

Site Based Stormwater Management Plan

24 Wilton Street.
Woolloongabba QLD 4110



Job No:
C25068

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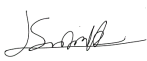
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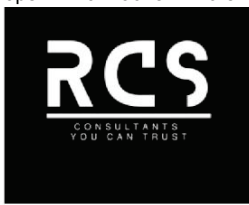
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1. Introduction

Rodgers Consulting Services (RCS) have been engaged David Parker (Parker Unit Trust) to prepare a site based stormwater management plan (SBSMP) as supporting information to the development application for a proposed development at 24 Wilton Street, Woolloongabba.

The proposed development involves constructing a five-storey rooming accommodation building on the proposed development site. The existing dwelling is to be demolished to make way for the proposed development.

The Proposed development plans are included within Appendix A.

This document has been prepared with the following objectives:

- Provide a stormwater treatment train which aims to protect receiving waters by limiting the quantity of key pollutants discharged in stormwater from urban developments.
- Prevent potential instream erosion downstream of urban developments by controlling the magnitude and duration of sediment transporting flows.
- Provide protection to instream ecosystems from significant effects of increased runoff frequency by capturing the initial portion of runoff from impervious areas. This approach aims to ensure the frequency of hydraulic disturbance to instream ecosystems in developed catchments is similar to that of the undeveloped catchment.
- Demonstrate compliance with non-worsening of stormwater quantity over any existing discharge points to the site.

Stormwater quality and quantity will be demonstrated in compliance with the following documents and planning schemes:

- Brisbane City Council City Plan v23/2021 (**Planning Scheme**),
- Brisbane City Council City Plan - Stormwater Code,
- Queensland State Planning Policy 2/17 Healthy Waters (**SPP 2/17**),
- South-East Queensland Regional Plan 2009-2031,
- Queensland Urban Drainage Manual (**QUDM**),
- Environmental Protection (Water and Wetland Biodiversity) Policy (2019),
- Water by Design MUSIC Guideline 2018 – Version 3, and
- Water Sensitive Urban Design (**WSUD**) – Developing Design Objectives for Urban Development in South-East Queensland – Version 2 – 2007.



1.1 Site Location

The subject site is located at 24 Wilton Street, Woolloongabba. The site is bounded by public roads to the North and West, and residential properties to the North, East and South. The allotment details are as follows below:

Street Address:	24 Wilton Street, Woolloongabba 4102
RP Description:	LOT 4 ON RP 12250
Site Area:	0.0759ha

Figure 1.1 below shows the location of the lot and the surrounding land uses.



Figure 1.1 | Proposed Development Site Location (QLD Globe)

1.2 Site Conditions

1.2.1 Existing

The subject site currently consists of a residential dwelling, and associated driveway. The total area of the site is approximately 0.0759ha

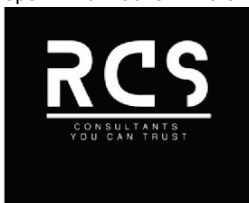
1.2.2 Proposed

The proposed development is a five-storey rooming accommodation building on the proposed development site. The existing dwelling is to be demolished to make way for the proposed development.

Furthermore, part of the proposed development and in order to facilitate a standard 3.75m verge profile there will be a dedication of 0.0033ha to future road widening. The post development site area is therefore revised to 0.0726ha for the remainder of the reporting.

1.3 Topography

The average fall across the development site is approximately 8.00% towards the Southern Eastern boundaries. The reduced levels across the site and verge vary from RL 19.28 at Wilton Street frontage (North-Western corner of the property boundary) to RL 15.32 at the South-Eastern corner of the property boundary. Refer to detailed survey of the development in Appendix B.



1.4 Base Data

A detailed survey of the Proposed Development has been undertaken by Sonto Surveying. This information has been provided to Rodgers Consulting Services for determining the grades and elevations nominated in this report.

1.5 Lawful Discharge of Stormwater

Currently there is one lawful stormwater discharge point for the site:

- o The Southern property boundary as surface flows.

It is proposed to remove the existing lawful point of discharge and redirect the sites discharge to the existing kerb and channel located within Wilton Street.

1.6 Earthworks and Soils

To assist in stormwater management within the Proposed Development site, bulk earthworks are required. Proposed earthworks are required to create the internal driveway to the rear of the development and to ensure surface runoff will be directed to the Underground Pump Tank which discharges to the sites lawful point of discharge (where possible).

All earthworks' batters will be limited where possible to 1 in 3 (V:H). Earthworks management plans can be seen within Appendix E of this report.

A detailed geotechnical investigation is yet to be undertaken for the Proposed Development site. Given the reduced levels of the site, Acid Sulfate Soils have not been considered however the site does fall within the potential and actual acid sulfate soils area on BCC's City Plan mapping. Should acid sulfate soils be identified during the construction phase of this development an acid sulfate soils management plan is to be developed, and this stormwater management plan is to be revised.

1.7 Waterways

Stormwater runoff from the site currently flows to the Southeast over the rear property boundary and through the neighbouring property.

From this point runoff enters the stormwater drainage infrastructure in Henry Street, then flows into Norman Creek, Brisbane River and ultimately into Moreton Bay.

As part of the Proposed Development, stormwater quantity and quality are to be managed to ensure the likelihood of any potential adverse impacts to the downstream waterways are avoided.

1.8 Development Staging

Under the current plans there is no provision for staging of the development.

1.9 Vegetation

The site is predominantly grass cover with scattered trees and gardens. Any vegetation that is unsuitable at the rear of the site that falls within the boundaries is proposed to be cleared to facilitate the proposed development.

1.10 Upstream Catchments

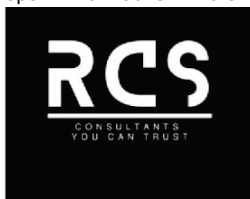
No upstream catchment has been identified as part of the assessment of the subject site.

1.11 Flooding

In accordance with BCC's Floodwise property report the Proposed Development site is not subjected to flooding. A copy of the floodwise property report is provided in Appendix C.

1.12 Asset Handover

It is not proposed to construct a Council owned infrastructure as part of this development.



2. Stormwater Quantity Management

2.1 Proposed Catchment Hydrology

The proposed development is a five-storey rooming accommodation building on the proposed development site. The existing dwelling is to be demolished to make way for the proposed development. The hydraulic consultant will collect the minor (0.5EY) and the major (1%AEP) flows and direct it to the internal civil stormwater.

The proposed stormwater pit and pipe infrastructure can be seen in Appendix E.

A fraction impervious of 18.7% has been assigned to the pre development catchment based on the measured impervious areas captured within the detailed survey.

A Rational Method calculation has been undertaken for the site to determine the difference in peak discharge for the development between the pre and post development scenarios. The data in Table 2-1 below is a summary of the catchment data entered into the Rational Method calculation.

Table 2-1 | Catchment Data Summary

Catchment	Area (ha)	Average Slope (%)	Impervious (%)	Impervious Area (ha)	Pervious Area (ha)
Pre-Development Catchment	0.0759	8.0%	18.7%	0.0142	0.0617
Post-Development Catchment	0.0726	8.0%	68.8%	0.0500	0.0226

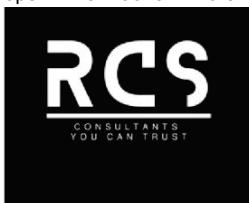
2.2 Pre-Developed Site

To determine the pre-development flows, a fraction impervious of 18.7% was assigned to the pre-development catchment. Pre-development flows were calculated for a single site discharge point.

The information presented in Table 2-2 is a summary of the Rational Method calculations. Refer to Appendix D for spreadsheet outputs of the pre-development peak discharge.

Rational Method Calculation Parameters:

Time of Concentration:	= 6mins	(from QUDM – Section 4.06)
Run-off Co-efficient C₁₀:	= 0.80	(from QUDM – Table 4.5.3 – C ₁₀ Values)
Area (ha)	= 0.0759	


Table 2-2 | Pre-Development Flows

AEP (%)	Coefficient of Discharge (C_{10})	Rainfall Intensity (mm/hr)	Discharge (m^3/s)
0.5EY	0.663	141	0.020
0.2EY	0.741	179	0.028
10	0.780	202	0.033
5	0.819	232	0.040
2	0.897	273	0.052
1	0.936	304	0.060

2.3 Developed Site

To determine the post-development flows, a fraction impervious of 74.7% was assigned to the post-development catchment. Post-development flows were calculated for a single site discharge point.

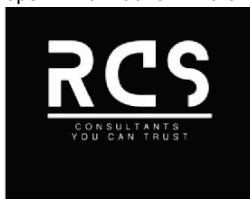
The information presented in Table 2-3 is a summary of the Rational Method calculations. Refer to Appendix D for spreadsheet outputs of the post-development peak discharge.

Rational Method Calculation Parameters:

Time of Concentration: = 6mins (from QUDM – Section 4.06)
Run-off Co-efficient C_{10} : = 0.86 (From QUDM – Table 4.5.3 – C_{10} Values)
Area (ha) = 0.0726

Table 2-3 | Post-Development Flows

AEP (%)	Coefficient of Discharge (C_{10})	Rainfall Intensity (mm/hr)	Discharge (m^3/s)
0.5EY	0.731	141	0.021
0.2EY	0.817	179	0.029
10	0.860	202	0.035
5	0.903	232	0.042
2	0.989	273	0.054
1	1.000	304	0.061



2.4 Pre-Development vs Post-Development Discharge

A comparison of the pre-development and post-development peak discharge rates based on the Rational Method calculations undertaken as part of Sections 2.2 and 2.3 of this report are reported in Table 2-4 below.

Table 2-4 | Pre-Development vs. Post-Development Flows

AEP (%)	Pre-Development Flow (m ³ /s)	Post-Development Flow (m ³ /s)	Difference in Discharge (m ³ /s)
0.5EY	0.020	0.021	+0.001
0.2EY	0.028	0.029	+0.001
10	0.033	0.035	+0.002
5	0.040	0.042	+0.002
2	0.052	0.054	+0.002
1	0.060	0.061	+0.001

The above table shows there is an increase in peak discharge for the site across all Annual Recurrence Intervals (ARI).

In accordance with BCC's Planning Scheme Policies a non-worsening outcome is required.

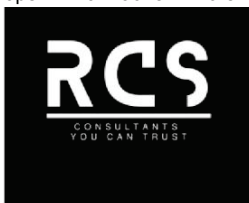
2.4.1 Mitigation of Post-Development Site Discharge

While non-worsening is generally achieved by the introduction of a gravity discharge on-site detention (OSD), in this case an alternative treatment to OSD is proposed:

Noting that the site is currently below the level of the Wilton Street kerb and channel, there is no opportunity to discharge the development site under gravity back to Wilton Street and the downstream property owner has been unresponsive to all efforts to obtain downstream discharge approval.

Accordingly, a pumped tank in accordance with BCC City Plan 2014 Schedule 6 Planning Scheme Policies – SC6.16 Infrastructure Design Planning Scheme Policy – Chapter 7 Stormwater Drainage – Clause 7.6.6.2 Pumps and storage design is proposed.

The storage and pump requirements for the development are shown below in Section 2.5



2.5 Pumped Detention Tank System Calculations

The designed pumped storage in accordance with Brisbane City Council Planning Scheme requires the detention tank to be sized based on 9,500L per 100m² of impervious area.

$$\text{Tank Volume} = \frac{\text{Impervious Site Area}}{100\text{m}^2} \times 9,500\text{L}$$

$$\text{Tank Volume} = \frac{500\text{m}^2}{100\text{m}^2} \times 9,500\text{L}$$

$$\text{Tank Volume} = 47,500\text{L} \approx 47.5\text{kL}$$

The proposed pump tank will have a volume of 47.5kL and will be fitted with 2 x 10L/s pumps. The pumps to be configured as follows:

- 1 x 10L/s pump – Main Pump
- 1 x 10L/s pump – Duty standby with alternating starts

Discharge from the pump system will be directed to a field inlet pit located within the site along the front boundary which will allow the flows to outlet to the existing kerb and channel in Wilton Street via gravity through 3 / 125 x 75 RHS outlets to kerb adaptors.

3. Stormwater Quality Management

3.1 Environmental Values and Water Quality Objectives

Development of the site will involve land disturbance for a residential development on a land parcel 0.0726 ha in size.

3.1.1 Construction Phase

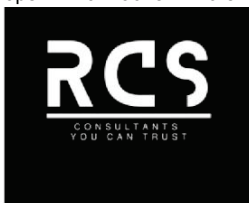
During the construction phase, the most significant water quality objective will be that of suspended solids.

To ameliorate any environmental harm that may occur during construction, the proposed erosion and sediment control strategy, in accordance with Best Practice Erosion and Sediment Control (IECA Australasia, Nov 2008) is to:

- Enclose the site with a sediment fence,
- Provide a series of protection bunds around stormwater inlets, and

3.1.2 Post Construction Phase

To determine whether compliance with the State Planning Policy 2017 (SPP) is required a checklist has been developed identifying the assessment benchmarks. If any of the benchmarks below are triggered the SPP is applicable. If none of the benchmarks are triggered, then a stormwater quality best practice approach is to be adopted.



3.1.3 State Planning Policy Assessment

Table 3-1 | State Planning Policy – February 2017 Assessment Benchmarks

Development Application Types			
Material Change in Use (MCU)	Yes/ No or N/A?	Reconfiguration of Lots (ROL)	Yes/ No?
A material change of use for an urban purpose that involves premises 2500m ² or greater in size? AND , If yes:	NO	Reconfiguring a lot for an Urban purpose that involves premises 2500m ² or greater in size AND will result in six or more lots?	NO
		Operational Works	Yes/ No?
Will result in six or more dwellings; OR	N/A	Operational work for an urban purpose that involves disturbing a land area 2500m ² or greater in size?	NO
Will result in an impervious area greater than 25% of the NET development area?	N/A		

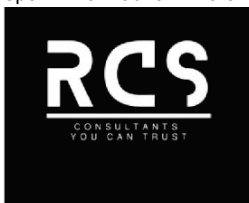
As the SPP benchmarks have not been triggered the development may implement best practice measures (rather than formal stormwater quality treatment) to manage stormwater.

3.1.4 Pollutant Concerns

The pollutants of concern are summarised below. These pollutants can have adverse environmental impacts within downstream catchments. It is proposed to adopt Site-Based Water Sensitive Urban Design to provide capture and treatment of the below mentioned pollutants.

Table 3-2 | Typical Pollutants

Pollutant	Source
Litter	Paper, Construction Packaging, Food Waste, Cement, Off - Cuts
Sediment	Unprotected Exposed Soils, Stockpiles, Erosion
Hydrocarbons	Fuel and Oil Spills, Leaks from Machinery
Toxic Materials	Cement Slurry, Asphalt Primer, Solvents, Cleaning Agents
Ph Altering Substances	Acid Sulfate Soils, Cement Slurry, Wash Water
Thermal Pollution	Vehicles and Machinery, Increased Impervious Areas



3.2 Construction Phase Erosion and Sediment Control

The works shall be conducted in accordance with the following Construction Phase Water Quality Management Plan.

As previously specified, the major stormwater pollutant during the construction phase will be that of suspended solids. To ensure adverse impacts to downstream waterways are mitigated during the construction phase, best practice erosion and sediment control measures are required.

It should be noted that erosion and sediment control has not been investigated as part of this stormwater management plan. It is proposed that as part of the operational works application for the Proposed Development, an erosion and sediment control plan is compiled in accordance with the IECA best practices for erosion and sediment control.

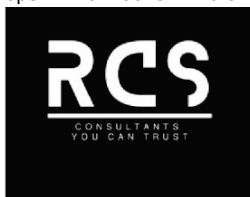
It shall be the responsibility of the developer, through their principal contractor, to ensure that temporary sediment and erosion controls are installed and maintained correctly as detailed below.

Internal catchments where surface disturbance and earthworks are occurring are to incorporate temporary sediment basin(s) for construction phase erosion and sediment control in accordance with the Best Practice Erosion and Sediment Control (IECA Australasia, Nov 2008).

Sediment control should be able to be achieved by applying the following best practice sediment and erosion control management measures during the construction phase:

1. Establish a single stabilised entry/exit point for the site works.
2. Construct a shake-down grid at the entrance to facilitate the removal of sediment from vehicles leaving the site. The access road extending from the end of existing road or kerb to the grid should comprise a 150-200mm deep pad of 40mm crushed rock.
3. Install sediment fences along the lower boundary of the development works.
4. Maintain on site spare materials necessary for the emergency repair of all erosion control devices. This includes silt fences, clean crushed rock for reapplication to the entrance road and for replacement of rock within temporary drainage channels.
5. Following each days' construction works, ensure that any material on road surfaces is swept from the road, and not permitted to be washed down the gutters and piped drainage systems.

While the above provides general guidance on the management of stormwater during the construction phase, detailed Erosion and Sediment Control Management Plans will be required during the operation works application stage for each precinct/stage in accordance with International Erosion Control Association Australia (IECA) Guidelines.



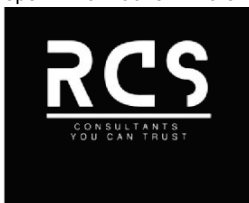
4. Works Schedule

The Contractor will be responsible for the maintenance of stormwater quality control devices from the possession of the site until the site has passed the compliance inspection by BCC or until stabilisation has occurred to the satisfaction of the site superintendent. A defined sequence of actions in relation to construction of the site has been established and the contractor is responsible for ensuring adherence to a sequence of actions for development of the site.

Table 4-1 | Works Schedule of key construction events for the site

Construction Phase	Required Action	Timing
Site Possession	- Installation of construction exit. - Construct temporary erosion and sediment control measures such as silt fencing and perimeter banks	Week 1 Week 1
Construction	- Topsoil to be stripped and stockpiled in locations agreed with the superintendent. A sediment fence is to be constructed around the bottom of the stockpile to trap sediment. A diversion drain is to be installed upstream of the stockpile. - Sediment control devices require removal to allow construction access and then will be reinstated at the completion of each workday. - Bulk earthworks complete - Drainage structures in place - Movement of construction equipment shall be limited to the area of work and existing roads. - Disturbed areas are to be stabilised following final trimming. Areas are to be disturbed and restored progressively. - Surface stabilisation treatment complete - Kerb sediment traps are to be provided at each drainage pit adjacent disturbed areas.	Week 2 Ongoing Week 4 Week 4 Ongoing Week 2 onwards Week 5
Maintenance	- Regularly check capacity of erosion control devices. - Disturbed areas are to have 80% coverage within 30 days of trimming. - Ensure permanent erosion control structures are stable.	Ongoing Week 8 Week 8

In addition to the above table, the “*Construction & Establishment Guidelines – Version 1, Feb 2009*” from Water by Design will be used as a guide during the construction and establishment phase of the works. Refer to the following website for a copy of the guidelines: <http://www.waterbydesign.com.au/CEguide>.



5. Conclusion

The stormwater management plan for the site, being 24 Wilton Street, Woolloongabba, has been prepared to support a development application and provide recommendations for the management of stormwater quality and quantity.

The various methods recommended as part of this stormwater management plan are considered best practices for a development of this type.

5.1 Stormwater Quantity

As part of this report, pre-development and post-development stormwater quantity scenarios have been modelled.

In accordance with BCC's Planning Scheme Policies a non-worsening outcome is required. While non-worsening is generally achieved by the introduction of a gravity discharge on-site detention (OSD), in this case an alternative treatment to conventional OSD is proposed:

Noting that the site is currently below the level of the Wilton Street kerb and channel, there is no opportunity to discharge the development site under gravity back to Wilton Street, and the downstream property owner has been unresponsive to all efforts to obtain downstream discharge approval.

Accordingly, a pumped tank in accordance with BCC City Plan 2014 Schedule 6 Planning Scheme Policies – SC6.16 Infrastructure Design Planning Scheme Policy – Chapter 7 Stormwater Drainage – Clause 7.6.6.2 Pumps and storage design is proposed with details as shown below:

The designed pumped storage in accordance with Brisbane City Council Planning Scheme requires the detention tank to be sized based on 9,500L per 100m² of impervious area.

$$\text{Tank Volume} = \frac{\text{Impervious Site Area}}{100\text{m}^2} \times 9,500\text{L}$$

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$$\text{Tank Volume} = 47,500\text{L} \approx 47.5\text{kL}$$

The proposed pump tank will have a volume of 47.5.0kL and will be fitted with 2 x 10L/s pumps. The pumps to be configured as follows:

- 1 x 10L/s pump – Main Pump
- 1 x 10L/s pump – Duty standby with alternating starts

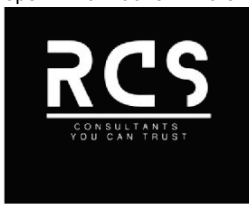
Discharge from the pump system will be directed to a field inlet pit located within the site along the front boundary which will allow the flows to outlet to the existing kerb and channel in Wilton Street via gravity through 3 / 125 x 75 RHS outlets to kerb adaptors.

5.2 Stormwater Quality

Stormwater quality for the Proposed Development was assessed against the Queensland State Planning Policy and the Local Government assessment benchmarks. It was found that the proposed development did not trigger the assessment benchmarks for the state, the development may implement best practice measures (rather than formal stormwater quality treatment) to manage stormwater.

During the construction phase, a series of sediment fences and bunds are proposed to achieve compliance with the suspended solids limit. It is proposed that the sediment controls will be monitored and maintained during construction of the development in accordance with BCC's standards. Uncontaminated stormwater from soil disturbance will be directed around bunded areas where possible, but sediment fencing will be installed around the site to protect the receiving waterways and general environment.

Overall, the proposed stormwater quality and quantity treatment measures for the Proposed Development are predicted to ensure non-worsening of pre-development median peak flows and provide best practise stormwater quality treatment.



6. Appendices

- 6.1 Appendix A – Proposed Development Layout**
- 6.2 Appendix B – Detailed Survey**
- 6.3 Appendix C – BCC Floodwise Property Report**
- 6.4 Appendix D – Rational Method Calculations**
- 6.5 Appendix E – Concept Plans**



APPENDIX A

PROPOSED DEVELOPMENT LAYOUT



CONSULTANTS
YOU CAN TRUST



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NORTH-EAST VIEW



SOUTH-WEST VIEW



ENTRY



ROOFTOP TERRACE ROOF



COMMUNAL TERRACE

**24 WILTON STREET,
WOOLLOONGABBA QLD**
**PROPOSED ROOMING
ACCOMMODATION
ARCHITECTURAL DRAWINGS**

ISS	AMENDMENT	INT	DATE
A	ISSUE TO CLIENT	JP	18.02.25
B	ISSUE TO CLIENT	JP	18.07.25
C	ISSUE FOR COMMENT	JP	18.10.25
D	ISSUE TO CLIENT	JP	20.01.25
E	ISSUE TO CONSULTANT	JP	20.12.25
F	ISSUE TO CONSULTANT	JP	20.12.25
G	ISSUE TO CONSULTANT	JP	04.02.26

PROJECT
ROOMING ACCOMMODATION

AT
24 WILTON STREET
WOOLLOONGABBA QLD 4102

FOR
DAVID PARKER



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1 EXISTING SITE PLAN
SCALE 1: 300 @ A1



2 PROPOSED SITE PLAN
SCALE 1: 300 @ A1

ISS	AMENDMENT	INT	DATE
A	ISSUE TO CLIENT	JP	18.07.25
B	ISSUE FOR COMMENT	JP	13.10.25
C	ISSUE TO CONSULTANT	JP	23.10.25
D	ISSUE FOR COMMENT	JP	23.10.25
E	ISSUE TO CONSULTANT	JP	26.12.25
F	ISSUE TO CONSULTANT	JP	04.02.26

PROJECT
ROOMING ACCOMMODATION

AT
24 WILTON STREET
WOOLLOONGABBA QLD 4102

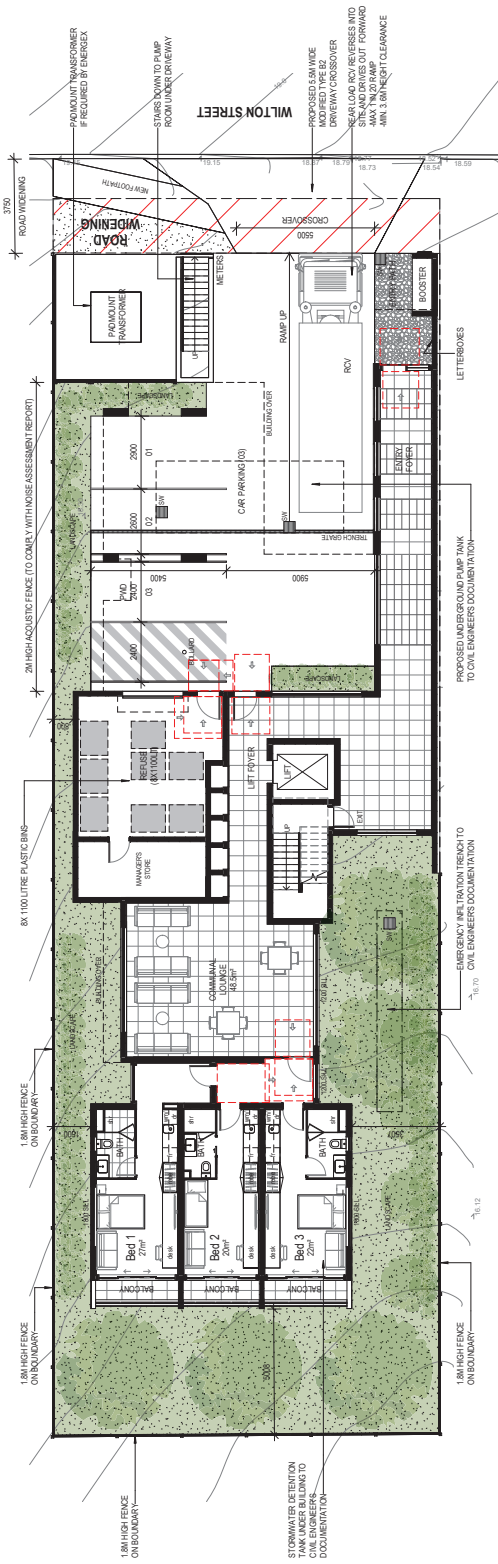
FOR
DAVID PARKER



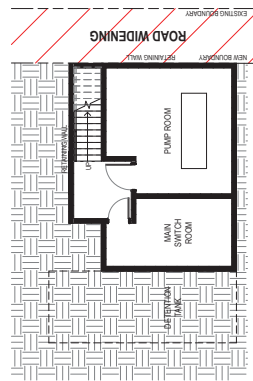
DRAWING TITLE
SITE PLANS

DATE	JUNE 2025
SCALE	1: 300 @ A1
DRAWN	JP
JOB NO	2510
DWG NO	02 A 01
ISSUE	F

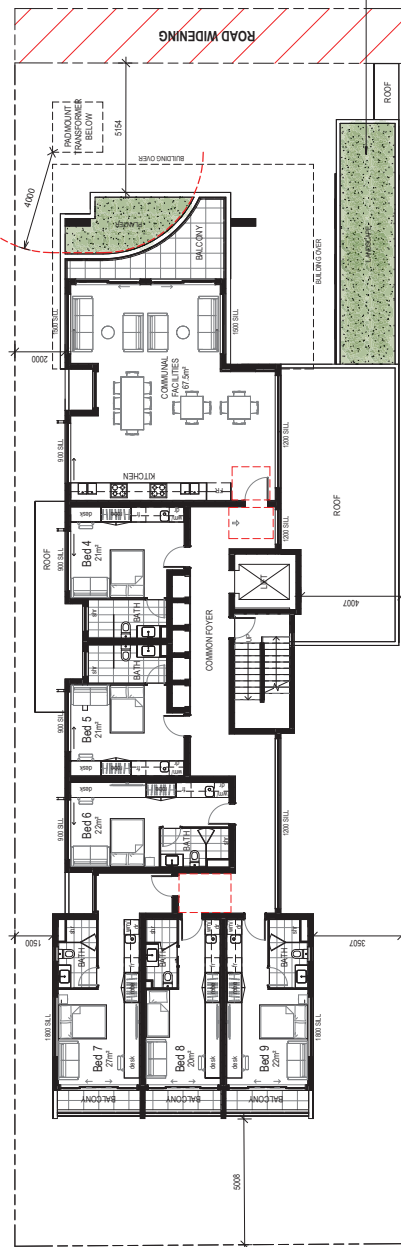
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1 GROUND FLOOR
SCALE 1:100 @ A1



3 PUMP ROOM (UNDER DRIVEWAY)
SCALE 1:100 @ A1



2 LEVEL 1
SCALE 1:100 @ A1

DEVELOPMENT SUMMARY	
LOT 4 ON RP12250	
SITE AREA (EXISTING) = 759m ²	
SITE AREA (AFTER ROAD DEDICATION) = 724.5m ²	
TOTAL LANDSCAPE AREA (ON GROUND) = 233m ² (30%)	
SITE COVER: 59%	
GP A-217m ²	
NUMBER OF ROOMS = 67 (INCLUDING 4 PWD)	
CAR PARKING = 1 (INCLUDING 1 PWD)	

ISS	AMENDMENT	DATE
A	ISSUE TO CLIENT	18.06.25
B	ISSUE TO CLIENT	18.07.25
C	ISSUE FOR COMMENT	18.10.25
D	ISSUE FOR COMMENT	18.10.25
E	ISSUE FOR COMMENT	18.10.25
F	ISSUE TO CONSULTANT	18.10.25
G	FOR COORDINATION	18.10.25
H	FOR COORDINATION	18.10.25
I	ISSUE TO CONSULTANT	18.10.25
J	ISSUE TO CONSULTANT	18.07.26

PROJECT
ROOMING ACCOMMODATION

AT
24 WILTON STREET
WOOLLOONGABBA QLD 4102

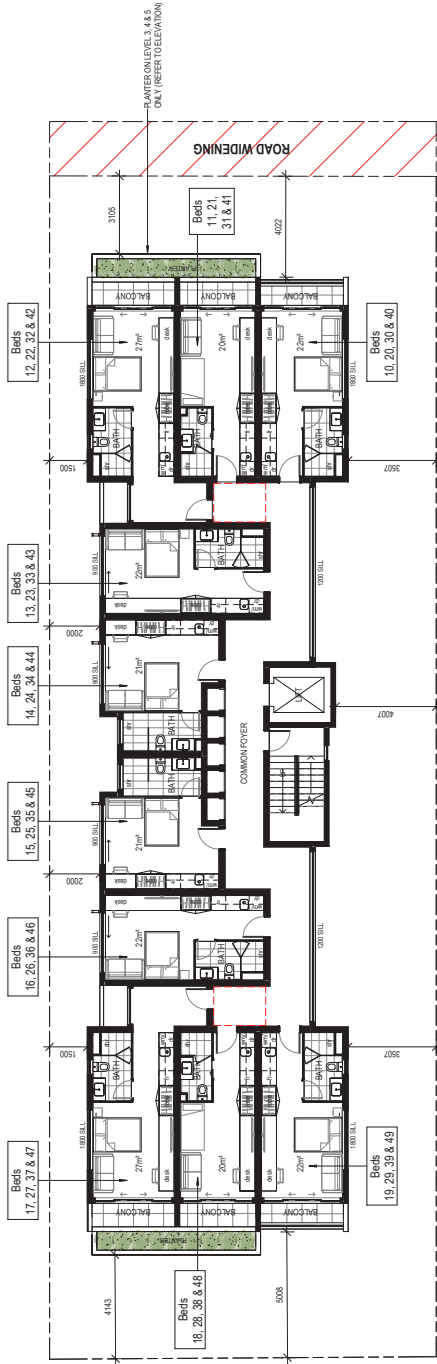
FOR
DAVID PARKER



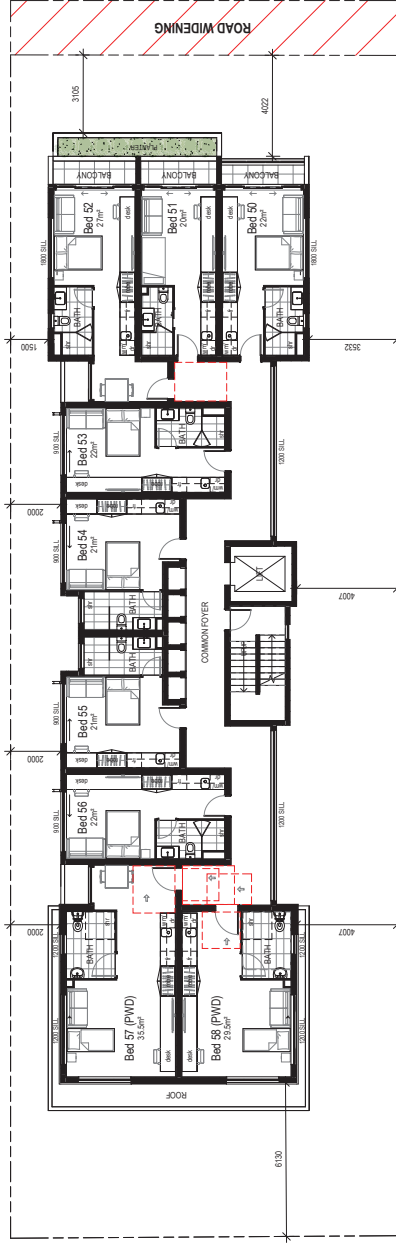
DRAWING TITLE
FLOOR PLANS- SHEET 1

DATE	JUNE 2025
SCALE	1:100 @ A1
DRAWN	JP
JOB NO.	250
DWG NO.	02 A 102
ISSUE	J

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1 LEVELS 2, 3, 4 & 5
SCALE 1:100 @ A1



2 LEVEL 6
SCALE 1:100 @ A1

ISS	AMENDMENT	DATE
A	ISSUE TO CLIENT	18.06.25
B	ISSUE TO CLIENT	18.07.25
C	ISSUE FOR COMMENT	18.10.25
D	ISSUE FOR COMMENT	18.10.25
E	ISSUE FOR COMMENT	18.10.25
F	ISSUE TO CONSULTANT	18.10.25
G	STUDY OPS REMOVED	20.04.26
H	ISSUE TO CONSULTANT	19.06.26

PROJECT
ROOMING ACCOMMODATION

AT
24 WILTON STREET
WOOLLOONGABBA QLD 4102

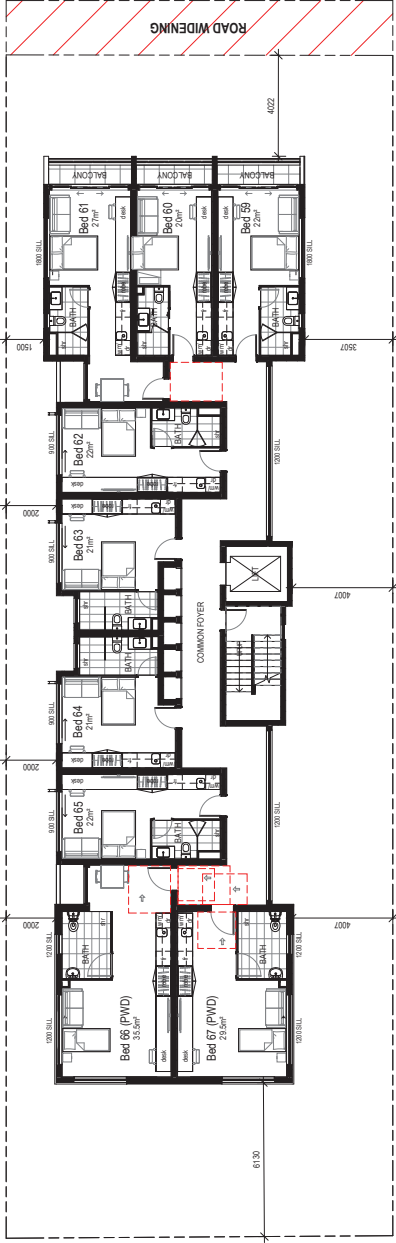
FOR
DAVID PARKER



DRAWING TITLE
FLOOR PLANS- SHEET 2

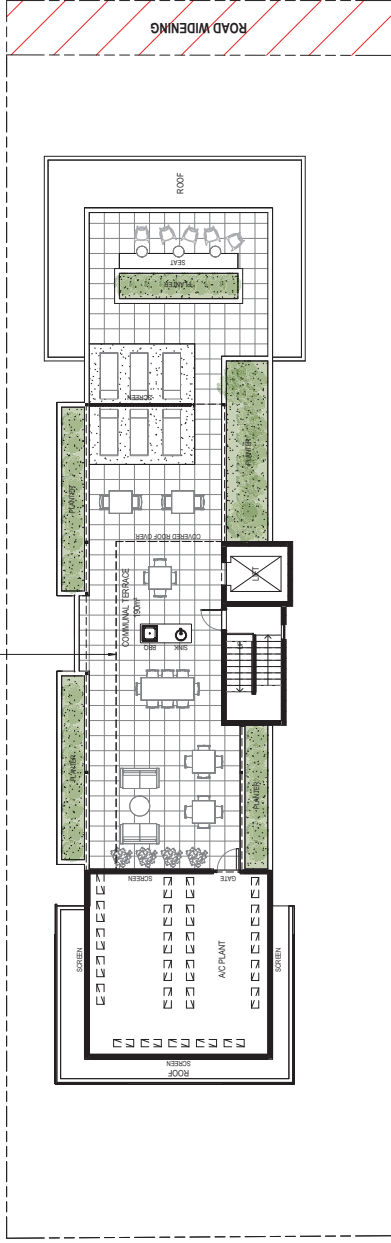
DATE	JUNE 2025
SCALE	1:100 @ A1
DRAWN	JP
JOB NO	2510
DWG NO	02 A 103
ISSUE	H

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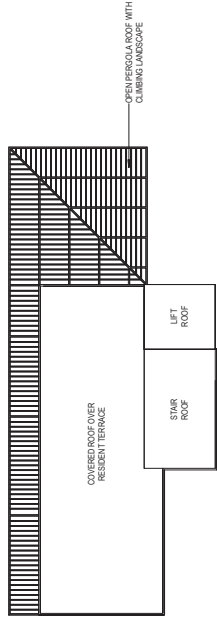


1 LEVEL 7
SCALE 1:100 @ A1

EXTENT OF COVERED
ROOF STAIRWELLS



2 ROOFTOP TERRACE
SCALE 1:100 @ A1



3 ROOF
SCALE 1:100 @ A1

ISS	AMENDMENT	INT	DATE
A	ISSUE TO CLIENT	JP	14.06.25
B	ISSUE TO CLIENT	JP	20.07.25
C	ISSUE FOR COMMENT	JP	13.10.25
D	ISSUE FOR COMMENT	JP	13.10.25
E	ISSUE FOR COMMENT	JP	13.10.25
F	ISSUE TO CONSULTANT	JP	20.12.25
G	STOVE TOPS REMOVED	JP	20.04.26
H	ISSUE TO CONSULTANT	JP	14.06.26

PROJECT
ROOMING ACCOMMODATION

AT
24 WILTON STREET
WOOLLOONGABBA QLD 4102

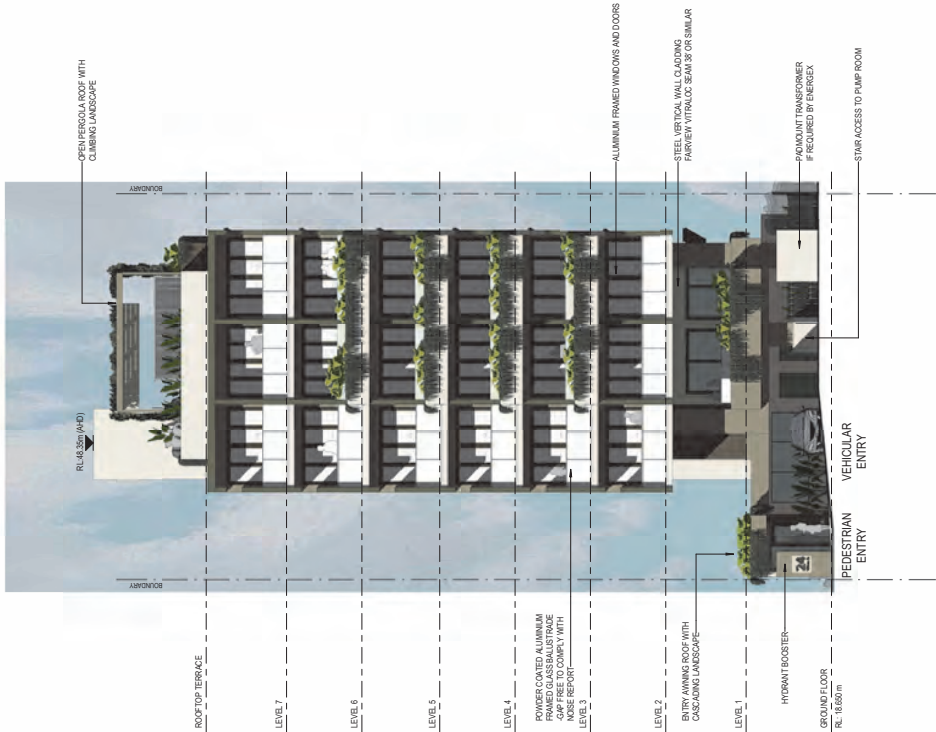
FOR
DAVID PARKER



DRAWING TITLE
FLOOR PLANS- SHEET 3

DATE	JUNE 2025
SCALE	1:100 @ A1
DRAWN	JP
JOB NO	2510
DWG NO	03 A 104
ISSUE	H

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ISS	AMENDMENT	INT	DATE
A	ISSUE TO CLIENT	JP	18.02.25
B	ISSUE FOR COMMENT	JP	13.02.25
C	ISSUE TO CONSULTANT	JP	23.02.25
D	ISSUE FOR COMMENT	JP	13.02.25
E	ISSUE TO CONSULTANT	JP	23.02.25
F	ISSUE TO CONSULTANT	JP	04.02.25

PROJECT
ROOMING ACCOMMODATION

AT
24 WILTON STREET
WOOLLOONGABBA QLD 4102

FOR
DAVID PARKER



DRAWING TITLE
ELEVATIONS- SHEET 1

DATE	JUNE 2025
SCALE	1:100 @ A1
DRAWN	JP
JOB NO	2510
DWG NO	20 A.201
ISSUE	F

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1 EAST ELEVATION
SCALE 1:100 @ A1

ISS	AMENDMENT	INT	DATE
A	ISSUE TO CLIENT	JP	08.07.25
B	ISSUE FOR COMMENT	JP	13.10.25
C	ISSUE TO CONSULTANT	JP	23.10.25
D	ISSUE FOR COMMENT	JP	23.10.25
E	ISSUE TO CONSULTANT	JP	02.12.25
F	ISSUE TO CONSULTANT	JP	04.02.26

PROJECT
ROOMING ACCOMMODATION

AT
24 WILTON STREET
WOOLLOONGABBA QLD 4102

FOR
DAVID PARKER



LVL 1, 17 BILLABONG ST
WILLOONGABBA QLD 4102
PHONE: 07 5865 355
EMAIL: mullarch.com.au

DRAWING TITLE
ELEVATIONS SHEET 2

DATE	JUNE 2025
SCALE	1:100 @ A1
DRAWN	JP
DWG NO	2510
ISSUE	F

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1 WEST ELEVATION
SCALE 1:100 @ A1

ISS	AMENDMENT	INT	DATE
A	ISSUE TO CLIENT	JP	18.02.25
B	ISSUE FOR COMMENT	JP	19.12.25
C	ISSUE TO CONSULTANT	JP	20.12.25
D	ISSUE TO CONSULTANT	JP	20.12.25
E	ISSUE TO CONSULTANT	JP	20.12.25
F	ISSUE TO CONSULTANT	JP	04.02.26

PROJECT
ROOMING ACCOMMODATION

AT
24 WILTON STREET
WOOLLOONGABBA QLD 4102

FOR
DAVID PARKER



DRAWING TITLE
ELEVATIONS- SHEET 3

DATE	JUNE 2025
SCALE	1:100 @ A1
DRAWN	JP
JOB NO	2510
DWG NO	03 A.020
ISSUE	F

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APPENDIX B

DETAILED SURVEY



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Rodgers Consulting Services Pty Ltd
ABN: 13 689 623 354
Email: adrian@rcs.net.au
Mob: 0401338071

Point No.	Tree Dimension Table		
	Diameter (m)	Spread (m)	Height (m)
166	0.7	9.5	10.3
167	0.5	6	8.5
168	0.5	8.5	10.8
169	1.3	9.8	9.5
171	1.3	16.3	11.5
197	1	11.3	9
233	0.45	8	11

Drawn to scale on an A1 sheet.

Property boundaries and dimensions shown on this plan have been compiled from OS maps and other available sources.

All levels shown are in metres above Australian Height Datum as derived by GNSS using a Leica ZS2000 RTK 1.26 (AHD), situated on Logan Road.

Future structures shown on this plan are to be built by a combination of survey and construction. The location of the structures is not to be construed as an offer of a relevant authorities prior to any development works.

This plan has been produced for client information purposes only, for additional see detail drawings.

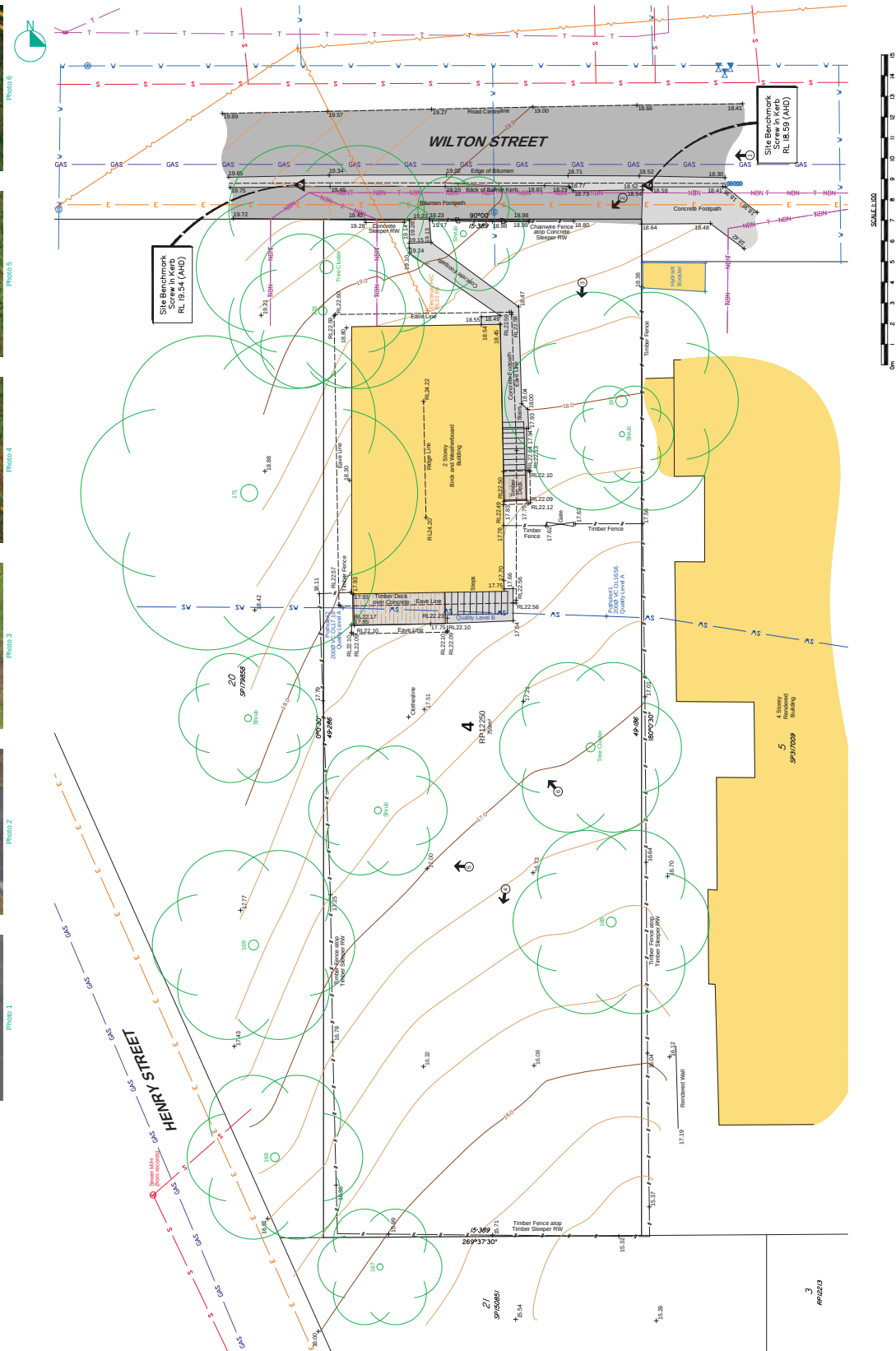
Some aspects have been responded for client information purposes only, for additional see detail drawings.

Based on our analysis of the available property records and site conditions, we have identified the following information that may be relevant to the project:

Property boundaries and lot areas for this project. Please contact our office for further information on conducting a Identification Survey.

Other relevant information that may be relevant to the project, such as easements, covenants, and other encumbrances.

This plan cannot be copied unless there are notes are included.

[illegible]

APPENDIX C

BCC Floodwise Property Report



FloodWise Property Report

24 WILTON ST, WOOLLOONGABBA 4102
Lot 4 on RP12250



Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

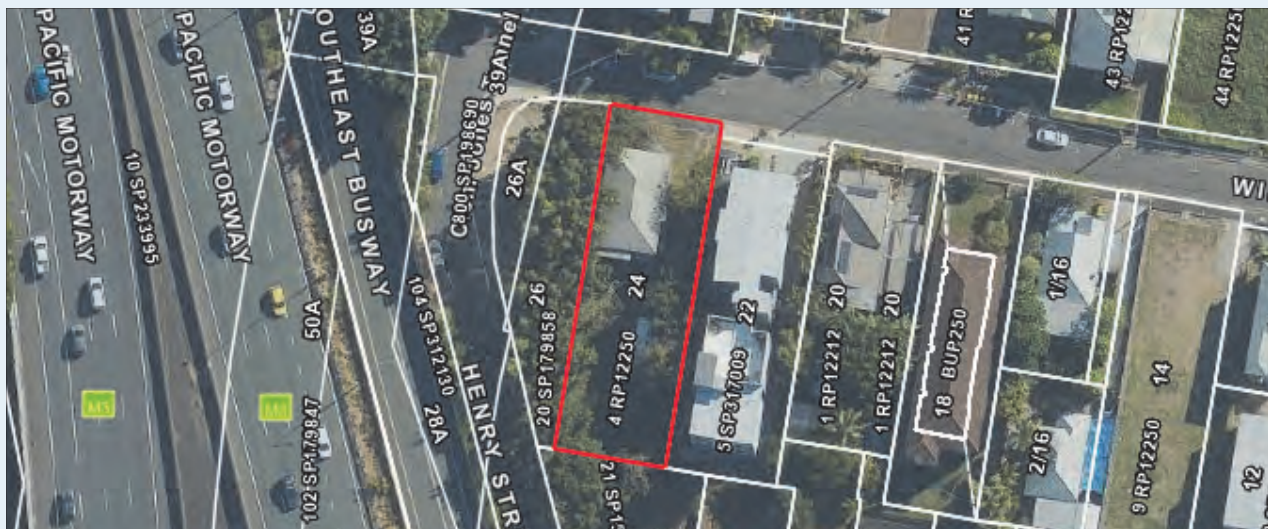
Brisbane City Council's FloodWise Property Report provides technical flood planning information including estimated flood levels, habitable floor level requirements and more. This report uses the adopted flood planning information in Brisbane City Plan 2014, that guides how land in Brisbane is used and developed for the future. Find out more about [planning and building](#). To understand how to be resilient and prepare for floods, visit Council's [Be Prepared](#) webpage. Find more information about [how to read a FloodWise Property Report](#).

This property has no flood levels

Brisbane City Council has not assigned flood level information for this property however it may be affected by one or more flood or property development flags. Please refer to the Flood Planning and Development Information below for details. The property may have 0.2% AEP flood level which will appear on the Flood Planning Information table if applicable. For professional advice or detailed assessment of a property contact a Registered Professional Engineer of Queensland.

Visit the [Be Prepared](#) page to find more information on how to prepare your home or business for potential flooding.

 **Combined** 1% AEP for river, creek and storm tide flood extent (if applicable) from the adopted Brisbane City Plan 2014. Read more about [Brisbane City Plan 2014](#).



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Are you resilient and ready for flood?

- Sign up to the Brisbane Severe Weather Alert at **brisbane.qld.gov.au/beprepared**
- Visit bom.gov.au for the latest weather updates.
- Have an evacuation plan, emergency kit and important phone numbers ready.
- Observe where water flows from and to during heavy rain.
- Consider how flood-resilient building techniques will have you home faster and with less damage.

Life threatening emergencies
000 Police/fire/ambulance
(mobiles **000** and **112**)

State Emergency Service (SES) **132 500**
Energex **13 19 62**
Brisbane City Council **3403 8888**

Technical Summary

This section of the FloodWise Property Report contains more detailed flood information for this property so **surveyors, builders, certifiers, architects, and engineers can plan and build** in accordance with Council's planning scheme.

Find more information about [planning and building](#) in Brisbane or talk to a Development Services Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

Flood Planning and Development Information

This section of the FloodWise Property Report contains information about Council's planning scheme overlays. Overlays identify areas within the planning scheme that reflect distinct themes that may include constrained land and/or areas sensitive to the effects of development.

Flood overlay code

The Flood overlay code of Council's planning scheme uses the following information to provide guidelines when developing properties. The table below summarises the flood planning areas (FPAs) that apply to this property. Development guidelines for the FPAs are explained in [Council's planning scheme](#).

Flood planning areas (FPA)		
River	Creek / waterway	Overland flow
		Not Applicable

To find more information about Council's flood planning areas (FPAs) for Brisbane River and Creek/waterway flooding to guide future building and development in flood prone areas, please review [Council's Flood Planning Provisions](#).

Coastal hazard overlay code

The Coastal hazard overlay code of Council's planning scheme uses the following information to provide guidelines when conducting new developments. The table below summarises the coastal hazard categories that apply to this property. Development guidelines for the following Coastal hazard overlay sub-categories are explained in Council's [planning scheme](#).

Coastal hazard overlay sub-categories
There are currently no Coastal hazard overlay sub-categories that apply to this property.

Note: Where land is identified within one for more flood planning areas on the Flood overlay or is identified within one of the Storm tide inundation area sub-categories on the Coastal hazard overlay, the assessment criteria that provides the highest level of protection from any source of flooding applies.

Useful Flood Information Definitions

Australian Height Datum (AHD) - The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

- **0.2% AEP** - A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year.
- **1% AEP** - A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.
- **2% AEP** - A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
- **5% AEP** - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.
- **20% AEP** - A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.

Data quality

- **Data Quality Code A** - Level data based on recent surveyor report or approved as-constructed drawings.
- **Data Quality Code B** - Level data based on ground-based mobile survey or similar.
- **Data Quality Code C** - Level data derived from Airborne Laser Scanning or LiDAR information.

Defined Flood Level (DFL) - The DFL is used for commercial and industrial development. The Defined flood level (DFL) for Brisbane River flooding is a level of 3.7m AHD at the Brisbane City Gauge based on a flow of 6,800 m³/s. DFL is only applicable for non-residential uses affected by Brisbane River flooding.

Flood planning area (FPA) - Council has developed five Flood planning areas (FPAs) as part of Brisbane City Plan 2014 Flood overlay mapping for Brisbane River, Creek/waterway flooding and Overland flow to guide future building and development in flood prone areas. Storm tide flooding is mapped separately. The FPAs are designed to recognise the flood hazard for different flooding types. Flood hazard is a combination of frequency of flooding, the flood depth, and the speed at which the water is travelling. [Find more information here.](#)

Maximum and minimum ground level - Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

Minimum habitable floor level (dwelling house) - The minimum level in metres AHD at which habitable areas of development (generally including bedrooms, living rooms, kitchen, study, family, and rumpus rooms) must be constructed as required by the Brisbane City Plan 2014.

Indicative existing floor level - The approximate level in metres AHD of the lowest habitable floor in the existing building (excluding apartments). The data is sourced from a range of sources with varying accuracy levels.

Property - A property will contain 1 or more lots. The multiple lot warning is shown if you have selected a property that contains multiple lots.

Residential flood level (RFL) - This flood level for the Brisbane River equates to the 1% annual exceedance probability (AEP) flood level.

To learn more, visit [Brisbane City Council's Flood Information Hub](#)

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

- to guide planning and development
- to help residents and businesses understand their flood risk and prepare for flooding.

Council's online flood tools for planning and development purposes include:

- **FloodWise Property Report**
- **Flood Overlay Code**

For more information on Council's planning scheme and online flood tools for planning and development:

- phone (07) 3403 8888 and ask to talk to a Development Services Planning Information Officer

- visit brisbane.qld.gov.au/planning-building

Council's Planning Scheme - The Brisbane City Plan 2014 (planning scheme) has been prepared in accordance with the Sustainable Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.

Disclaimer

1. Defined flood levels and residential flood levels, minimum habitable floor levels and indicative existing floor levels are determined from the best available information to Council at the date of issue. These levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property Report. Council disclaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.



Planning to build or renovate?

For information, guidelines, tools and resources to help you track, plan or apply for your development visit brisbane.qld.gov.au/planning-building

You can also find the Brisbane City Plan 2014 and Neighbourhood Plans as well as other information and training videos to help, with your building and development plans.

APPENDIX D

RATIONAL METHOD CALCULATIONS



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RATIONAL CALCULATION PRE VS POST DEVELOPMENT

Spreadsheet based on QUDM 5.02, "The Rational Method"



Project Number C25068
Project Address 24 Wilton Street, Woolloongabba QLD 4102
Description Preliminary Investigation
Designer Adrian Rodgers
Date 23-Jun-25

PRE-DEVELOPMENT CASE

Catchment Area (m ²)	0.0759	(10,000m ² = 1 ha)
F _i	0.4	Fraction of Impervious
Adopted C ₁₀	0.78	Co-efficient of Run-Off (C ₁₀)
T _c (min.)	6	Time of Concentration

POST-DEVELOPMENT CASE

Catchment Area (m ²)	0.0726	(10,000m ² = 1 ha)
F _i	0.8	Fraction of Impervious
Adopted C ₁₀	0.86	Co-efficient of Run-Off (C ₁₀)
T _c (min.)	6	Time of Concentration

Flood Event AEP (%)	Existing C _y = F _y x C ₁₀		Post Development C _y = F _y x C ₁₀		RAIN-FALL INTENSITY		Peak Outflow Capacity Q _o (Existing) m ³ /s		Peak Inflow Rate Q _i (Post Development) m ³ /s		Difference Q _i -Q _o (Post - Pre) m ³ /s	
	Existing	Post Development	Existing	Post Development	Existing	Post Development	Existing	Post Development	Existing	Post Development	Existing	Post Development
0.5EY	0.663	0.731	141 mm / hr	141 mm / hr	0.020	0.021	0.020	0.021	0.001	0.001	0.001	0.001
0.2EY	0.741	0.817	179 mm / hr	179 mm / hr	0.028	0.029	0.028	0.029	0.001	0.001	0.001	0.001
10	0.780	0.860	202 mm / hr	202 mm / hr	0.033	0.035	0.033	0.035	0.002	0.002	0.002	0.002
5	0.819	0.903	232 mm / hr	232 mm / hr	0.040	0.042	0.040	0.042	0.002	0.002	0.002	0.002
2	0.897	0.989	273 mm / hr	273 mm / hr	0.052	0.054	0.052	0.054	0.002	0.002	0.002	0.002
1	0.936	1.000	304 mm / hr	304 mm / hr	0.060	0.061	0.060	0.061	0.001	0.001	0.001	0.001

Where Coefficients of Runoff calculated from the above equation exceed 1.00, they should be arbitrarily set to 1.00. QUDM Table 5.04.3

Rational Method
Q = CIA / 360

Rational Method
Q = CIA / 360

APPENDIX E

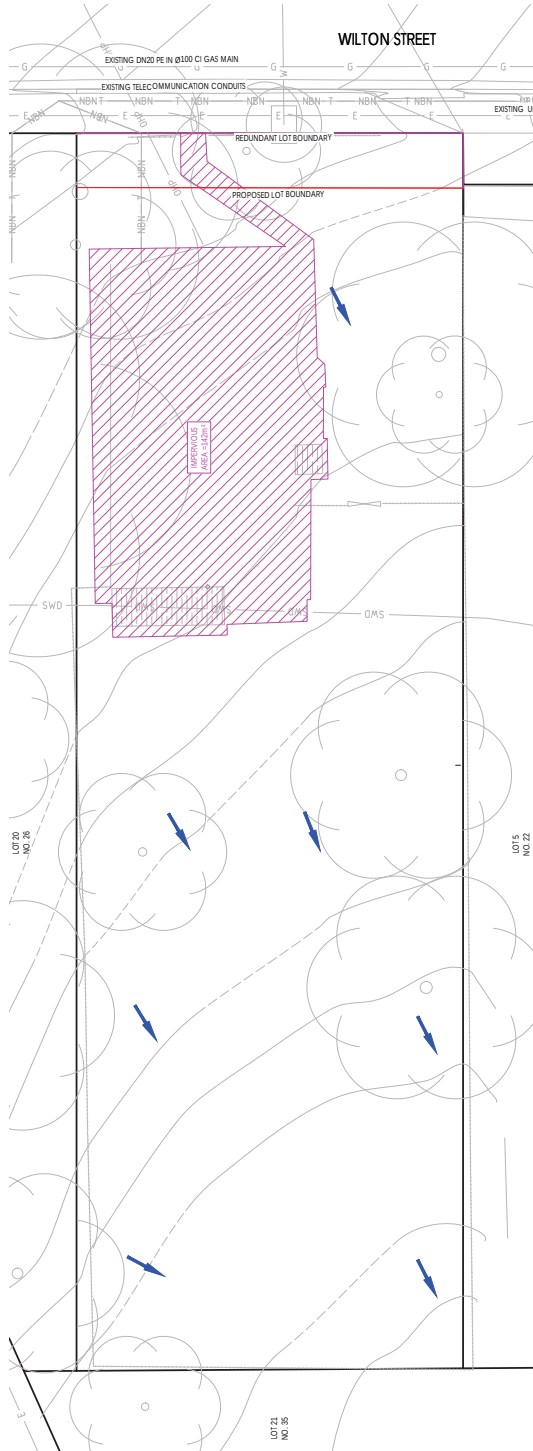
CONCEPT PLANS



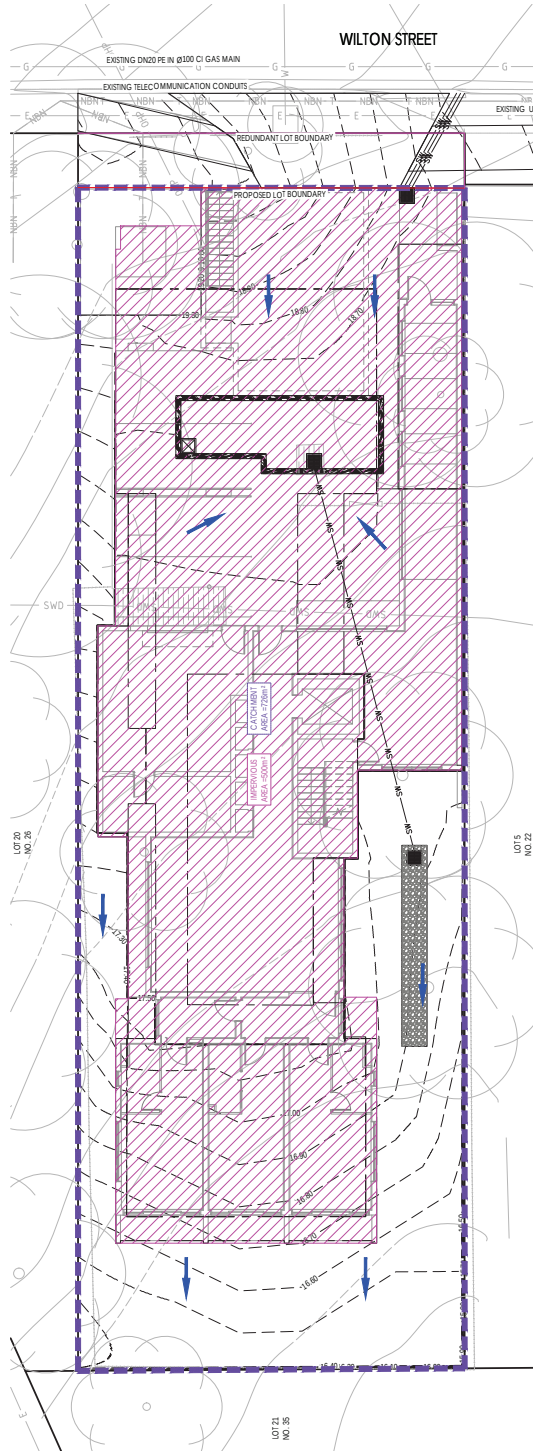
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YOU DIG
THE INVESTIGATION SERVICE

LOCATION AND LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER QUILTS TO BE COMPILED ON STEBY. THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A BEFORE YOU DIG SEARCH AND CARRY OUT ALL INVESTIGATIONS REQUIRED TO SATISFY THEMSELVES OF THE LOCATION OF EXISTING SERVICES. ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE SUPERINTENDENT.



PRE-DEVELOPMENT CATCHMENT PLAN



POST-DEVELOPMENT CATCHMENT PLAN

AMENDMENTS			
NO.	DATE	DESCRIPTION	DRAWN
A	26.06.2005	PRELIMINARY ISSUE	AR
B	20.01.2006	PRELIMINARY ISSUE	MM
C	13.07.2006	PRELIMINARY ISSUE - ARCHITECTURAL CHANGES	RN



RCS
"CONSULTANTS YOU CAN TRUST"

"CONSULTANTS YOU CAN TRUST"

[illegible]

DESCRIPTION

CLIENT: PARKER UNIT TRUST

PROJECT: 24 WILTON STREET WOOLLOONGABBA

APPROVAL

[illegible]

INGNO.	SK01

U

THE ABOVE ALSO APPLIES TO LOCATION AND DEPTH OF OTHER PUBLIC UTILITIES.

CONSTITUTIONAL COURT OF CANADA

LOCAL AUTHORITY
GOVERNMENT

LOCAL AUTHORITIES BEFORE YOU DIG (PUD) RECORDS AS CONSTRUCTED INFORMATION AND DETAILED SURVEY. WE MAKE NO REPRESENTATIONS OR WARRANTIES ABOUT ITS ACCURACY, RELIABILITY, COMPLETENESS OR SUITABILITY FOR ANY

PROVED:

DESIGN
BRAND

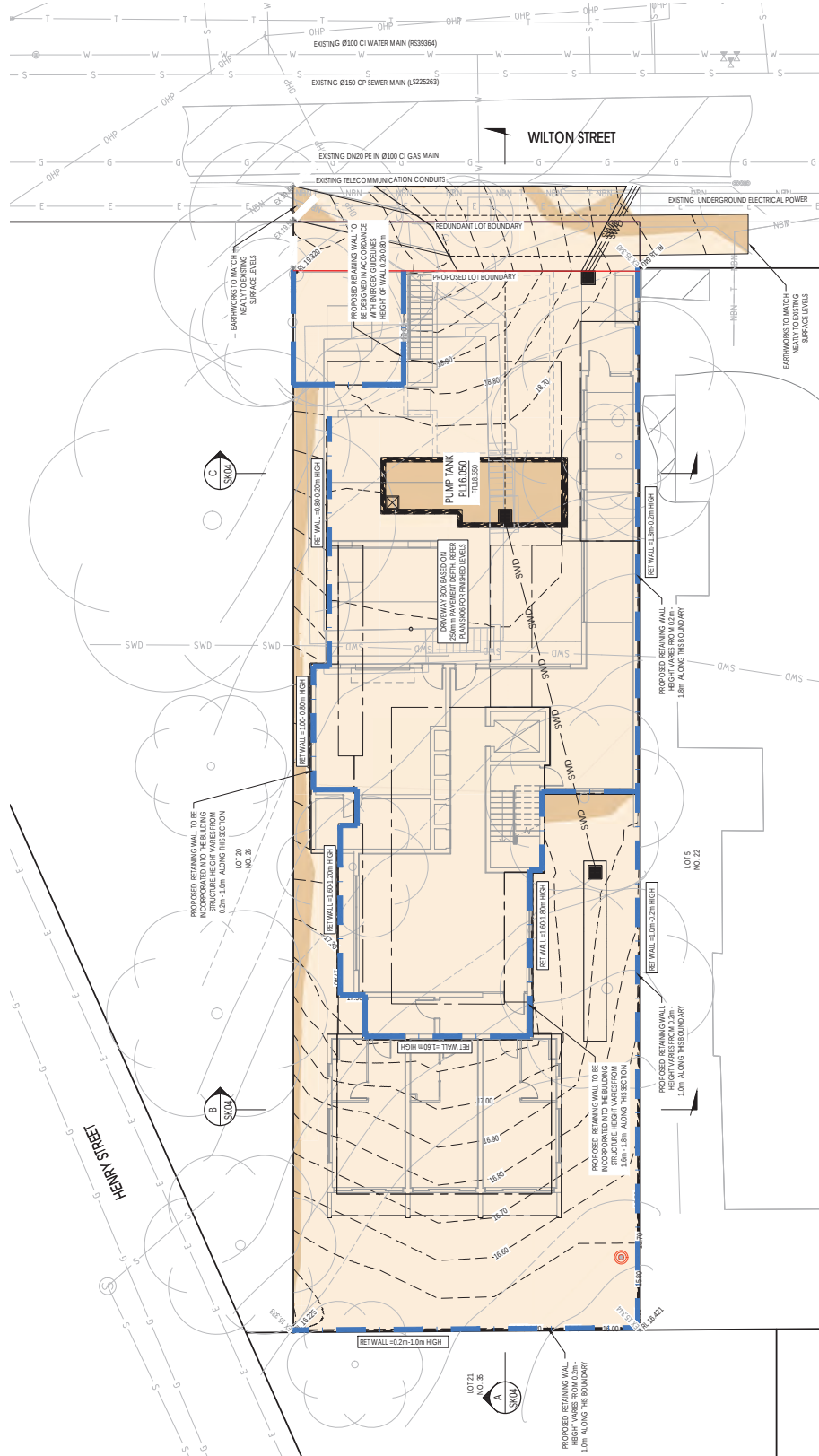
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NAME NO. _____



- LEGEND**
- EXISTING SURFACE CONTOURS
 - FINISHED SURFACE CONTOURS
 - PROPOSED LOT BOUNDARY
 - EXISTING LOT BOUNDARY
 - EXTINGUISHED LOT BOUNDARY
 - EXISTING STORMWATER DRAINAGE
 - EXISTING SEWER RETICULATION
 - EXISTING WATER RETICULATION
 - EXISTING UNDERGROUND POWER
 - EXISTING OVERHEAD POWER
 - EXISTING TELSTRA LINE
 - EXISTING NBN LINE
 - EXISTING GAS LINE
 - RETAINING WALL
 - ES = EXISTING SURFACE
 - PL = PAD LEVEL (BULK EARTHWORKS LEVEL)
 - FL = CUT / DEPTH OF EARTHWORKS
 - PROPOSED STORMWATER DRAINAGE
 - DENOTES AREA OF CUT
 - DENOTES AREA OF FILL

CONCEPT BULK EARTHWORKS PLAN
SCALE 1:100

EARTHWORKS TABLE

SITE PREPARATION	Cut (m³)	Fill (m³)	NET (m³)
SITE STRIPPING (50mm CLEARING + 50mm STRIP)	-75.90	0.000	-75.90
SITE EXCAVATION			
BULK EARTHWORKS (FROM STRIPPED)	-33.663	504.969	471.306
GRAND TOTAL	-33.663 m³	504.969m³	471.306 m³

NOTE: EARTHWORKS VOLUMES ARE TAKEN FROM EXISTING SURFACES STRIPPED 100mm. CONTRACTOR IS TO CONFIRM VOLUMES PRIOR TO TENDER OR COMMENCEMENT OF WORKS ON SITE.

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REVISIONS		APPROVAL	
NO.	DATE	DESCRIPTION	APPROVED
1	20/06/2025	PRELIMINARY ISSUE	AR
2	26/06/2025	PRELIMINARY ISSUE	ML
3	10/07/2025	PRELIMINARY ISSUE - ARCHITECTURAL CHANGES	KN
AMENDMENTS		APPROVAL	
NO.	DATE	DESCRIPTION	APPROVED
1	20/06/2025	PRELIMINARY ISSUE	AR
2	26/06/2025	PRELIMINARY ISSUE	ML
3	10/07/2025	PRELIMINARY ISSUE - ARCHITECTURAL CHANGES	KN

CLIENT: PARKER UNIT TRUST
PROJECT: 24 WILTON STREET, WOOLLOONGABRA
TITLE: CONCEPT BULK EARTHWORKS PLAN
DRAWING NO: C25068
SKETCH: SK03
REVISION: C

	EXISTING SURFACE CONTOURS
	FINISHED SURFACE CONTOURS
	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	EXTINGUISHED LOT BOUNDARY
	EXISTING STORMWATER DRAINAGE
	EXISTING SEWER RETICULATION
	EXISTING WATER RETICULATION
	EXISTING UNDERGROUND POWER
	EXISTING OVERHEAD POWER
	EXISTING TELSTRA LINE
	EXISTING NBN LINE
	EXISTING GAS LINE
	DRIVEWAY CROSSOVER
	INTERNAL CONCRETE DRIVEWAY
	FOOTPATH

SCALE 1:100



SCALE 1:100 (A1) 1:200 (A3)
DO NOT SCALE ONLY THE DIMENSIONS PROVIDED

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LOT 4 ON R

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Consulting Services

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DESIGN:	
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ML	SUPERVISOR:
	AD

UNIT TRUST

24 WIL

TITLE:

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OUT PLAN

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Capalaba, AU-QLD 4157

accounts@rcs.net.au

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Luke Smith

luke_smith_94@live.com

229326

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(None)

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Signed using mobile

Timestamp

Sent: July 15, 2026 | 13:19

Viewed: July 16, 2026 | 23:24

Signed: July 16, 2026 | 23:29

Electronic Record and Signature Disclosure:

Accepted: July 16, 2026 | 23:24

ID: 765c2d7d-4d09-4fe3-afca-e2d60e53e980

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

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Notary Events

Signature

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Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

July 15, 2026 | 13:19

Certified Delivered

Security Checked

July 16, 2026 | 23:24

Signing Complete

Security Checked

July 16, 2026 | 23:29

Completed

Security Checked

July 16, 2026 | 23:29

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

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