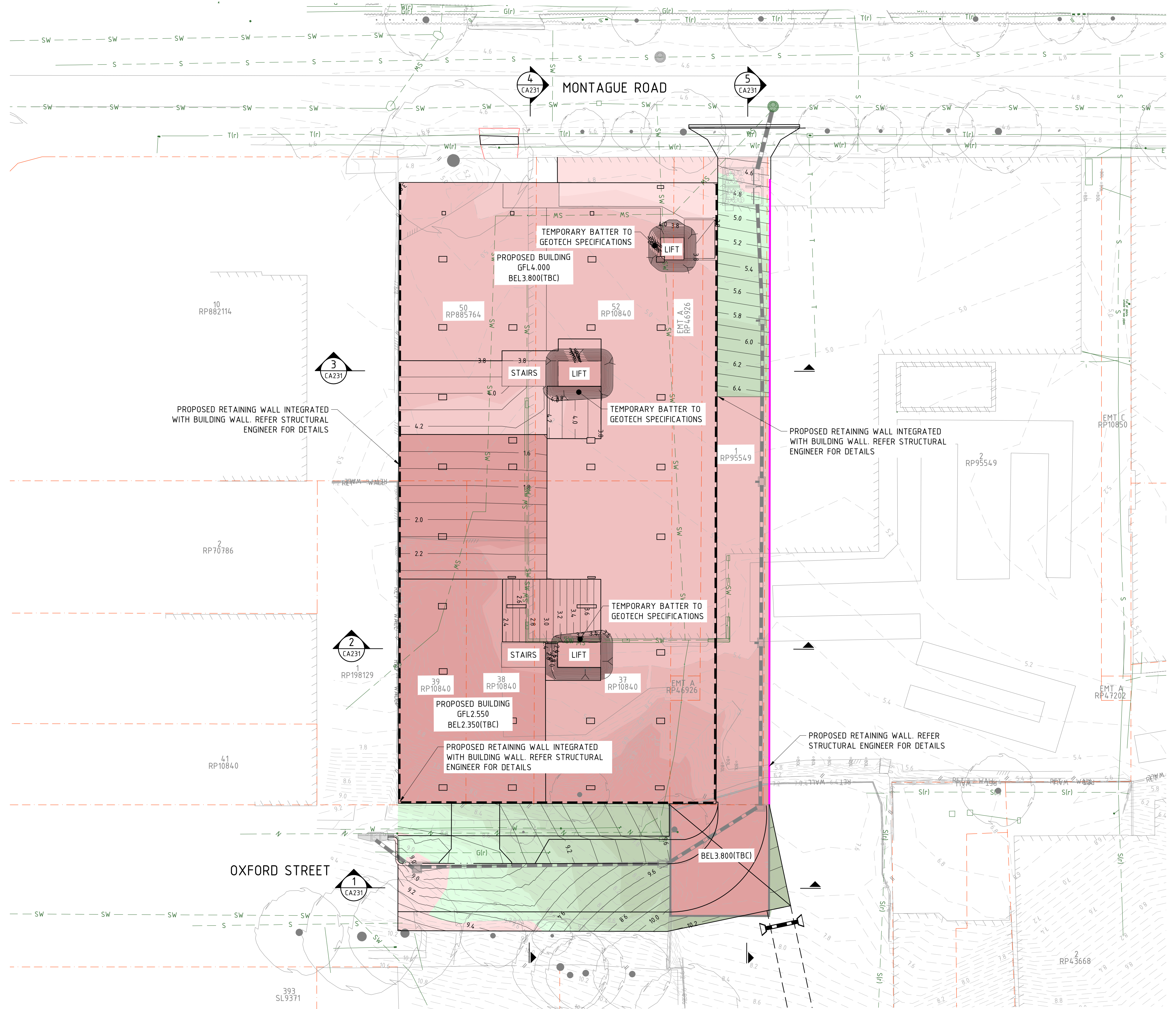
**APPENDIX C: ENGINEERING DRAWINGS**

---



| PROPOSED | EXISTING |                     |
|----------|----------|---------------------|
|          |          | PROPERTY BOUNDARY   |
|          |          | MINOR CONTOUR       |
|          |          | MAJOR CONTOUR       |
|          |          | BUILDING CONCRETE   |
|          |          | BATTER TOP          |
|          |          | BATTER TOE          |
|          |          | SWALE               |
|          |          | BUILDING WALL       |
|          |          | STORMWATER          |
|          |          | WATER               |
|          |          | SEWER               |
|          |          | GAS                 |
|          |          | TELECOMMUNICATIONS  |
|          |          | ELECTRICAL          |
|          |          | ELECTRICAL OVERHEAD |

| DEPTH RANGE LEGEND |      |
|--------------------|------|
| CUT                | FILL |
|                    |      |
| 0.00m - 0.25m      |      |
|                    |      |
| 0.25m - 0.50m      |      |
|                    |      |
| 0.50m - 1.00m      |      |
|                    |      |
| 1.00m - 1.50m      |      |
|                    |      |
| 1.50m - 2.00m      |      |
|                    |      |
| 2.00m - 3.00m      |      |
|                    |      |
| > 3.00m            |      |



### EARTHWORKS VOLUMES

100mm STRIP (NOM.) = 442m<sup>3</sup>

CUT = 7,425m<sup>3</sup>

FILL = 625m<sup>3</sup>

NOTE:

- EARTHWORK VOLUMES HAVE BEEN CALCULATED BETWEEN STRIPPED SURFACE AND DESIGN SURFACE MINUS 200mm.
- EARTHWORKS CONTOURS SHOWN ARE 200mm BELOW DESIGN SURFACE.
- EXCAVATION FOR FOOTINGS, BEAMS, STORMWATER PITS & TANKS, SERVICE TRENCHES AND BACKFILL BEHIND RETAINING WALLS ARE CONSIDERED TO BE DETAILED EARTHWORKS AND ARE NOT INCLUDED AS PART OF THIS DESIGN. CONTRACTOR TO MAKE ALLOWANCE.

|           |      |
|-----------|------|
| RPEQ NAME |      |
| RPEQ No.  | DATE |
| SIGNATURE |      |

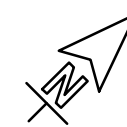
**WARNING**

THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES PRIOR TO WORKS COMMENCING.

SHOULD ANY CONFLICTS OCCUR, EDGE CONSULTING ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY.

ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.

0 5 10  
SCALE 1:250 @A1



| Rev | Date     | Description             | By | Chk |
|-----|----------|-------------------------|----|-----|
| P02 | 08.08.26 | PRELIMINARY ISSUE       | KW |     |
| P01 | 01.08.26 | PRELIMINARY DRAFT ISSUE | KW |     |

DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK!



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Woolloongabba,  
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E: brisbane@edgece.com



|                                                                                                                 |                    |
|-----------------------------------------------------------------------------------------------------------------|--------------------|
| Project Name<br><b>PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT</b><br><b>108 MONTAGUE RD, SOUTH BRISBANE QLD</b> |                    |
| Client<br><b>STOCKWELL</b>                                                                                      |                    |
| Designed<br><b>KW</b>                                                                                           | Drawn<br><b>KW</b> |
| Checked                                                                                                         |                    |

|                                              |  |
|----------------------------------------------|--|
| Drawing Title<br><b>BULK EARTHWORKS PLAN</b> |  |
| Project No.<br><b>AU251292</b>               |  |
| Drawing No.<br><b>CA201</b>                  |  |
| Revision<br><b>P02</b>                       |  |

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



SURFACE LEGEND

- NATURAL SURFACE  
- - - - - INDICATIVE NATURAL SURFACE  
— DESIGN SURFACE  
- - - - - BULK EARTHWORKS SURFACE  
✕ ESL 22.22 EXISTING SURFACE LEVEL

NOTE

ANY UNSUITABLE MATERIAL AND/OR UNCONTROLLED FILL ENCOUNTERED IS TO BE TREATED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

ALL TEMPORARY BATTERS ARE SHOWN INDICATIVELY AND MUST BE CONSTRUCTED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S SPECIFICATIONS.

EXCAVATION FOR FOOTINGS, BEAMS, STORMWATER PITS, SERVICE TRENCHES AND BACKFILL BEHIND RETAINING WALLS ARE CONSIDERED TO BE DETAILED EARTHWORKS AND ARE NOT INCLUDED AS PART OF THIS DESIGN. CONTRACTOR TO MAKE ALLOWANCE.

OXFORD STREET

2  
RP95549

ESL 9.46

2.00%

TEMPORARY BATTER TO  
GEOTECH SPECIFICATIONS

GFL 4.000 (TBC)  
BEL 3.800 (TBC)

ESL 7.65

PROPOSED RETAINING WALL. REFER  
STRUCTURAL ENGINEER FOR DETAILS

SECTION

1  
CA201

SCALE 1:250

1  
RP198129

PROPOSED BUILDING

2  
RP95549

PROPOSED RETAINING WALL INTEGRATED  
WITH BUILDING WALL. REFER  
STRUCTURAL ENGINEER FOR DETAILS

DRIVEWAY  
MIN  
1.00%

PROPOSED RETAINING WALL. REFER  
STRUCTURAL ENGINEER FOR DETAILS

LIFT

BFL 2.550  
BEL 2.350 (TBC)

GFL 4.000  
BEL 3.800 (TBC)

TEMPORARY BATTER TO  
GEOTECH SPECIFICATIONS

TEMPORARY BATTER TO  
GEOTECH SPECIFICATIONS

PROPOSED RETAINING WALL INTEGRATED  
WITH BUILDING WALL. REFER  
STRUCTURAL ENGINEER FOR DETAILS

SECTION

2  
CA201

SCALE 1:250

1  
RP198129

PROPOSED RETAINING WALL INTEGRATED  
WITH BUILDING WALL. REFER STRUCTURAL  
ENGINEER FOR DETAILS

PROPOSED BUILDING

2  
RP95549

GFL 4.000  
BEL 3.800 (TBC)

TEMPORARY BATTER TO  
GEOTECH SPECIFICATIONS

GFL 4.000  
BEL 3.800 (TBC)

TEMPORARY BATTER TO  
GEOTECH SPECIFICATIONS

DRIVEWAY  
MIN  
1.00%

TEMPORARY BATTER TO  
GEOTECH SPECIFICATIONS

PROPOSED RETAINING WALL INTEGRATED  
WITH BUILDING WALL. REFER STRUCTURAL  
ENGINEER FOR DETAILS

SECTION

3  
CA201

SCALE 1:250

MONTAGUE ROAD

RP BDY

PROPOSED BUILDING

LANDSCAPE DRIVEWAY

2  
RP95549

GFL 4.000  
BEL 3.800 (TBC)

RAMP

RAMP

RAMP

BFL 2.550  
BEL 2.350 (TBC)

TEMPORARY BATTER TO  
GEOTECH SPECIFICATIONS

PROPOSED RETAINING WALL INTEGRATED  
WITH BUILDING WALL. REFER  
STRUCTURAL ENGINEER FOR DETAILS

SECTION

4  
CA201

SCALE 1:250

MONTAGUE ROAD

ESL 4.46

RP BDY

1  
RP95549

DRIVEWAY

6.70%

PROPOSED RETAINING WALL RETAINING  
WALL. REFER STRUCTURAL ENGINEER FOR  
DETAILS

CP  
SP248893

ESL 7.82

PROPOSED RETAINING WALL INTEGRATED  
WITH BUILDING WALL. REFER STRUCTURAL  
ENGINEER FOR DETAILS

SECTION

5  
CA201

SCALE 1:250

PROPOSED RETAINING WALL INTEGRATED  
WITH BUILDING WALL. REFER STRUCTURAL  
ENGINEER FOR DETAILS

RPEQ NAME

RPEQ No. DATE

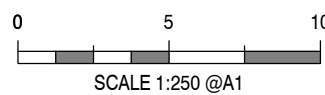
SIGNATURE

WARNING

THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES PRIOR TO WORKS COMMENCING.

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ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.



| Rev | Date     | Description             | By | CHK |
|-----|----------|-------------------------|----|-----|
| P02 | 08.08.28 | PRELIMINARY ISSUE       | KW |     |
| P01 | 01.08.28 | PRELIMINARY DRAFT ISSUE | KW |     |



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T: +61 7 3392 3671  
E: brisbane@edgece.com

Project Name

**PROPOSED MIXED-USE RESIDENTIAL  
DEVELOPMENT  
108 MONTAGUE RD, SOUTH BRISBANE QLD**

Client

**STOCKWELL**

Designed  
KW

Drawn  
KW

Checked

Drawing Title

**BULK EARTHWORKS SECTIONS**

Project No.

**AU251292**

Drawing No.  
**CA231**

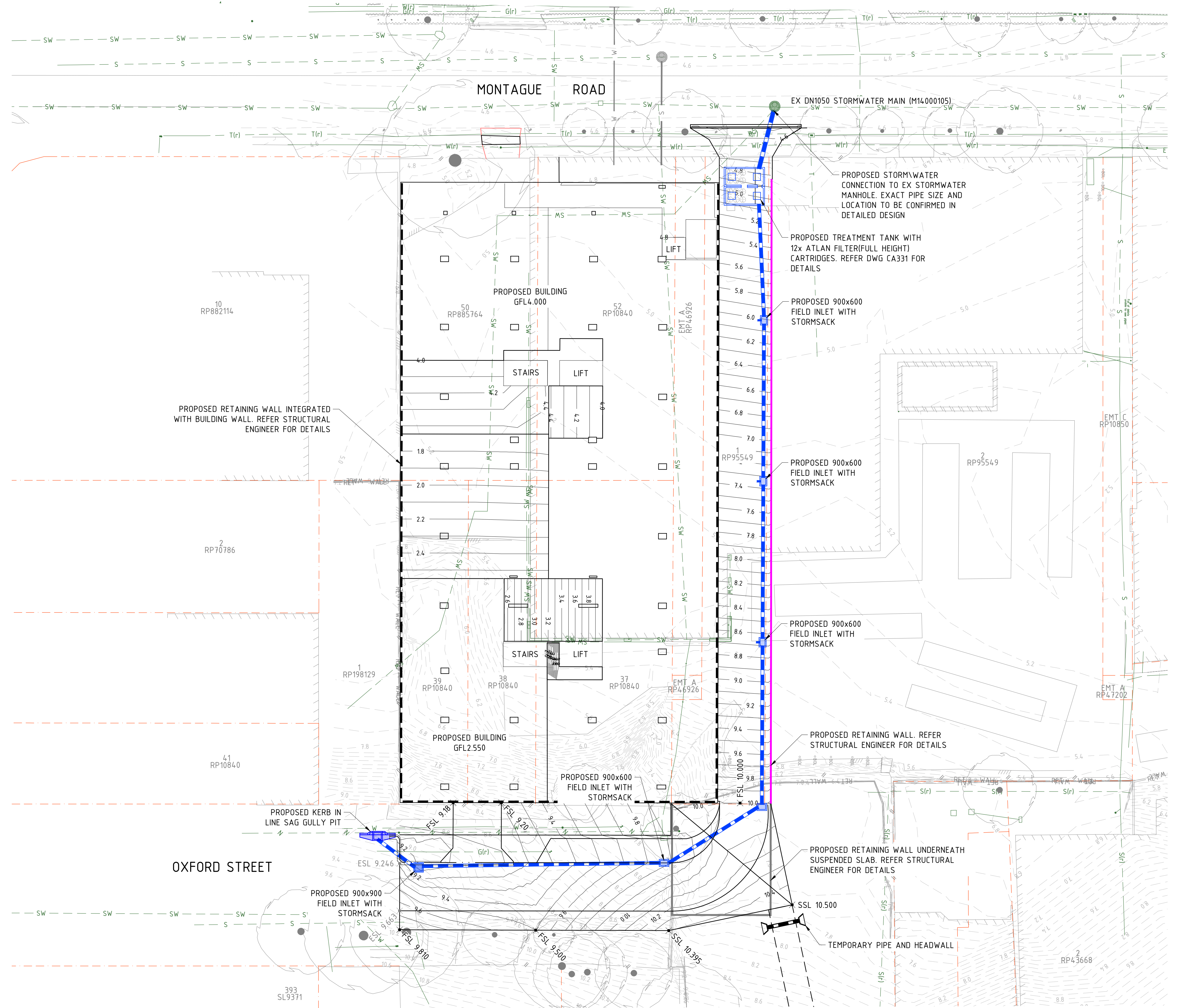
**PRELIMINARY  
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Revision  
**P02**



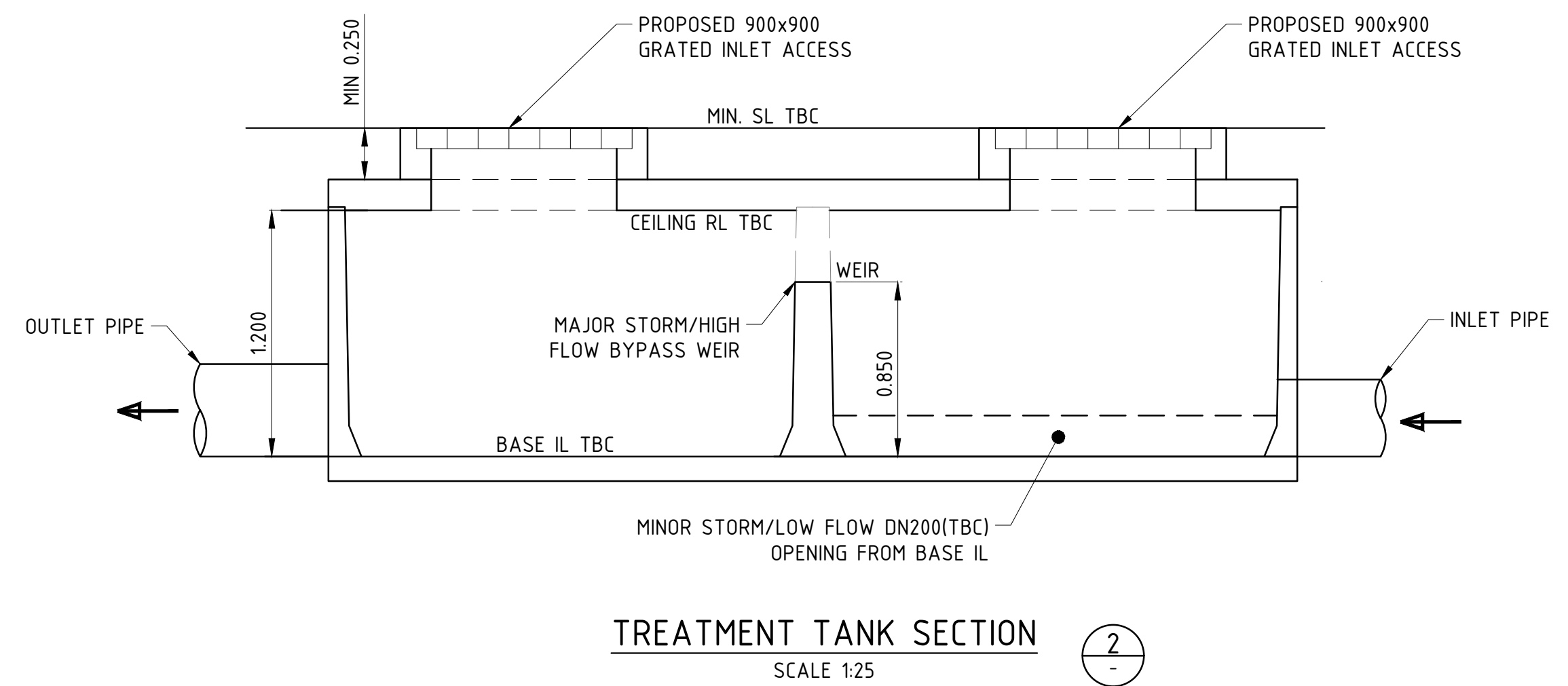
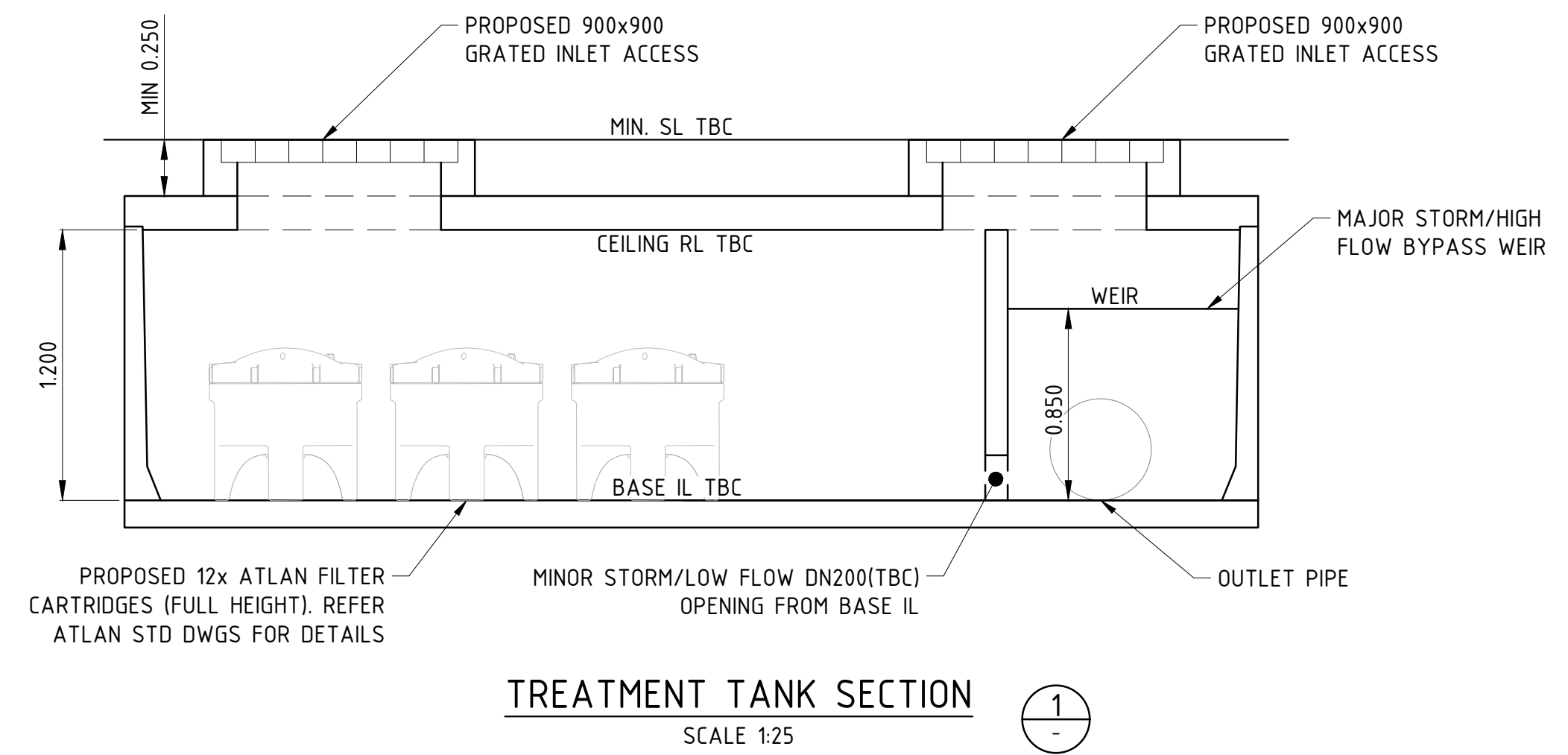
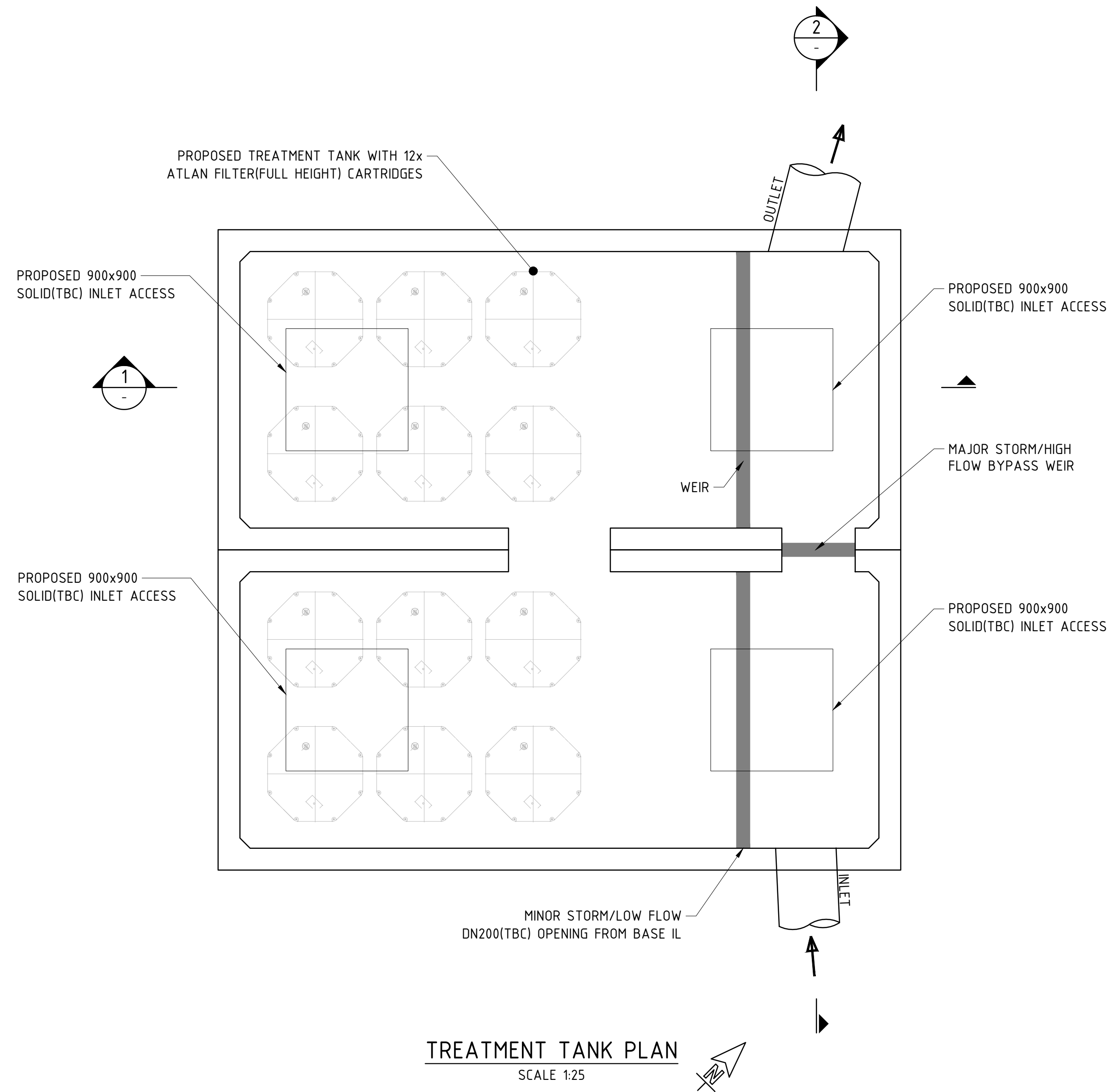
| PROPOSED | EXISTING |                         |
|----------|----------|-------------------------|
|          |          | PROPERTY BOUNDARY       |
|          |          | MINOR CONTOUR           |
|          |          | MAJOR CONTOUR           |
|          |          | BUILDING                |
|          |          | BARRIER KERB & CHANNEL  |
|          |          | BARRIER KERB            |
|          |          | CONCRETE                |
|          |          | EDGE OF BITUMEN         |
|          |          | BATTER TOP              |
|          |          | BATTER TOE              |
|          |          | BUILDING WALL           |
|          |          | STORMWATER              |
|          |          | WATER                   |
|          |          | SEWER                   |
|          |          | GAS                     |
|          |          | TELECOMMUNICATIONS      |
|          |          | ELECTRICAL              |
|          |          | ELECTRICAL OVERHEAD     |
|          |          | FINISHED SURFACE LEVEL  |
|          |          | FINISHED FLOOR LEVEL    |
|          |          | SUSPENDED SURFACE LEVEL |
|          |          | EXISTING SURFACE LEVEL  |

✕ FSL 22.22  
✕ FFL 22.22  
✕ SSL 22.22  
✕ ESL 22.22



|                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                           |  |                                                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                             |  |                                                                                                                                                                               |  |                                                                                                                                                                                                            |  |
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| RPEQ NAME<br>RPEQ No. DATE<br>SIGNATURE |  | <b>WARNING</b><br>THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES PRIOR TO WORKS COMMENCING.<br>SHOULD ANY CONFLICTS OCCUR, EDGE CONSULTING ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY.<br>ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. |  | 0 5 10<br>SCALE 1:250 @A1 |  | P02 08.08.26 PRELIMINARY ISSUE KW<br>P01 01.08.26 PRELIMINARY DRAFT ISSUE KW<br>Rev Date Description By Chk |  | <b>EDGE</b><br>CONSULTING ENGINEERS<br>www.edgece.com<br>The concepts + information contained in this document are the copyright of EDGE Consulting Engineers. Use or copying of this document in whole or in part without the written permission of EDGE Consulting Engineers constitutes an infringement of copyright.<br>DO NOT SCALE DRAWINGS. IF IN DOUBT, ASK! |  | Brisbane, Australia<br>2 Maynard Street,<br>Woolloongabba,<br>Queensland, 4102<br>Australia<br>T: +61 7 3392 3471<br>E: brisbane@edgece.com |  | Project Name<br><b>PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT</b><br><b>108 MONTAGUE RD, SOUTH BRISBANE QLD</b><br>Client<br><b>STOCKWELL</b><br>Designed KW Drawn KW Checked |  | Drawing Title<br><b>STORMWATER &amp; SITE GRADING PLAN</b><br>Project No.<br><b>AU251292</b><br>Drawing No.<br><b>CA301</b><br><b>PRELIMINARY</b><br><b>NOT FOR CONSTRUCTION</b><br>Revision<br><b>P02</b> |  |
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| RPEQ NAME<br>RPEQ No. DATE<br>SIGNATURE |          | <b>WARNING</b><br>THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES PRIOR TO WORKS COMMENCING.<br>SHOULD ANY CONFLICTS OCCUR, EDGE CONSULTING ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY.<br>ANY DAMAGE TO EXISTING SERVICES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. |    | 0 0.5 1<br>SCALE 1:25 @A1 |  | <table border="1"> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>By</th> <th>CHK</th> </tr> <tr> <td>P02</td> <td>08.08.26</td> <td>PRELIMINARY ISSUE</td> <td>KW</td> <td></td> </tr> <tr> <td>P01</td> <td>01.08.26</td> <td>PRELIMINARY DRAFT ISSUE</td> <td>KW</td> <td></td> </tr> </table> |  | Rev | Date | Description | By | CHK | P02 | 08.08.26 | PRELIMINARY ISSUE | KW |  | P01 | 01.08.26 | PRELIMINARY DRAFT ISSUE | KW |  | <b>EDGE</b><br>CONSULTING ENGINEERS<br>www.edgece.com<br>The concepts + information contained in this document are the copyright of EDGE Consulting Engineers. Use or copying of this document in whole or in part without the written permission of EDGE Consulting Engineers constitutes an infringement of copyright. |  | Brisbane, Australia<br>2 Maynard Street,<br>Woolloongabba,<br>Queensland, 4102<br>Australia<br>T: +61 7 3392 3471<br>E: brisbane@edgece.com |  | Project Name<br><b>PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT</b><br><b>108 MONTAGUE RD, SOUTH BRISBANE QLD</b><br>Client<br><b>STOCKWELL</b><br>Designed Drawn Checked<br>KW KW |  | Drawing Title<br><b>STORMWATER DETAILS</b><br>Project No.<br><b>AU251292</b><br>Drawing No.<br><b>CA331</b><br>Revision<br><b>P02</b> |  |
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| Rev                                     | Date     | Description                                                                                                                                                                                                                                                                                                                                                                                                                             | By | CHK                       |  |                                                                                                                                                                                                                                                                                                             |  |     |      |             |    |     |     |          |                   |    |  |     |          |                         |    |  |                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                             |  |                                                                                                                                                                                  |  |                                                                                                                                       |  |
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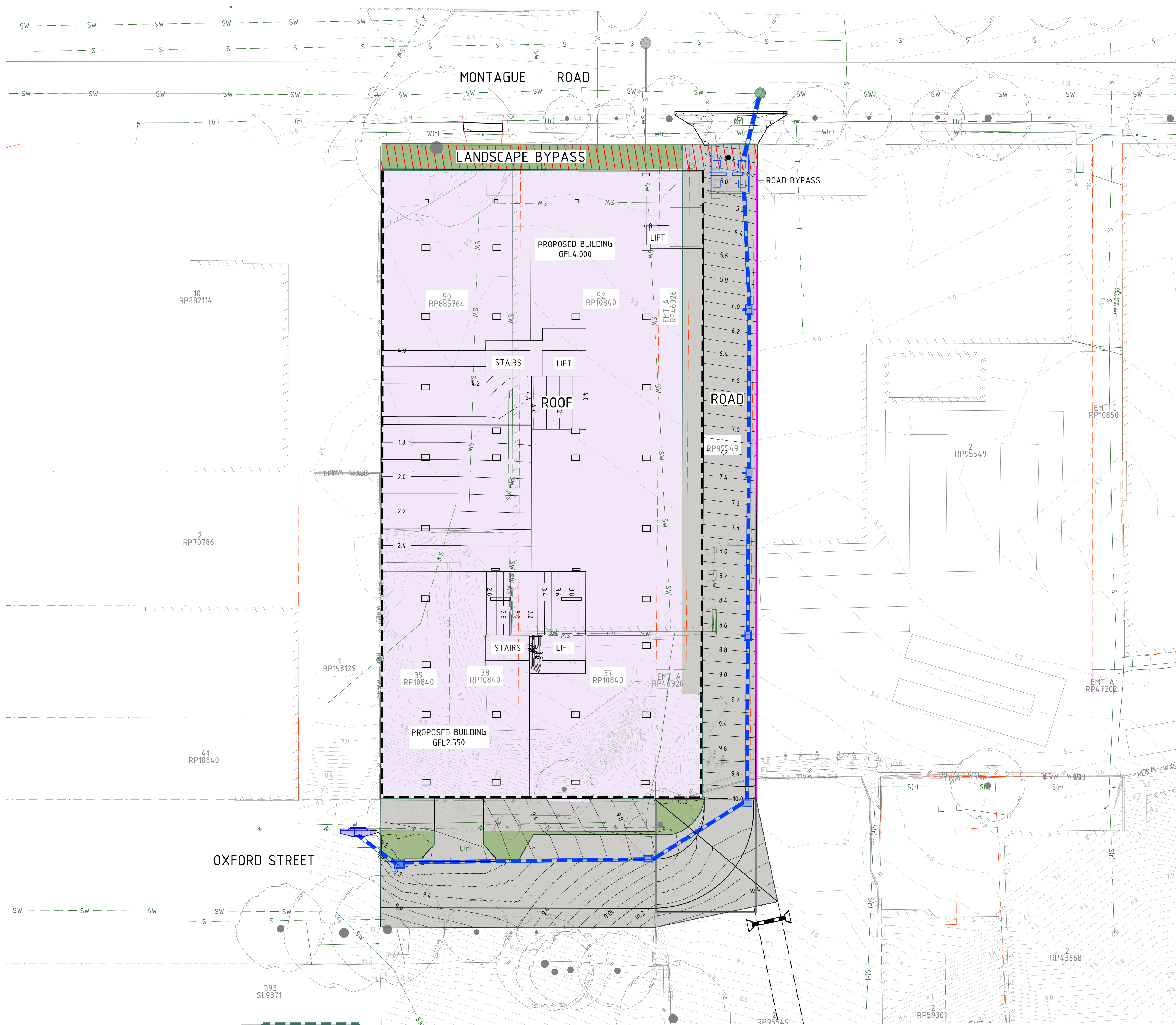
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



| PROPOSED | EXISTING |                   |
|----------|----------|-------------------|
|          |          | PROPERTY BOUNDARY |
|          |          | MINOR CONTOUR     |
|          |          | MAJOR CONTOUR     |
|          |          | BUILDING          |
|          |          | STORMWATER        |
|          |          | CATCHMENT         |

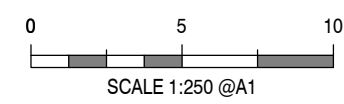
MUSIC CATCHMENT TABLE

| LEGEND                                                                           | AREA (m <sup>2</sup> ) | SITE             | DESCRIPTION      | TOTAL AREA (m <sup>2</sup> ) | PERCENT IMPERVIOUS |
|----------------------------------------------------------------------------------|------------------------|------------------|------------------|------------------------------|--------------------|
|  | 2879                   | DEVELOPMENT SITE | ROOF             | 4284                         | 100%               |
|  | 67                     |                  | LANDSCAPE        |                              | 0%                 |
|  | 1338                   |                  | ROAD             | 113                          | 100%               |
|  | 113                    |                  | LANDSCAPE BYPASS |                              | 50%                |
|  | 29                     |                  | ROAD BYPASS      | 29                           | 100%               |
| TOTAL :                                                                          |                        |                  |                  | 4426                         | 97%                |



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|---------------|
| RPEQ NAME     |
| RPEQ No. DATE |
| SIGNATURE     |

**WARNING**  
THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING SERVICES ON AND EXTERIOR TO THE SITE INCLUDING WATER MAINS, SEWER MAINS, GAS MAINS, TELECOMMUNICATIONS CABLES, ELECTRICAL CABLES, AND STORMWATER PIPES PRIOR TO WORKS COMMENCING.  
SHOULD ANY CONFLICTS OCCUR, EDGE CONSULTING ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY.  
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|-----|----------|-------------------------|----|-----|
| P02 | 08.08.26 | PRELIMINARY ISSUE       | KW |     |
| P01 | 01.08.26 | PRELIMINARY DRAFT ISSUE | KW |     |



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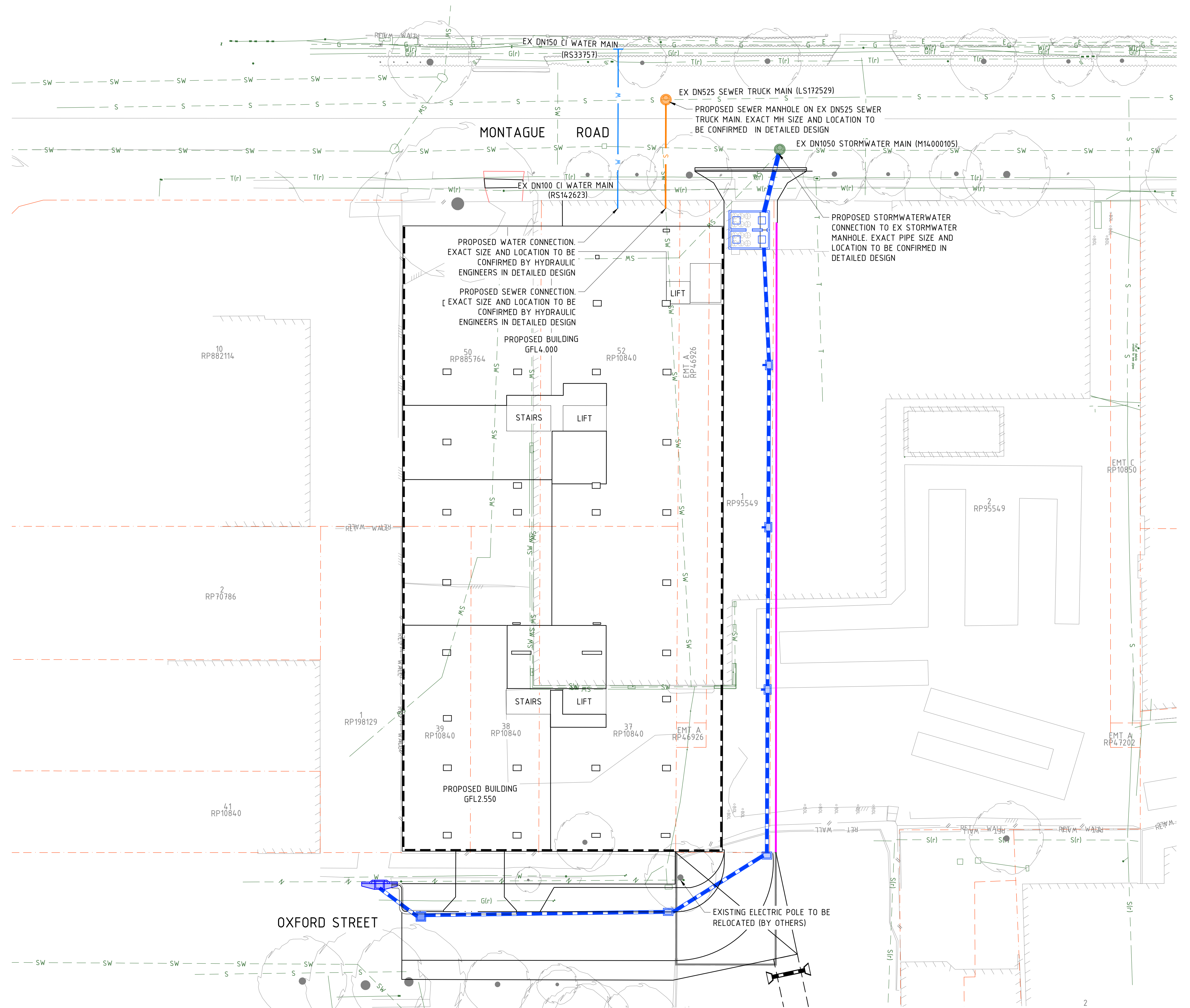
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|--------------|-----------------------------------------------------------------------------------|---------|--|
| Project Name | PROPOSED MIXED-USE RESIDENTIAL DEVELOPMENT<br>108 MONTAGUE RD, SOUTH BRISBANE QLD |         |  |
| Client       | STOCKWELL                                                                         |         |  |
| Designed     | Drawn                                                                             | Checked |  |
| KW           | KW                                                                                |         |  |

|               |                      |  |  |
|---------------|----------------------|--|--|
| Drawing Title | MUSIC CATCHMENT PLAN |  |  |
| Project No.   | AU251292             |  |  |
| Drawing No.   | CA392                |  |  |

**PRELIMINARY  
NOT FOR CONSTRUCTION**  
Revision  
**P02**







# APPENDIX D: STORMWATER CODE RESPONSES

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## 9.4.9 Stormwater code

### 9.4.9.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot or operational work if:
  - a. assessable development where this code is identified as a prescribed secondary code in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), reconfiguring a lot (section 5.6) operational work (section 5.8) or an overlay (section 5.10); or
  - b. impact assessable development, to the extent relevant.
2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy.

### 9.4.9.2 Purpose

1. The purpose of the Stormwater code is to assess the suitability of the stormwater aspects of development.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development achieves acceptable levels of stormwater run-off quality and quantity by applying water sensitive urban design principles as part of an integrated stormwater management framework.
  - b. Development protects public health and safety and protects against damage or nuisance caused by stormwater flows.
  - c. Development has a stormwater management system which maintains, recreates or minimises impact to natural catchment hydrological processes.
  - d. Development ensures that the environmental values of the city's waterways are protected or enhanced.
  - e. Development minimises run-off, including peak flows.
  - f. Development maintains or enhances the efficiency and integrity of the stormwater infrastructure network.
  - g. Development minimises the whole of life cycle cost of stormwater infrastructure.

### 9.4.9.3 Performance outcomes and acceptable outcomes

Table 9.4.9.3.A—Performance outcomes and acceptable outcomes

| Performance outcomes                                                                                                                                                                                                                                                                                                  | Acceptable outcomes | Comments |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------|
| <b>Section A—If for a material change of use, reconfiguring a lot, operational work or building work</b><br>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. |                     |          |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <p><b>PO1</b><br/>                 Development provides a stormwater management system which achieves the integrated management of stormwater to:</p> <ul style="list-style-type: none"> <li>a. minimise flooding;</li> <li>b. protect environmental values of receiving waters;</li> <li>c. maximise the use of water sensitive urban design;</li> <li>d. minimise safety risk to all persons;</li> <li>e. maximise the use of natural waterway corridors and natural channel design principles.</li> </ul> <p>Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.</p> | <p><b>AO1</b><br/>                 Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.</p>                                                                                                                                                                                                                                               | <p>Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan</p>  |
| <p><b>PO2</b><br/>                 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>AO2.1</b><br/>                 Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.</p> <p><b>AO2.2</b><br/>                 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.</p>                                                  | <p>Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan</p>  |
| <p><b>PO3</b><br/>                 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 adversely affect the safety of, or cause nuisance to properties.</p>                                                                                                                                                                                                                                                                                                                                                                                      | <p><b>AO3.1</b><br/>                 Development ensures that the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor.</p> <p><b>AO3.2</b><br/>                 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.</p> | <p>Acceptable Outcome, refer to EDGE Consulting Engineers' Engineering Services Report</p> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>AO3.3</b></p>                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                            |



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|                                                                                                                                                                                                                                                                                                                                     | Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy.                                                                                                                                                                                                                                                                                                                       |                                                                                    |
|                                                                                                                                                                                                                                                                                                                                     | <b>AO3.4</b><br>Where on private land, all underground stormwater infrastructure is secured by a drainage easement.                                                                                                                                                                                                                                                                                                                                         |                                                                                    |
| <b>PO4</b><br>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.                                                                                                           | <b>AO4.1</b><br>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.<br><br><b>AO4.2</b><br>Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy.                                                                                  | Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan |
| <b>PO5</b><br>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.                                                                                                                  | <b>AO5</b><br>Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.                                                                                                                                                                                                                                                                                           | N/A                                                                                |
| <b>PO6</b><br>Development ensures that location and design of stormwater detention and water quality treatment: <ul style="list-style-type: none"> <li>a. minimises risk to people and property;</li> <li>b. provides for safe access and maintenance;</li> <li>c. minimises ecological impacts to creeks and waterways.</li> </ul> | <b>AO6.1</b><br>Development locates stormwater detention and water quality treatment: <ul style="list-style-type: none"> <li>a. outside of a waterway corridor;</li> <li>b. offline to any catchment not contained within the development.</li> </ul> <b>AO6.2</b><br>Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy. | Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan |



|                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                  |
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| <p><b>PO7</b><br/>                 Development is designed, including any car parking areas and channel works to:</p> <ul style="list-style-type: none"> <li>a. reduce property damage;</li> <li>b. provide safe access to the site during the defined flood event.</li> </ul> | <p><b>A07.1</b><br/>                 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.<br/>                 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).</p> <p><b>A07.2</b><br/>                 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.</p>                                                                                                                                                                    | <p>Acceptable Outcome, refer to Flood Report</p> |
| <p><b>PO8</b><br/>                 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.</p>                                                   | <p><b>A08.1</b><br/>                 Development ensures natural waterway corridors and drainage paths are retained.</p> <p><b>A08.2</b><br/>                 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour.<br/>                 Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines.</p> <p><b>A08.3</b><br/>                 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.</p> <p><b>A08.4</b><br/>                 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks</p> | <p>N/A</p>                                       |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                    |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | and major drains is in compliance with the standards in the Infrastructure design planning scheme policy.                                                                                                                                                                                                                                                                           |                                                                                    |
| <b>PO9</b><br>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.                                                                                                                                                                                                                                                                                                                        | <b>AO9</b><br>No acceptable outcome is prescribed.                                                                                                                                                                                                                                                                                                                                  | Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan |
| <b>PO10</b><br>Development ensures that there is sufficient site area to accommodate an effective stormwater management system.<br>Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.                                                                                                                                                                                                 | <b>AO10</b><br>No acceptable outcome is prescribed.                                                                                                                                                                                                                                                                                                                                 | Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan |
| <b>PO11</b><br>Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: <ul style="list-style-type: none"> <li>a. existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades;</li> <li>b. safe management of stormwater discharge from existing and future up-slope development;</li> <li>c. implication for adjacent and down-slope development.</li> </ul> | <b>AO11.1</b><br>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.<br><br><b>AO11.2</b><br>Development ensures that existing stormwater infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy. | Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan |
| <b>PO12</b><br>Development provides stormwater infrastructure which: <ul style="list-style-type: none"> <li>a. remains fit for purpose for the life of the development and maintains full functionality in the design flood event;</li> <li>b. can be safely accessed and maintained cost effectively;</li> <li>c. ensures no structural damage to existing stormwater infrastructure.</li> </ul>                                                                                                   | <b>AO12.1</b><br>The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy.<br><br><b>AO12.2</b><br>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.                                                                  | Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan |



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| <p><b>PO13</b><br/>                 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:</p> <ul style="list-style-type: none"> <li>a. the environmental values and water quality objectives of waters;</li> <li>b. waterway hydrology;</li> <li>c. the maintenance and serviceability of stormwater infrastructure.</li> </ul> <p>Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.</p> | <p><b>AO13</b><br/>                 No acceptable outcome is prescribed.</p> | <p>TBC at Detailed Design</p> |
| <p><b>PO14</b><br/>                 Development ensures that:</p> <ul style="list-style-type: none"> <li>a. unnecessary disturbance to soil, waterways or drainage channels is avoided;</li> <li>b. all soil surfaces remain effectively stabilised against erosion in the short and long term.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>AO14</b><br/>                 No acceptable outcome is prescribed.</p> | <p>TBC at Detailed Design</p> |
| <p><b>PO15</b><br/>                 Development does not increase:</p> <ul style="list-style-type: none"> <li>a. the concentration of total suspended solids or other contaminants in stormwater flows during site construction;</li> <li>b. run-off which causes erosion either on site or off site.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p><b>AO15</b><br/>                 No acceptable outcome is prescribed.</p> | <p>TBC at Detailed Design</p> |
| <p><b>Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following:</b></p> <ul style="list-style-type: none"> <li>a. a material change of use for an urban purpose which involves greater than 2,500m<sup>2</sup> of land that:                         <ul style="list-style-type: none"> <li>i. will result in an impervious area greater than 25% of the net developable area; or</li> <li>ii. will result in 6 or more dwellings.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                       |                                                                              |                               |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                    |
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| <p>b. reconfiguring a lot for an urban purpose that involves greater than 2,500m<sup>2</sup> of land and will result in 6 or more lots;</p> <p>c. operational work for an urban purpose which involves disturbing greater than 2,500m<sup>2</sup> of land.</p>                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                    |
| <p><b>PO16</b><br/>Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values.<br/>Note—Prescribed water contaminants are defined in the <i>Environmental Protection Act 1994</i>.<br/>Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.</p>                                                                                                                                  | <p><b>AO16</b><br/>Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy.</p>                                                                                                                                                                                                  | TBC at Detailed Design                                                             |
| <p><b>PO17</b><br/>Development ensures that:</p> <ul style="list-style-type: none"> <li>a. the discharge of wastewater to a waterway or external to the site is avoided; or</li> <li>b. if the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment.</li> </ul> <p>Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome.<br/>Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code.</p> | <p><b>AO17</b><br/>No acceptable outcome is prescribed.</p>                                                                                                                                                                                                                                                                                                                         | TBC at Detailed Design                                                             |
| <p><b>Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                    |
| <p><b>PO18</b><br/>Development protects stormwater infrastructure to ensure the following are not compromised:</p> <ul style="list-style-type: none"> <li>a. the long term infrastructure for the stormwater network in the Long term infrastructure plans;</li> <li>b. the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan;</li> </ul>                                                                                                                                                                                         | <p><b>AO18</b><br/>Development protects stormwater infrastructure in compliance with the following:</p> <ul style="list-style-type: none"> <li>a. for long term infrastructure for the stormwater network, the Long term infrastructure plans;</li> <li>b. for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan;</li> </ul> | Acceptable Outcome, refer to EDGE Consulting Engineers' Stormwater Management Plan |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                      |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------|
| <p>c. the provision of long term, existing and planned infrastructure for the stormwater network which:</p> <ul style="list-style-type: none"> <li>i. is required to service the development or an existing and future urban development in the planning scheme area; or</li> <li>ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.</li> </ul> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>c. the standards for stormwater drainage in the Infrastructure design planning scheme policy.</p> |            |
| <p><b>PO19</b><br/>             Development provides for the payment of extra trunk infrastructure costs for the following:</p> <ul style="list-style-type: none"> <li>a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;</li> <li>b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:                     <ul style="list-style-type: none"> <li>i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;</li> <li>ii. long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development;</li> <li>iii. other infrastructure for the stormwater network associated with development that is not assumed future urban development which is made necessary by the development.</li> </ul> </li> </ul> <p>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.</p> | <p><b>AO19</b><br/>             No acceptable outcome is prescribed.</p>                             | <p>N/A</p> |

|                                                                                                                                                   |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i> . |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

**Table 9.4.9.3.B—Categories of flood planning levels**

| Flooding type <sup>(1)</sup>            | Minimum design floor or pavement levels (m AHD) <sup>(2)</sup><br>(refer to Table 9.4.9.3.C for assignment of these categories) |                            |                    |                    |                    |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------|--------------------|--------------------|
|                                         | Category A                                                                                                                      | Category B                 | Category C         | Category D         | Category E         |
| Waterway <sup>(A)</sup> or open channel | 1% AEP flood level + 500mm                                                                                                      | 1% AEP flood level + 300mm | 1% AEP flood level | 1% AEP flood level | 5% AEP flood level |
| Overland flow flooding <sup>(B)</sup>   | 2% AEP flood level +500mm                                                                                                       | 2% AEP flood level +300mm  | 2% AEP flood level | 2% AEP flood level | 5% AEP flood level |

Notes—

<sup>(1)</sup> Where the site is subject to more than one type of flooding that is overland flow flooding, creek or waterway flooding or river flooding, the minimum flood immunity level is the highest level determined from these sources.

<sup>(2)</sup> Where flood levels are not available from Council's Floodwise Property Report such as overland flow flooding, the applicant will need to engage a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies to estimate the relevant flood level.

Note <sup>(A)</sup> A waterway, including any indicated on the planning scheme maps, is defined as any element of a river, creek, stream, gully or drainage channel, including the bed and banks, typically with a catchment area greater than 30ha.

Note <sup>(B)</sup> Overland flow flooding usually occurs when the capacity of the underground piped drainage system is exceeded and/or when the overland flow path is blocked. Localised overland flow paths generally traverse along roadways, and in the older established areas, through private properties within existing low points and gullies. A localised overland flow path is not characterised by well-defined bed and banks and the contributing catchment is generally less than 30ha.

Note—A flood event with an AEP of 1% is the equivalent of a 100 year ARI flood event.

Note—A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.

Note—A flood event with an AEP of 5% is the equivalent of a 20 year ARI flood event.

Note—The flood immunity level in some older inner-city areas is often controlled by local ponding.

**Table 9.4.9.3.C—Flood planning level categories for development types**

| BCA building classification <sup>(1)</sup> | Development types and design levels, assigned design floor or pavement levels | Category<br>Refer to Table 8.2.11.3.L |
|--------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------|
|--------------------------------------------|-------------------------------------------------------------------------------|---------------------------------------|



|                                    |                                                                                                                  |                                                                                |
|------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| Class 1–4                          | Habitable room                                                                                                   | Category A                                                                     |
|                                    | Non-habitable room including patio and courtyard                                                                 | Category B                                                                     |
|                                    | Non-habitable part of a Class 2 or Class 3 building excluding the essential services <sup>(2)</sup> control room | Category B                                                                     |
|                                    | Parking located in the building undercroft of a multiple dwelling                                                | Category C                                                                     |
|                                    | Carport <sup>(4)</sup> , unroofed car park; vehicular manoeuvring area                                           | Category D                                                                     |
|                                    | Essential electrical services <sup>(2)</sup> of a Class 2 or Class 3 building only                               | Category A <sup>(6)</sup>                                                      |
|                                    | Basement parking entry <sup>(3)</sup>                                                                            | Category C + 300mm                                                             |
| Class 5,<br>Class 6, or<br>Class 8 | Building floor level                                                                                             | Category C                                                                     |
|                                    | Garage or car park located in the building undercroft <sup>(3)</sup>                                             | Category C                                                                     |
|                                    | Carport <sup>(4)</sup> or unroofed car park                                                                      | Category D                                                                     |
|                                    | Vehicular access and manoeuvring areas                                                                           | Category D                                                                     |
|                                    | Basement parking entry <sup>(3)</sup>                                                                            | Category C                                                                     |
|                                    | Essential electrical services <sup>(2)</sup>                                                                     | Class 8 – Category C <sup>(6)</sup><br>Class 5 & 6 – Category A <sup>(6)</sup> |
| Class 7a                           | Refer to the relevant building class specified in this table                                                     |                                                                                |
| Class 7b                           | Building floor level                                                                                             | Category C                                                                     |
|                                    | Vehicular access and manoeuvring area                                                                            | Category D                                                                     |
|                                    | Essential electrical services <sup>(2)</sup>                                                                     | Category C                                                                     |

|           |                                                                                                  |                                                              |
|-----------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| Class 9   | Building floor level                                                                             | Category A                                                   |
|           | Building floor level for habitable rooms in Class 9a or 9c where for a residential care facility | 0.2% AEP flood                                               |
|           | Garage or car park located in the building undercroft <sup>(3)</sup>                             | Category C                                                   |
|           | Carport <sup>(4)</sup> or unroofed car park                                                      | Category D                                                   |
|           | Vehicular access and manoeuvring areas                                                           | Category D                                                   |
|           | Essential electrical services <sup>(2)</sup>                                                     | Category A                                                   |
| Class 10a | Car parking facility                                                                             | Refer to the relevant building class specified in this table |
|           | Shed <sup>(5)</sup> or the like                                                                  | Category D                                                   |
| Class 10b | Swimming pool                                                                                    | Category E                                                   |
|           | Associated mechanical and electrical pool equipment                                              | Category C                                                   |
|           | Other structures                                                                                 | Flood immunity standard does not apply                       |

Notes—

<sup>(1)</sup> Refer to the Building Code of Australia for definitions of building classifications.

<sup>(2)</sup> Essential services include any room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high-voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high-voltage cables and lift controls.

<sup>(3)</sup> Basement car parks must be suitably waterproofed and all air vents, air-conditioning ducts, pedestrian access and entry and exit ramps at the car park entrance have flood immunity in accordance with this table.

<sup>(4)</sup> A shelter for a motor vehicle, which has a roof and one or more open sides, and which can be built against the side of a building.

<sup>(5)</sup> A slight or rough structure built for shelter and storage; or a large strongly built structure, often open at the sides or end.

<sup>(6)</sup> Where essential services are proposed in a basement below the specified flood planning level, the flood immunity of all air vents, air-conditioning ducts, pedestrian access, lift shafts and entry/exit ramps at the basement entrance and any other openings into that basement must conform to Category A for Residential development, and the relevant basement entry level of all other uses. This will require a waterproof basement design to prevent floodwaters entering the basement to ensure flood immunity.

Note—A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.

Note—A flood event with an AEP of 0.2% is the equivalent of a 500 year ARI flood event.

Note—Where a building has a combination of uses that includes a component of class 2, 3 or 9, the essential services for that building shall comply with the requirements of the building class with the greatest flood immunity requirement.

Note—Use classes for residential development also include basement storage.



**Table 9.4.9.3.D—Flood planning levels for a new road**

| Flooding type <sup>(1)</sup>            | Minimum design levels at the crown of the road (m AHD) <sup>(2)</sup> |                                      |
|-----------------------------------------|-----------------------------------------------------------------------|--------------------------------------|
|                                         | Residential development                                               | Industrial or commercial development |
| Waterway <sup>(A)</sup> or open channel | 1% AEP flood level                                                    | 2% AEP flood level                   |
| Overland flow flooding <sup>(B)</sup>   | 2% AEP flood level                                                    | 2% AEP flood level                   |

Notes—

<sup>(1)</sup> Where the site is subject to more than 1 type of flooding, the minimum flood planning level is the highest level determined from these sources. It should be noted that the flooding planning level in some older areas is often controlled by local ponding.

<sup>(2)</sup> Where flood levels are not available from Council's Floodwise Property Report, such as overland flow flooding, the applicant will need to engage a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies to estimate the relevant flood level.

Note <sup>(A)</sup> A waterway including any indicated on the planning scheme maps is defined as any element of a river, creek, stream, gully or drainage channel, including the bed and banks typically with a catchment area greater than 30ha.

Note <sup>(B)</sup> Overland flow flooding usually occurs when the capacity of the underground piped drainage system is exceeded and/or when the overland flow path is blocked. Localised overland flow paths generally traverse along roadways, and in the older established areas, through private properties within existing low points and gullies. A localised overland flow path is not characterised by well-defined bed and banks and the contributing catchment is generally less than 30ha.

Note—A flood event with an AEP of 1% is the equivalent of a 100 year ARI flood event.

Note—A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.

Note—A flood event with an AEP of 5% is the equivalent of a 20 year ARI flood event.

**Table 9.4.9.3.E—Flood planning levels for essential community infrastructure**

| Type of essential community infrastructure                         | Minimum design levels |
|--------------------------------------------------------------------|-----------------------|
| Emergency services                                                 | 0.2% AEP flood        |
| Emergency services, where for an emergency shelter                 | 0.5% AEP flood        |
| Emergency services, where for police facilities                    | 0.5% AEP flood        |
| Hospital and health care service, where associated with a hospital | 0.2% AEP flood        |

|                                                                                                                                                                                                                |                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community facility where involving storage of valuable records or items of historic or cultural significance (e.g. galleries and libraries)                                                                    | 0.5% AEP flood                                                                                                                                                                                                                                              |
| State-controlled roads<br>Major or minor electricity infrastructure not otherwise listed in this table<br>Utility installation where for rail transport services<br>Air service<br>Telecommunications facility | No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency. |
| Power stations (as defined in the <i>Electricity Act 1994</i> ) or renewable energy facility.                                                                                                                  | 0.2% AEP flood                                                                                                                                                                                                                                              |
| Major electricity infrastructure where a major switch yard                                                                                                                                                     | 0.2% AEP flood                                                                                                                                                                                                                                              |
| Substations                                                                                                                                                                                                    | 0.5% AEP flood                                                                                                                                                                                                                                              |
| Utility installation where for a sewage treatment plant                                                                                                                                                        | DFE                                                                                                                                                                                                                                                         |
| Utility installation where for a water treatment plant                                                                                                                                                         | 0.5% AEP flood                                                                                                                                                                                                                                              |

Note—A flood event with an AEP of 0.2% is the equivalent of a 500 year ARI flood event.

Note—A flood event with an AEP of 0.5% is the equivalent of a 200 year ARI flood event.

**Table 9.4.9.3.F—Flood planning levels for reconfiguring a lot**

| Flooding type <sup>(1)</sup>            | Minimum lot levels (m AHD) <sup>(2)</sup> |                        |
|-----------------------------------------|-------------------------------------------|------------------------|
|                                         | Residential                               | Other than residential |
| Waterway <sup>(A)</sup> or open channel | 1% AEP flood level + 300mm                | 1% AEP flood level     |
| Overland flow flooding <sup>(B)</sup>   | 1% AEP flood level + 300mm                | 2% AEP flood level     |

Notes—

<sup>(1)</sup> Where the site is subject to more than one type of flooding, the minimum flood immunity level is the highest level determined from these sources.

<sup>(2)</sup> Where flood levels are not available from Council's Floodwise Property Report such as overland flow flooding, the applicant will need to engage a suitably qualified Registered Professional Engineer Queensland with expertise in undertaking flood studies to estimate the relevant flood level.

Note <sup>(A)</sup> A waterway including any indicated on the planning scheme maps is defined as any element of a river, creek, stream, gully or drainage channel, including the bed and banks typically with a catchment area greater than 30ha.



Note <sup>(B)</sup> Overland flow flooding usually occurs when the capacity of the underground piped drainage system is exceeded or when the overland flow path is blocked. Localised overland flow paths generally traverse along roadways, and in the older established areas, through private properties within existing low points and gullies. A localised overland flow path is not characterised by well-defined bed and banks and the contributing catchment is generally less than 30ha.

Note—A flood event with an AEP of 1% is the equivalent of a 100 year ARI flood event.

Note—A flood event with an AEP of 2% is the equivalent of a 50 year ARI flood event.