

15 May 2026

Mirvac
 Level 14, 80 Ann Street
 Brisbane QLD 4000

Attention: Elliot Barry

Dear Elliott

RE: EVERLEIGH PRECINCT 3 – STORMWATER QUANTITY AND STORMWATER QUALITY ASSESSMENT

This letter outlines the stormwater quantity and quality treatment strategy for Precinct 3 of the Everleigh development (the Site). This precinct falls within the contributing catchment to the main D2 Central Wetland treatment and detention facility. The details regarding the proposed wetland configuration, stormwater pond, riparian vegetation, detention volume, and peak flow analysis elements to meet the stormwater management are reported in the Whole of Site Stormwater Masterplan – *Everleigh Stormwater Masterplan Report* (WOS SWMP 2026) (Engeny, 2026), which has been submitted to Economic Development Queensland (EDQ). Refer to Figure 1 for the locality of Precinct 3 within the D2 Central Wetland contributing catchment.

The following sections detail the stormwater quantity and quality treatment strategy for Precinct 3. This letter should be read in conjunction with the WOS SWMP 2026 report.

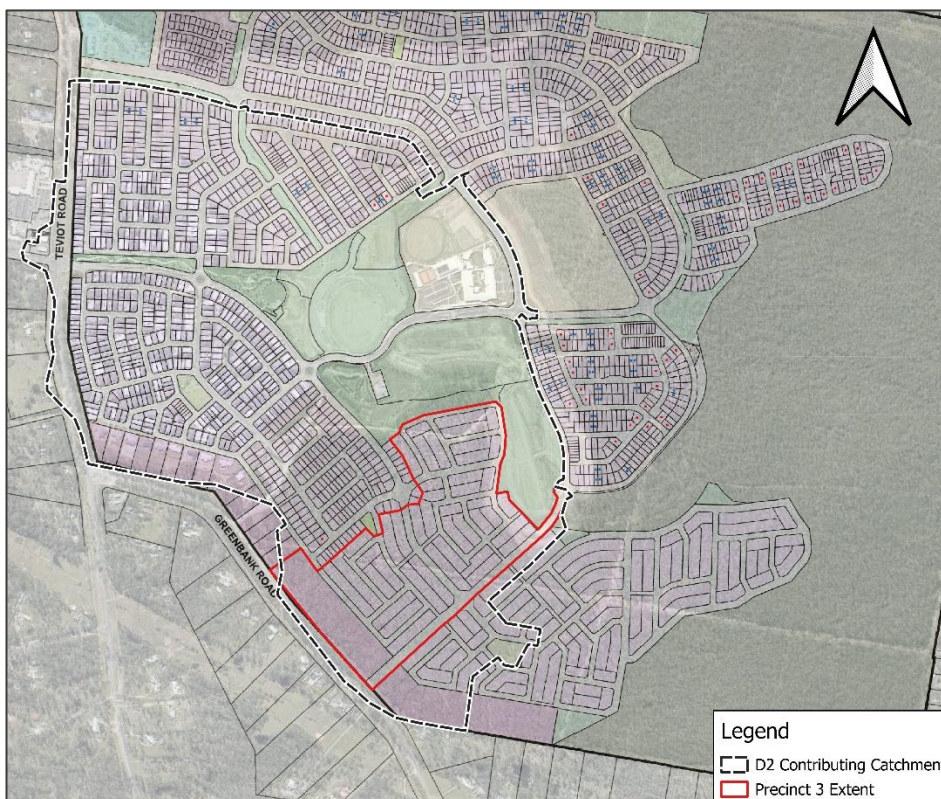


Figure 1: Precinct 3 Extent

STORMWATER QUANTITY ANALYSIS

The WOS SWMP 2026 demonstrates that the D2 Central Wetland provides detention for its contributing catchment for which Precinct 3 falls within, in order to meet peak flow mitigation requirements at the Site boundary. The location of Precinct 3 in the context of the WOS SWMP 2026 is shown in Figure 2. The catchment areas and flow directions outlined in the WOS SWMP 2026 report have not changed since the development of this document.

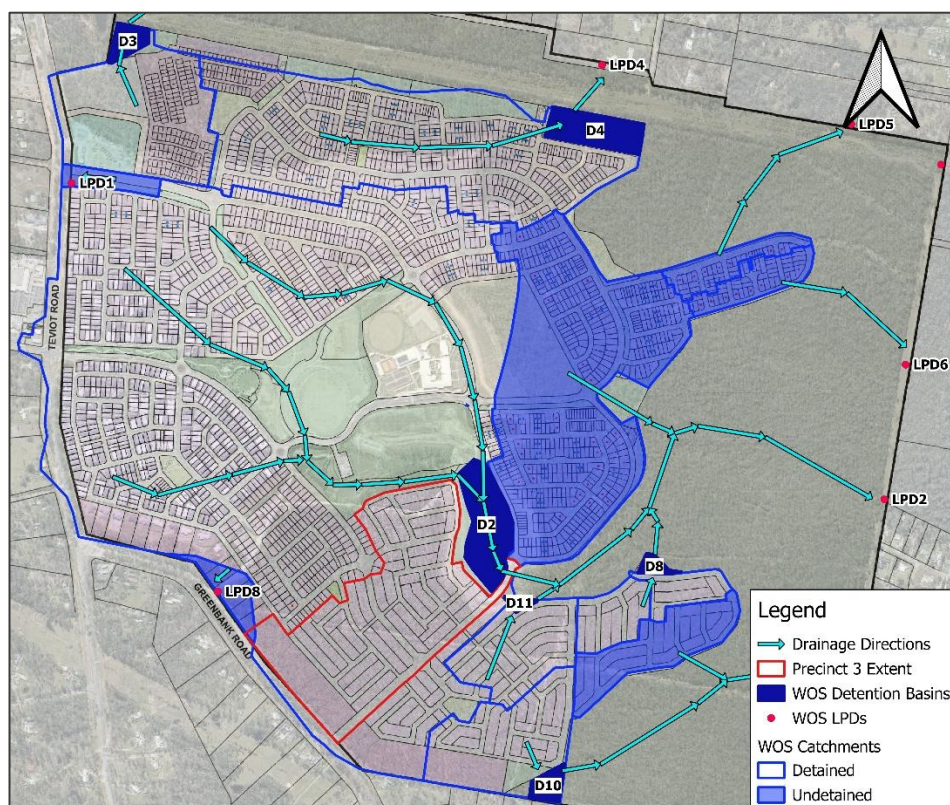


Figure 2: WOS Detention Strategy

An overview of the configuration of the detention facility as per the WOS SWMP 2026 is provided in Table 1.

TABLE 1 – D2 PARAMETERS

Parameter	Value
Contributing Catchment Area	173 ha
Basin Crest	37.85 m AHD
Low Flow Outlet	3/900x900 RCBCs at 34.2 m AHD
High Flow Outlet	7/1500x900 RCBCs at 36.10 m AHD
Spillway	None

STORMWATER QUALITY ANALYSIS

Stormwater Quality Catchments

The WOS SWMP 2026 demonstrates the water quality treatment strategy for the catchment for which Precinct 3 falls within. The WOS SWMP 2026 catchment that Precinct 3 is contained within is C2-SouthS and C2-SouthN. The location of Precinct 3 and the WOS SWMP 2026 catchments are shown in Figure 3.



Figure 3: Precinct 3 Stormwater Quality Catchments

Proposed Stormwater Treatment Train

The stormwater treatment train for Precinct 3 is proposed to consist of the Central Wetland (W2), stormwater pond (SWP2) and riparian vegetation (RP10) as per the WOS SWMP 2026, and as shown on Figure 3. The overall treatment strategy remains unchanged as all parameters for the proposed treatment devices for this submission are as per the WOS SWMP 2026. An overview of the configuration of the water quality treatment train as per the WOS SWMP 2026 is provided in Table 2.

TABLE 2 – W2, SWP2, AND RP10 PARAMETERS

Parameter	Value
SWP2 Stormwater Pond	
Stormwater Pond Area	8,000 m ²
Extended Detention Depth	0 mm
Permanent Pool Volume	12,000 m ³
W2 Wetland	
Extended Detention Depth	400 mm
Surface Area	11,200 m ²
Permanent Pool Volume	6,400 m ³
Notional Detention Time	26 hours
RP10 Riparian Vegetation (Modelled as Bioretention)	
Extended Detention Depth	300 mm
Surface Area (Riparian Veg)	400 m ²

Parameter	Value
Surface Area (Effective Filter Media)	100 m ²
Filter Depth	500 mm
TN Content of Filter Media	400 mg/kg
Orthophosphate Content of Filter Media	5 mg/kg

CONCLUSION

The stormwater management strategy for Precinct 3 of the Everleigh development is detailed in previous documentation submitted to EDQ, being the Whole of Site Stormwater Masterplan – *Everleigh Stormwater Masterplan Report* (WOS SWMP 2026) (Engeny, 2026). A summary of the stormwater management strategy for Precinct 3 is as follows:

- Stormwater Quantity:
 - Precinct 3 sits with Catchment 2, which is mitigated by the Central Wetland (D2), ensuring flows at the site boundary post-development are mitigated below exiting peak flows.
- Stormwater Quality:
 - Precinct 3 will be treated by a wetland (W2), stormwater pond (SWP2) and riparian vegetation (RP10).

Regards,



Kelsey Mundt
Principal Engineer

DISCLAIMER

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