



APPENDIX 6 STORMWATER MANAGEMENT PLAN

AP06

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-BNH-4193

Date: 17/09/2026



Queensland
Government



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SITE BASED STORMWATER MANAGEMENT PLAN

PROPOSED SHORT TERM ACCOMMODATION AT 10 HAZELMOUNT STREET BOWEN HILLS

Prepared for

Focus Construction Pty Ltd

Attention: Todd Dunlop

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-BNH-4193

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Document Reference

25137 - SBSMP/1

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This investigation and report has been authorised by Mr Henry Morgan, a Director of Morgan Consulting Engineers Pty Ltd.

Henry J Morgan RPEQ 11950

Thursday, 30 October 2025

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1 INTRODUCTION

This Site Based Stormwater Management Plan (SBSMP) has been prepared for the proposed Short Term Accommodation at 10 Hazelmount Street, Bowen Hills.

This SBSMP has been prepared to investigate the effects the development will have on stormwater quantity and quality.

The objective of this SBSMP is to ensure that there is no adverse impact by the development on the environmental value of the receiving waters during the construction and operational phases of the development. This SBSMP will also provide recommendations to ensure that the post-development peak outflow conditions are not greater than the pre-development peak outflow conditions.

In order to achieve this objective, this SBSMP:

1. Describes the environmental setting of the development site and precinct;
2. Describes the nature of the proposed development as it relates to stormwater quality;
3. Calculates the peak flows for both pre and post-development conditions; and
4. Identifies potential sources of contaminants and describes the management techniques designed to be employed on the site to achieve the water quality objectives.

The proposed development has been assessed against the following guidelines and planning documents:

1. State Planning Policy 2017 (SPP 2017);
2. Urban Stormwater Quality Planning Guidelines 2010;
3. The Queensland Urban Drainage Manual (QUDM);
4. City Plan 2014 Stormwater Management Code; and
5. Brisbane City Council's (BCC) Infrastructure Design Planning Scheme Policy.

2 EXISTING SITE

2.1 The Site

The subject site, comprised of Lot 47 and 48 on RP 19895, is approximately 614m² (0.0614 ha) in area. The subject site is currently occupied by an existing dwelling with associated hardstand and car parking areas.

The subject site is generally flat (with an approximate height of 19.5m AHD). Access to the subject site is currently provided from Hazelmount Street along the eastern site frontage.

Refer to Figure 2.1 for a Locality Plan and **Appendix A** for the Detailed Site Survey.



Figure 2.1 - Locality Plan of Site and Surrounding Area

2.2 Surrounding Area

The site is located within the limits of the BCC region, and is classified as an EC Emerging Community zone under the Bowen Hills district neighbourhood plan. The site is also located within an Economic Development Queensland (EDQ), Priority Development Area (PDA). The site is surrounded by residential and commercial properties in all directions; the Inner-City Bypass is located to the north of the site.

3 PROPOSED DEVELOPMENT

The proposed Short Term Accommodation primarily involves:

1. A fifteen-storey building containing units for short term accommodation;
2. A basement level for vehicle drop-off, pick-up and short term carparking;
3. A new driveway crossover providing access from Hazelmount Street, east of the site; and
4. Dedicated landscaping and deep planting areas throughout the site.

Refer to **Appendix B** for the Proposed Development Plans.

4 EXISTING DRAINAGE PATTERNS

4.1 Existing Infrastructure

Information obtained from the detailed site survey, BCC Community Maps database and Before-You-Dig-Australia (BYDA) records indicate the following existing stormwater infrastructure:

1. Multiple kerb adaptors fronting the existing development, discharging to Hazelmount Street; and
2. A stormwater gully inlet connected to a stormwater network within Campbell Street, south east of the site.

Refer to Figure 4.1 for the existing stormwater infrastructure and drainage patterns.



Figure 4.1 - Existing Drainage Paths & Infrastructure

4.2 Existing Drainage Patterns

Data obtained from BCC's Community Map database and the detailed site survey plan indicate that the site has the following drainage patterns:

Roofwater Runoff

- Roofwater runoff from the site is collected via gutters and downpipes and is discharged to the Hazelmount Street kerb and channel, east of the site via a kerb adapter. It is ultimately conveyed to the stormwater infrastructure within Campbell Street, south of the site.

Surface Runoff

- Surface runoff from the site sheet flows to the Hazelmount Street kerb and channel, east of the site, which is ultimately conveyed to the stormwater infrastructure within Campbell Street, south of the site.

External Catchment

- There is no external catchment contributing runoff to the site.

Refer to Figure 4.1 for a drainage schematic and **Appendix A** for the Detailed Site Survey.

4.3 Lawful Point of Discharge

If the proposed development maintains pre-development flow conditions, the lawful point of discharge (LPD) is the Hazelmount Street kerb and channel, east of the site

In consideration of the site characteristics, surrounding topology and stormwater drainage infrastructure, the aforementioned proposed lawful point of discharge is considered to be compliant with the criteria for lawful point of discharge outlined in Section 3.9.1. of QUDM 2017 as per below:

- i) The location of the proposed discharge point is under the lawful control of the local government or other statutory authority from whom permission to discharge has been received.
- ii) The post development discharge will not cause an actionable nuisance, nor environmental or property damage, as it is intended to implement measures to account for any change to the existing flow characteristics.
- iii) Authority to discharge over affected properties will not be required as the proposed development will discharge directly into the existing waterway and will be maintained as per existing drainage conditions.

Refer to **Section 5** outlining the Stormwater Quantity aspects of this site and **Appendix C** for the BCC Stormwater Code.

5 STORMWATER QUANTITY

A roof and allotment drainage system is to be designed to comply with:

1. AS/NZS 3500.3:2015 - Plumbing and Drainage Part 3: Stormwater Drainage;
2. The Queensland Urban Drainage Manual (QUDM), and;
3. The BCC Infrastructure Design Planning Scheme Policy.

5.1 Rational Method Assessment

The Rational Method has been used to calculate the peak discharges from the site under the existing (pre-development) and proposed (post-development) conditions.

5.1.1 Design Storms

As defined in the BCC Planning Scheme Policies the following design storms were adopted:

1. Minor Drainage System: 10 year ARI statistical flood (Q_{10} storm);
2. Major Drainage System: 50 year ARI statistical flood (Q_{50} storm).

5.1.2 Rainfall Intensity

Rainfall intensities for this study were obtained from the Australian Bureau of Meteorology.

5.1.3 Times of Concentration

Times of concentration (t_c) were calculated as defined in the QUDM. Refer to Table 5-1 for the adopted t_c 's and **Appendix D** for t_c calculations.

Table 5-1 - Adopted t_c values

Pre development t_c (mins)	Post development t_c (mins)
5.0	5.0

5.1.4 Runoff Coefficients

The 10 year runoff coefficient's (C_{10}) were determined as defined in the QUDM. Refer to Table 5-2 below for the adopted C_{10} values.

Table 5-2 - Adopted C_{10} Values

Property State	C_{10}
Pre-development	0.88
Post-development	0.90

5.1.5 Peak Flows

Refer to Table 5-3 for a summary of the predicted minor and major discharge rates for pre and post development conditions and **Appendix D** for the Rational Method calculations.

Table 5-3 - Pre and Post Development Peak Flows

Property State	Q_2 (m ³ /s)	Q_5 (m ³ /s)	Q_{10} (m ³ /s)	Q_{20} (m ³ /s)	Q_{50} (m ³ /s)	Q_{100} (m ³ /s)
Pre development	0.016	0.025	0.031	0.037	0.047	0.052
Post development	0.017	0.025	0.032	0.038	0.047	0.052

As shown in Table 5-3, there is an extremely minor increase in stormwater runoff as a result of the proposed development. As the site already has an existing actual impervious fraction greater than 60%, the minor increase in peak discharge stormwater runoff is considered negligible. The proposed development will not cause any actionable nuisance on upstream, downstream, and adjacent properties.

Therefore, it is expected that detention is not warranted for the proposed development.

Refer to **Appendix E** for the Concept Drainage Plan and **Section 6** for the Stormwater Quality Management Plan.

5.2 Proposed Development Drainage

The proposed development drainage intent as follows:

Roof/Podium Catchment:

1. Runoff from the proposed roof and podium catchment will flow via downpipes to an internal drainage network, where it will be directed to the Lawful Point of Discharge via kerb adaptors, east of the site.

Refer to **Appendix E** for the Concept Drainage Plan.

6 STORMWATER QUALITY

The following section of the report will outline the potential contaminants and proposed solutions to be incorporated during the construction and operational phases of the proposed development.

6.1 State Planning Policy Assessment

The purpose of this sub section is to determine if State Planning Policy (*SPP 2017*) stormwater quality requirements, as set out by the Department of Environment and Resource Management, will be triggered for this development. Refer to Table 6-1 for the State Planning Policy Checklist for stormwater quality.

Table 6-1 - State Planning Policy Checklist

Material Change of Use (MCU)	Y/N?
MCU for an urban purpose that involves premises $\geq 2500\text{m}^2$	N
AND Will result in 6 or more dwellings	Y
OR Will result in impervious area greater than 25% of the net developable area.	Y

The development has been assessed against the latest State Planning Policy 2017 (*SPP 2017*). The proposed development will entail the material change of use for urban purposes, which will involve a land area less than $2,500\text{m}^2$. Consequently, State Planning Policy 2017 (*SPP 2017*) is not triggered. Therefore, tertiary treatment of stormwater is not warranted for this development.

6.2 Local Governing Authority Assessment

The purpose of this sub section is to determine if the local Council stormwater quality requirements will be triggered for this development. Refer to Table 6-2 for the Local Council Checklist for stormwater quality.

Table 6-2 - Brisbane City Council High Risk Checklist

High Risk Category	Y/N?
Any development (or development proposal) located in a waterway corridor, the Brisbane River corridor, or a wetland as indicated on Council planning scheme maps; and/or	N
Multi-unit dwellings or commercial uses with an impermeable surface area (not including roof area) in excess of $2,500\text{m}^2$; and/or	N
Subdivisions where greater than 6 lots are involved; and/or	N
Industrial activities that are not impact assessable (under Council's City Plan) and have at least $1,000\text{m}^2$ in uncovered storage / working space; and/or	N
Industrial activities that are impact assessable (under Council's City Plan); and/or	N
Uncovered car parks with at least 100 spaces.	N

As outlined in Table 6-2, there are no high-risk threshold triggers for this development hence, tertiary stormwater quality treatment is not warranted for this development in accordance with the BCC's Planning Scheme Policy.

6.3 Construction Phase

The proposed development is classified as being “Medium Risk” in accordance with BCC’s Erosion Hazard Assessment. Sediment generated during the construction phase shall be dealt with in accordance with an Erosion and Sediment Control Plan and kept on site during the construction phase.

Erosion and Sediment Control (ESC) Measures such as silt fences, diversion drains, drainage structure protection and dust control (clearing) will be implemented. Silt fences are to be erected along the boundary of the site and around the construction area. These fences are to be cleaned by the contractor when the capacity is reduced by 25%. Where possible, disturbance to the existing surface is to be limited to the immediate work area. The existing ground cover is not to be stripped until the contractor is ready for earthworks to begin.

Stockpiles and construction materials are not permitted to be stored within the road reserve and should be contained using silt fences. Diversion drains are to be provided at upstream catchments to reduce flows to earthworks areas. In any areas where flows could enter adjacent properties temporary stabilisation is to be provided.

All ESC measures are to be provided as soon as earthworks have commenced and staged to suit construction. The contractor is responsible for this action. A temporary construction exit is to be located at each entry point to the site and will be determined based on the stage of works being completed. The contractor is to ensure all dust tracked onto surrounding roads is immediately swept to remove silt/dust.

All new stormwater pits are to be protected from sediment infiltration by wrapping new pits and grates in geofabric or covering appropriately with timber board. Silt fences are to remain in place during the maintenance period until the site is established (80% ground cover).

Potential sources of contaminants identified for the construction phase of the development are outlined in Table 6-3 together with proposed stormwater quality improvement devices, management and maintenance procedures.

Table 6-3 - Potential Contaminants and Proposed Treatments

Pollutant	Potential Source	Management / Maintenance Procedures	Proposed Treatment Device and Maintenance Procedure
Sediment & Eroded material	Excavated material, fill material, exposed ground, stockpiles of material.	Provision of sediment and silt barriers to the site drainage entry and exit points.	Sand filled filter socks. Removal of excess sand/silt build-up at regular intervals and after every storm.
Dust	Stockpiles of material, exposed ground.	Covering the material or wetting it down at regular intervals.	Coverage of material with plastic, geotextile, surface binding agents or regular watering.
Litter	Refuse generated by staff.	Construction waste is to be cleaned off the site area and disposed of into an industrial bin then removed by a refuse collection contractor.	Industrial bin is to be provided within the construction area - to be emptied on at least a weekly basis.
Concrete	Washing of concrete trucks/tools to remove wet/unused concrete.	Provision of a closed area onsite for washing off of concrete slurries.	Liquids to be removed by a waste collection contractor. Solids to be placed into a refuse bin.
Surfactants (detergents)	Washing down operations on hardstand area using detergents.	No cleaning of vehicles will be permitted on site.	Monitoring & prevention
Chemical (Paints, thinners etc.)	Typically this may occur due to spillage of product.	Where spills occur, the containment area is to stop escape. The material is to be treated (as required) and removed and cleaned by a licensed contractor. Minor spillage outside this area shall be cleaned up with cloths and disposed of to waste via the industrial bin.	A temporary containment area. This is to be impermeable and of a size to permit mixing/transfer, and with a storage volume of twice the largest container used. Treatment of spills is to occur on site. No discharge of treated water to the stormwater system is to occur without council approval. Incidents are to be reported to the EPA.
Wastewater	Spillage from the relocation of the existing sewerage reticulation.	A licensed contractor shall remove any residue sewage from unused pipes and contaminated soils are to be disposed of via the industrial bin.	No leakage is to be permitted to enter the groundwater or discharge to the stormwater system.

6.4 Operational Phase

As outlined in Sections 6.1 and 6.2 of this report, tertiary stormwater quality treatment is not warranted for this development.

Should operational requirements change, this plan is required to be amended to suit. Substantial changes may require resubmission to the local authority.

7 FLOODING

A Floodwise Property Report was obtained from Brisbane City Council. The report indicates that the subject site is unaffected by river, creek, storm tide and overland flow flooding.

Refer to **Appendix F** for the BCC Floodwise Property Report.

8 CONCLUSION

The proposed Short Term Accommodation at 10 Hazelmount Street, Bowen Hills has been assessed for its impact on the quantity and quality of stormwater drainage.

The lawful point of discharge is kerb and channel within Hazelmount Street, west of the site.

On-site detention (OSD) is not warranted for the proposed development.

Sediment generated during the construction phase shall be dealt with in accordance with an Erosion and Sediment Control Plan to be kept on site during the construction phase.

The proposed development does not trigger the State Planning Policy 2017 (SPP 2017). Therefore, tertiary stormwater quality treatment is not warranted for this development.

The subject site is unaffected by flooding.

APPENDIX A

DETAILED SITE SURVEY

LEGEND

GENERAL

Kerb & Rd Kerb Lip
Channel
Rd Kerb Invert
Rd Kerb Edge
Rd Kerb Back

Bitumen Edge
Bitumen Centreline
Building Edge
Veg Conc Edge
Concrete Edge Ex.
Concrete Edge New
Paving Edge
Group Of Shrubs
Vegetation Edge
Top of Bank
Bottom of Bank
Change of Grade
Fence
Block Wall

WATER

Water by Records
Valve
Hydrant
Water Meter

ELECTRICITY

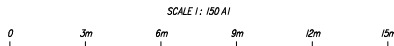
Under Ground Electricity
Overhead Electricity
Pit
Light Pole
Marker
Power Pole

TELCO / COMMUNICATIONS

Teleco Lines
Optic Fibre
Pit
Marker
Power Pole

Notes:

- This plan is prepared for the client from a combination of field survey and existing records for the purpose as instructed by the client and should not be used for any other purpose.
- The title boundaries shown hereon were not marked by the author at the time of survey and have been determined by plan dimension only and not by field measurement.
- Services shown hereon have been located where possible by field survey. If not able to be located known services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records do not exist or are considered inadequate, a notation has been made hereon.
- Contours depicted are surveyed ground levels and may not represent Ground Level as defined by the planning scheme for the overall determination of height.
- Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.
- Cadastral boundaries are obtained by title dimensions and/or digitising from existing cadastral maps and/or DCSs. These boundaries have not been verified and are approximate only.



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FOCUS CONSTRUCT

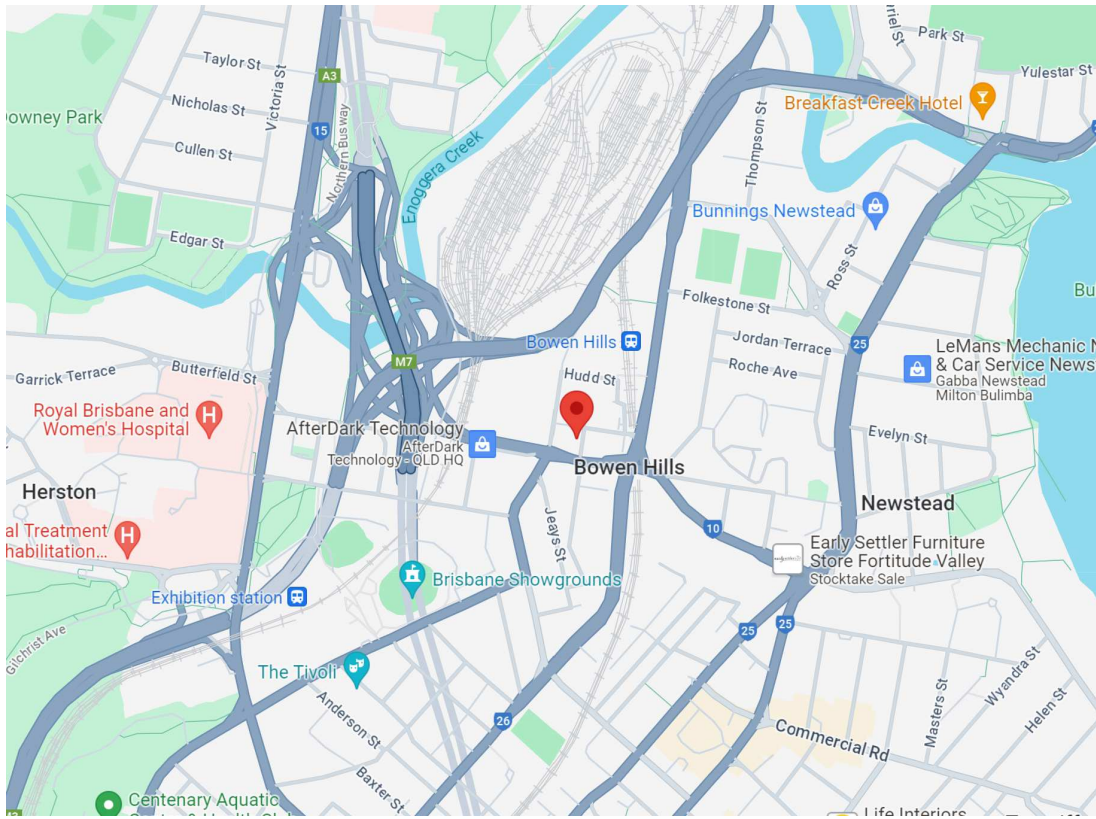
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Contour & Detail Survey
Lots 47 & 48 on RP9895
10 Hazelmount Street Bowen Hills

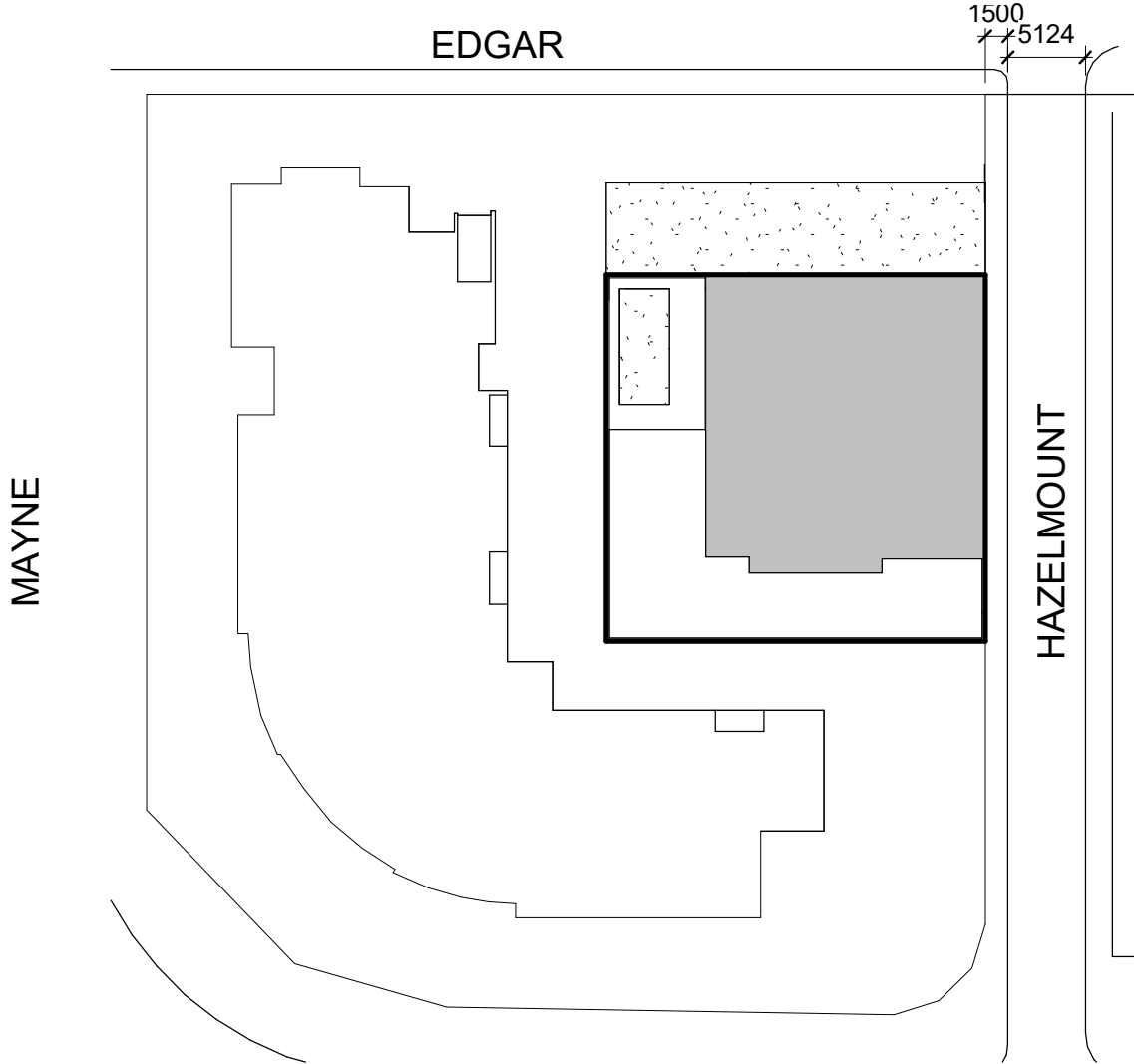
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APPENDIX B

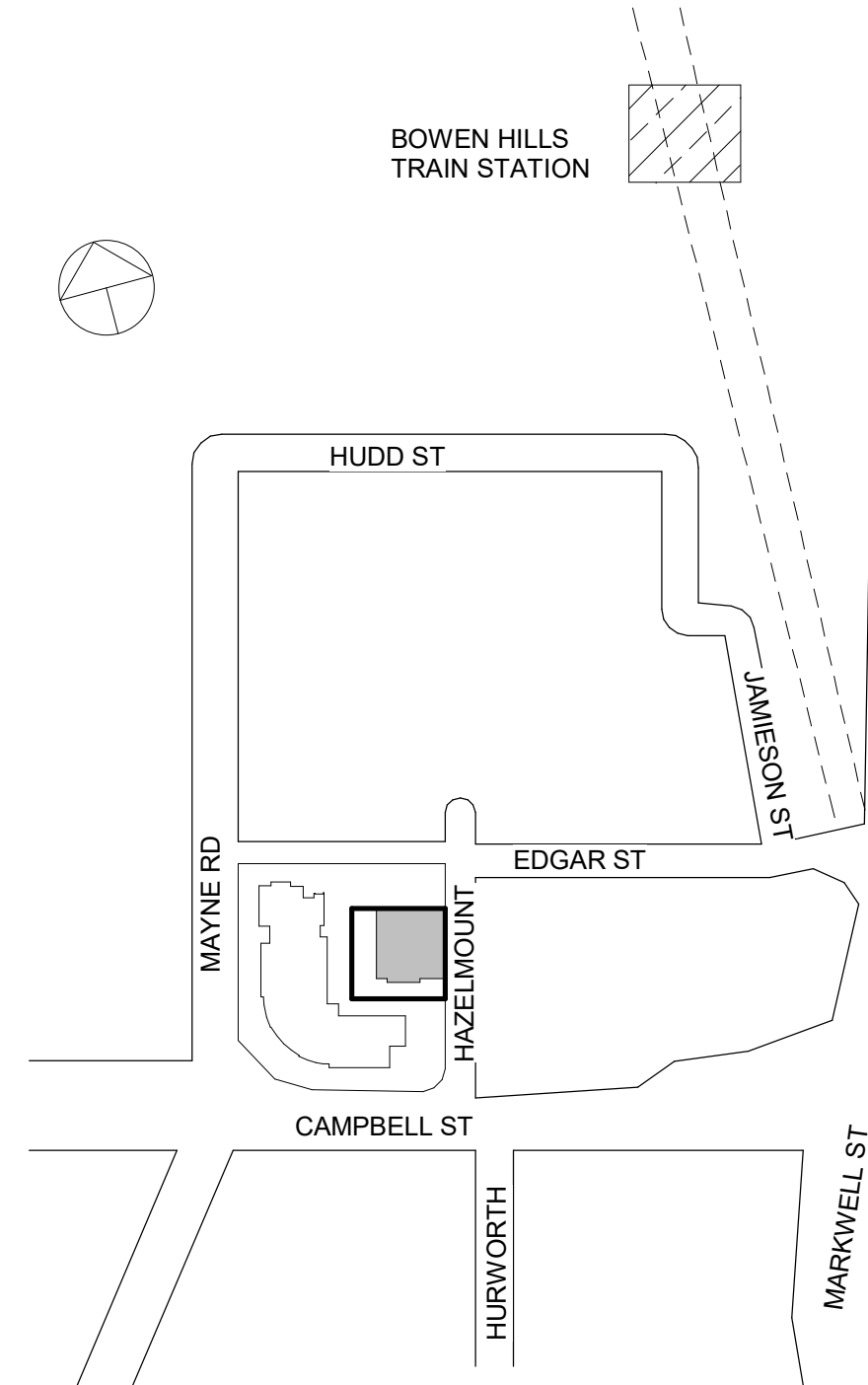
PROPOSED DEVELOPMENT PLANS



SURROUNDING AREA MAP



1 SITE
1 : 500



2 AREA PLAN
1 : 2000

PROPERTY DESCRIPTION

ADDRESS: 10 HAZELMOUNT ST,
BOWEN HILLS
LOT: 47 & 48
RP: 9895
AREA: 614M2
PARISH : NORTH BRISBANE
COUNTY: STANLEY

DISTANCE TO CLOSEST

TRAIN STATION : 280M
RNA SHOWGROUNDS : 800M
RBWH BUS STATION : 900M
HOSPITAL : 900M
GASWORKS : 900M
TENERIFFE CITY CAT: 1600M



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THE TODD

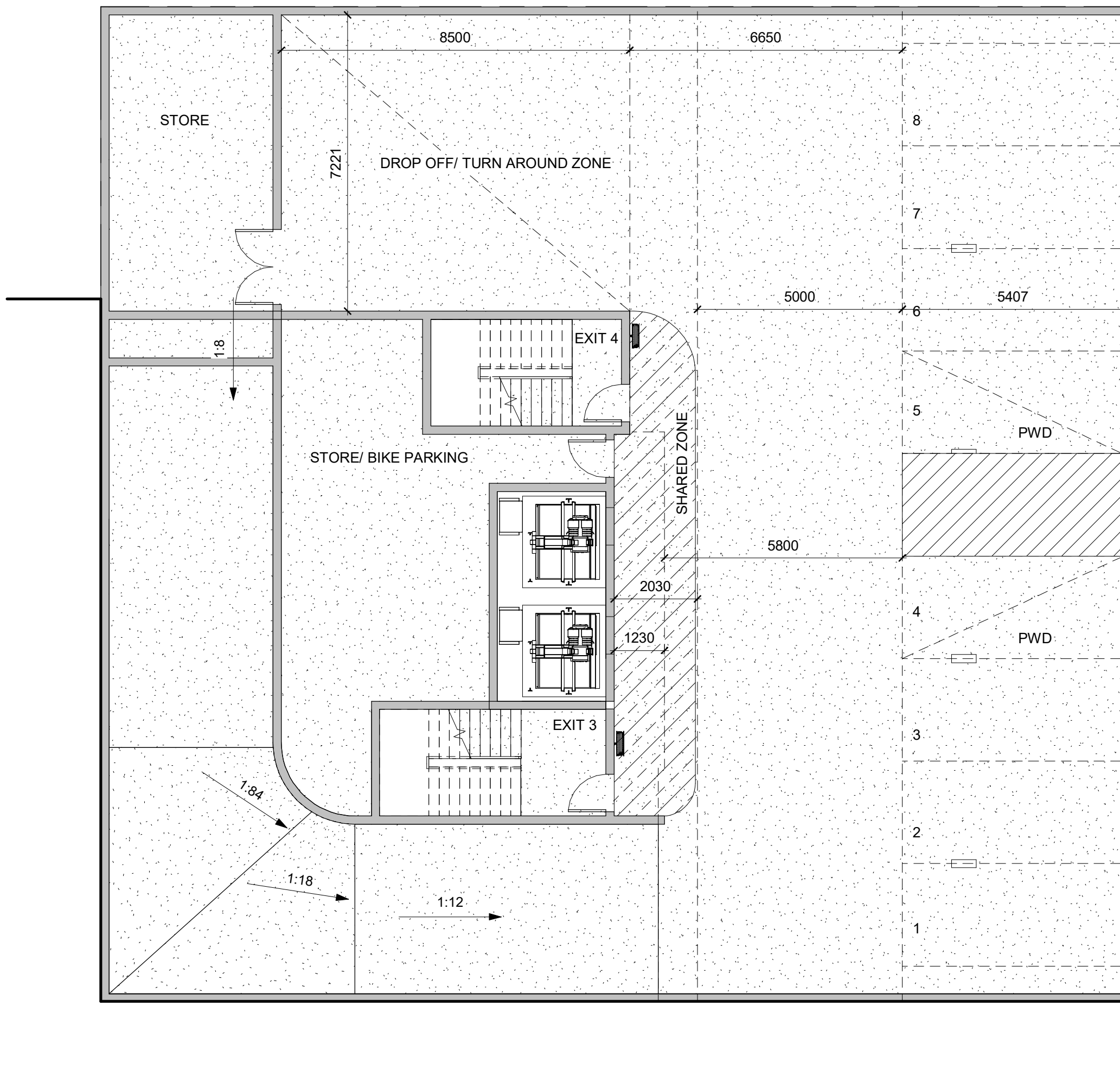
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SITE LOCALE

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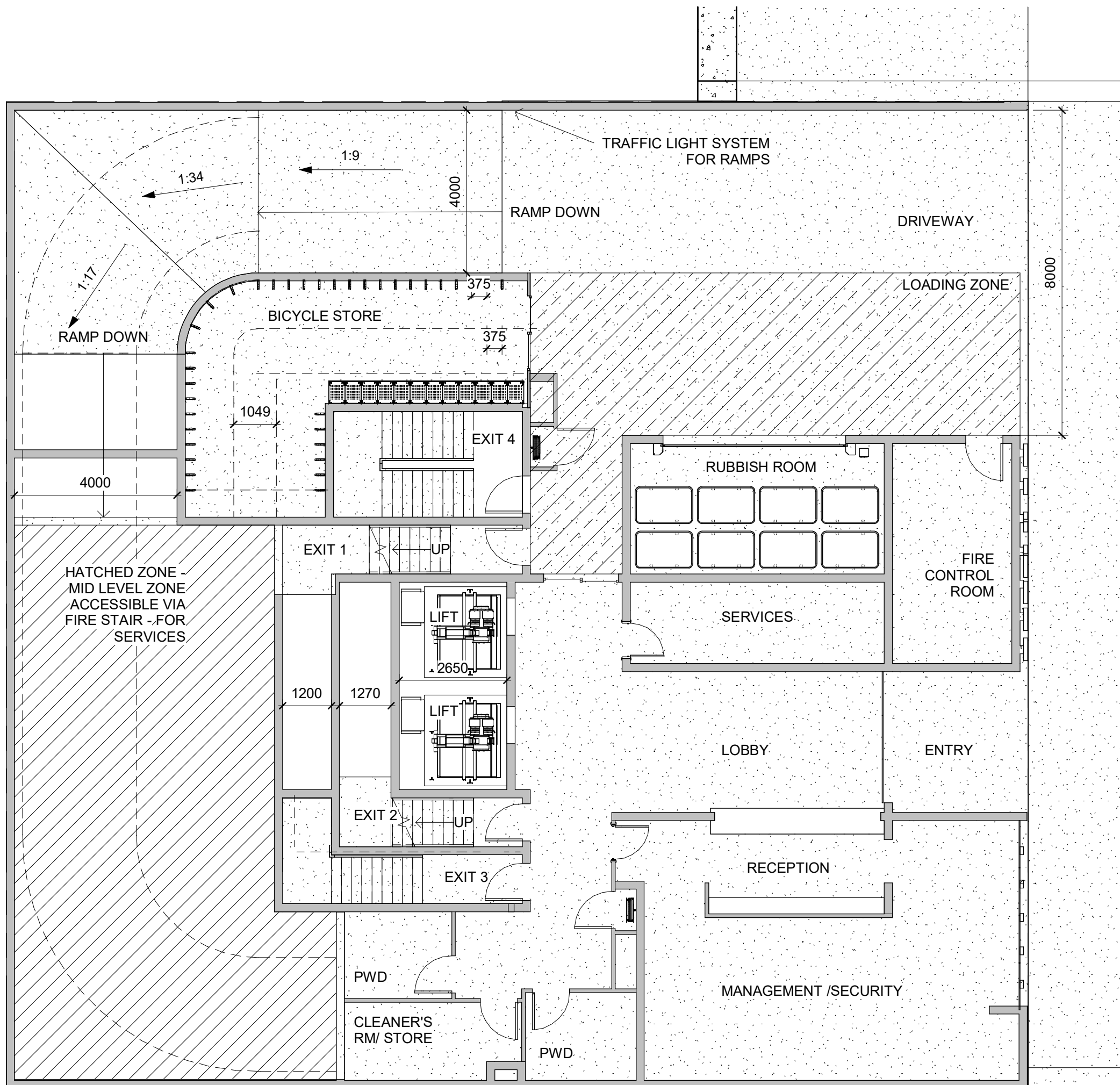
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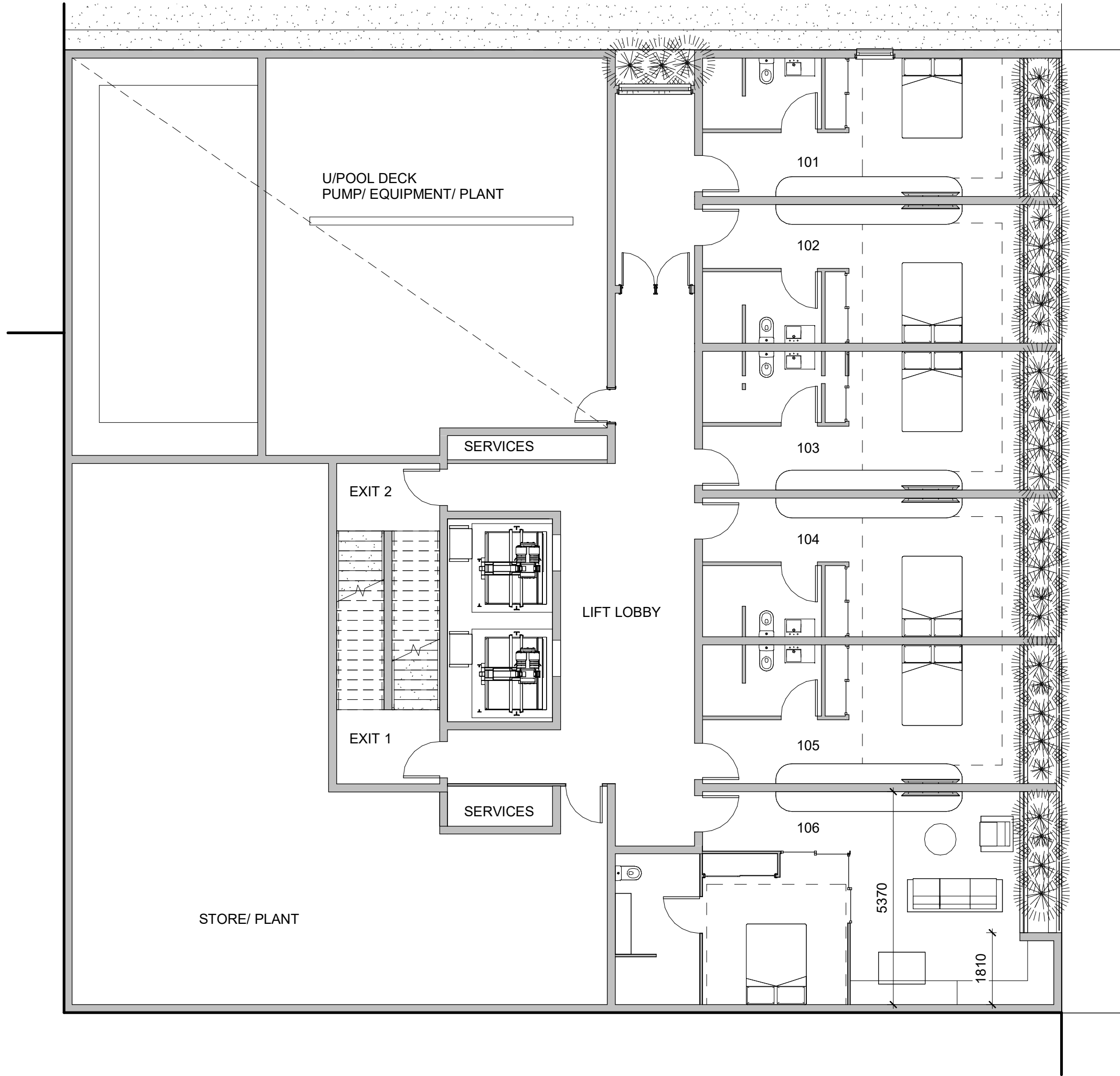
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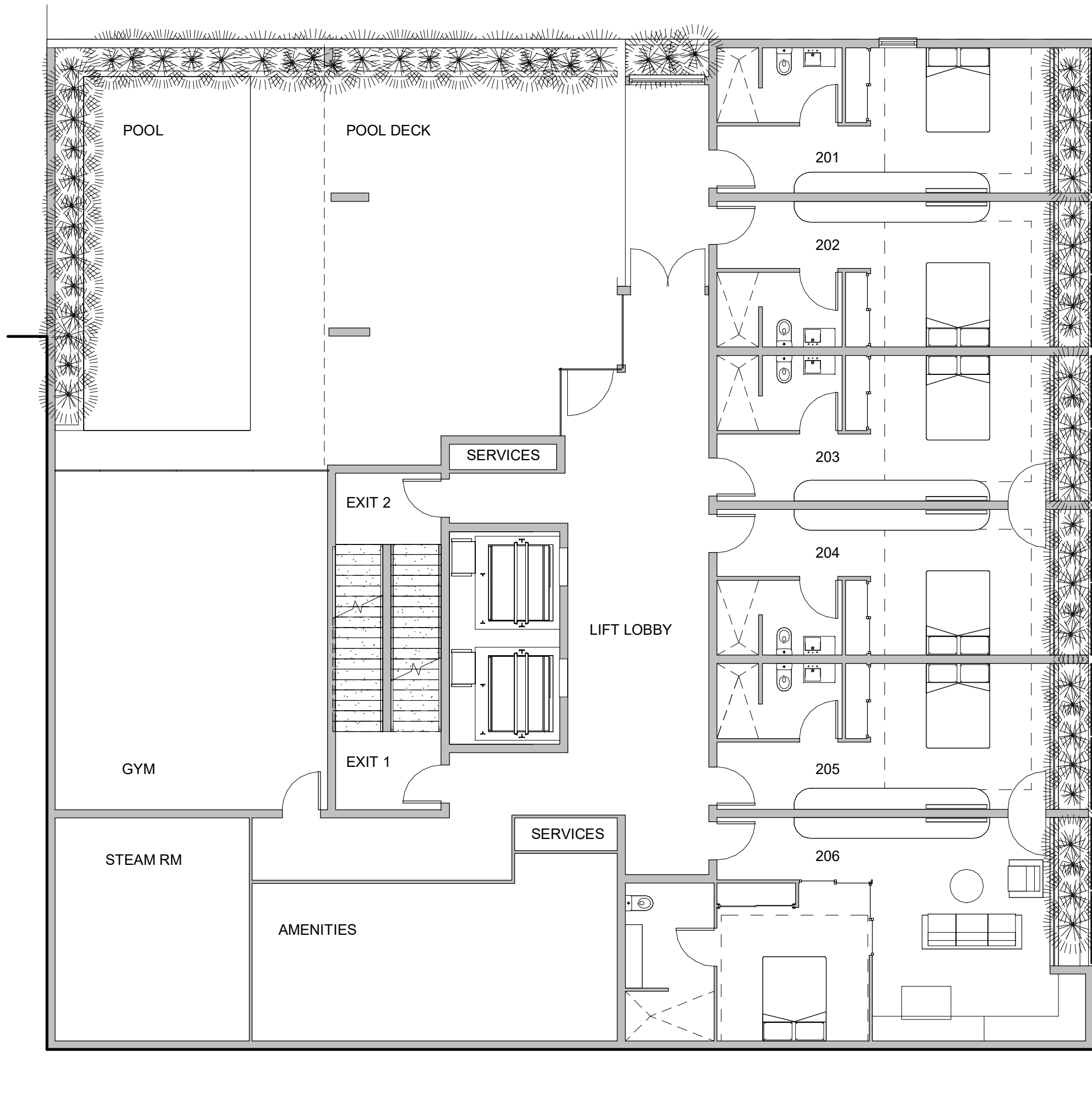
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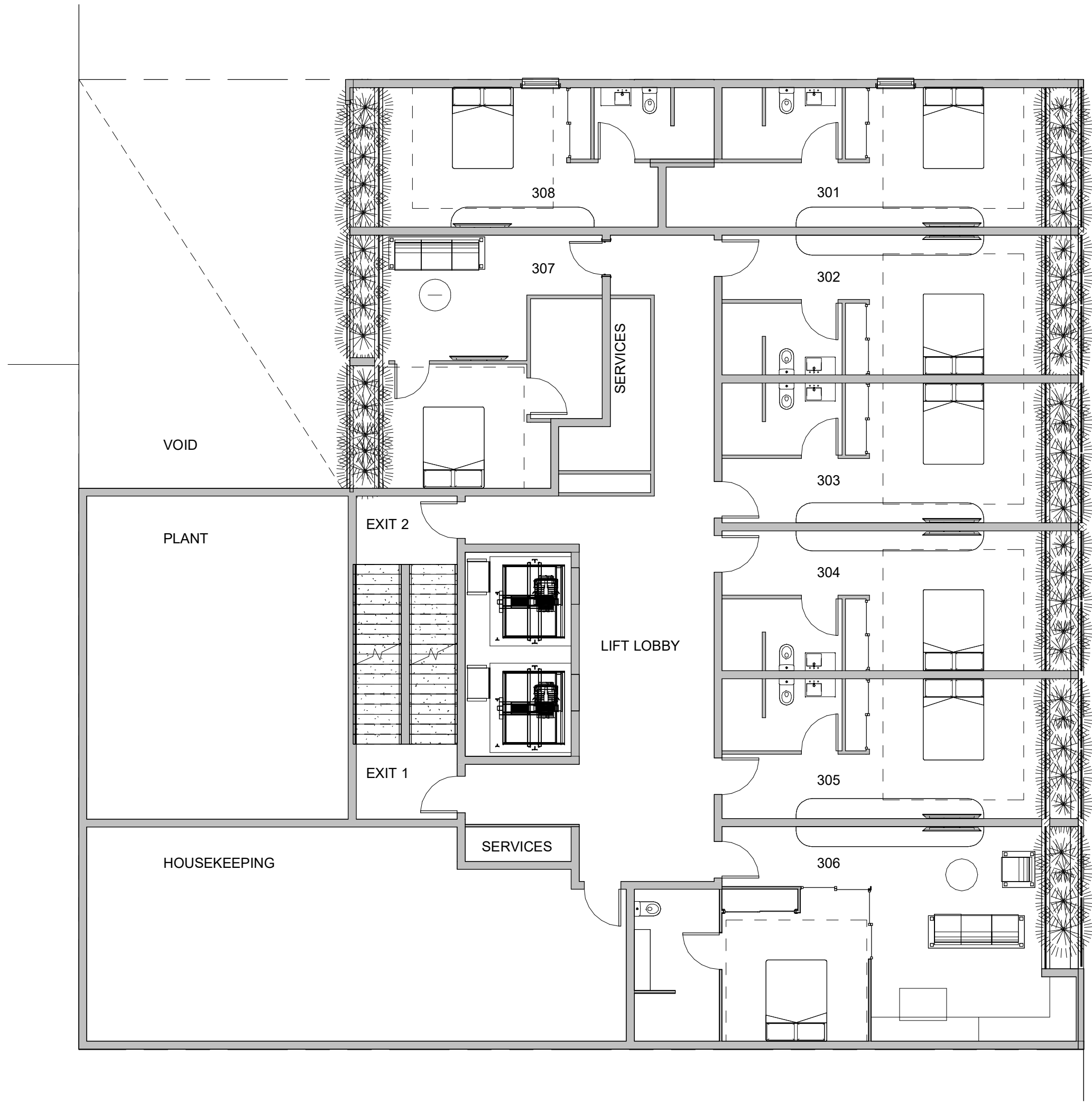
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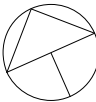
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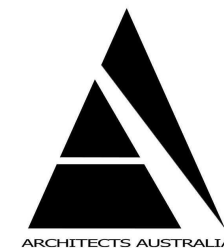
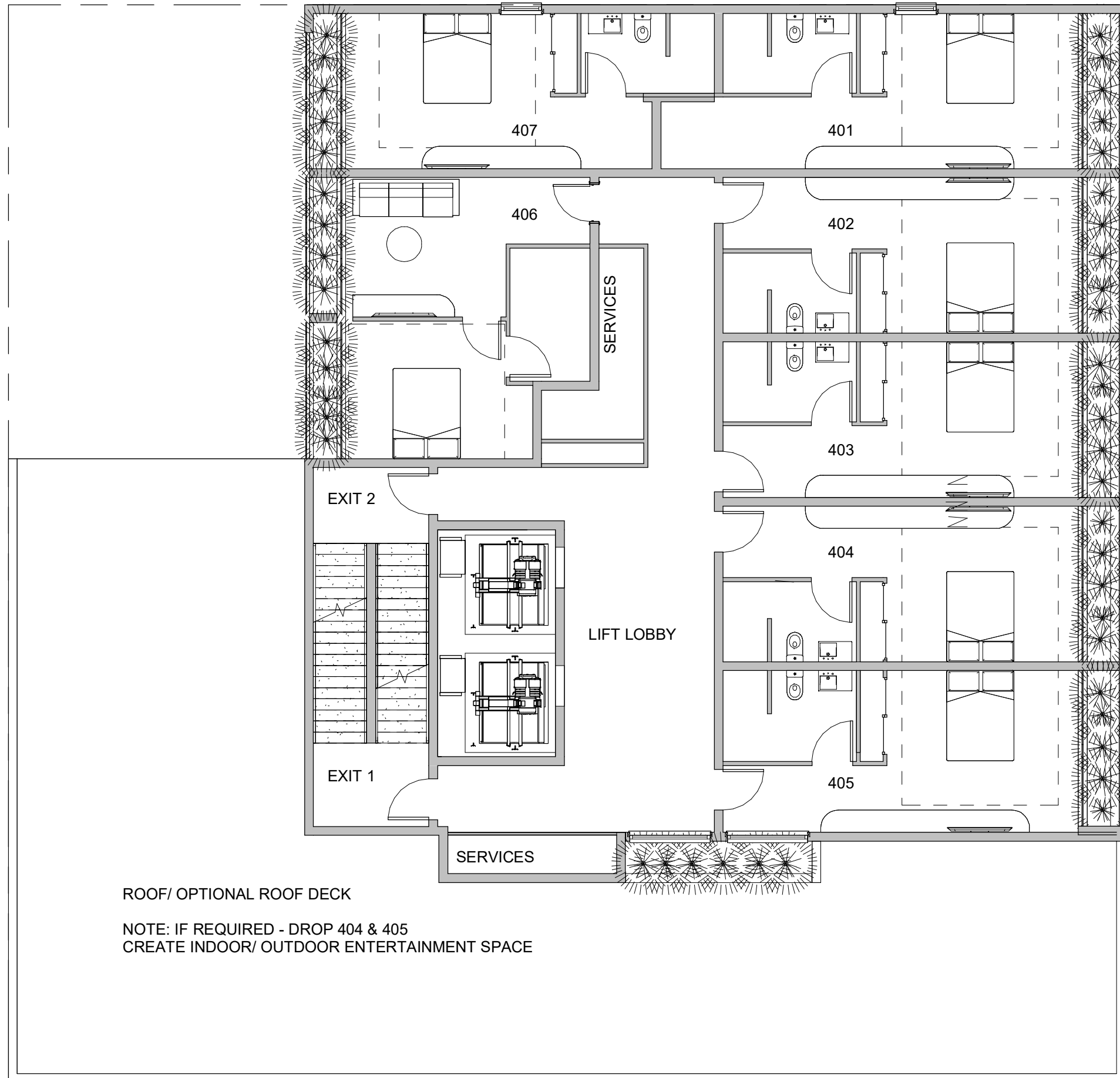
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E. info@architectsaustralia.com.au
P. +61 (0)419 674 766

FOCUS DEVELOPMENTS
NO.1

THE TODD

10 HAZELMOUNT ST,
BOWEN HILLS

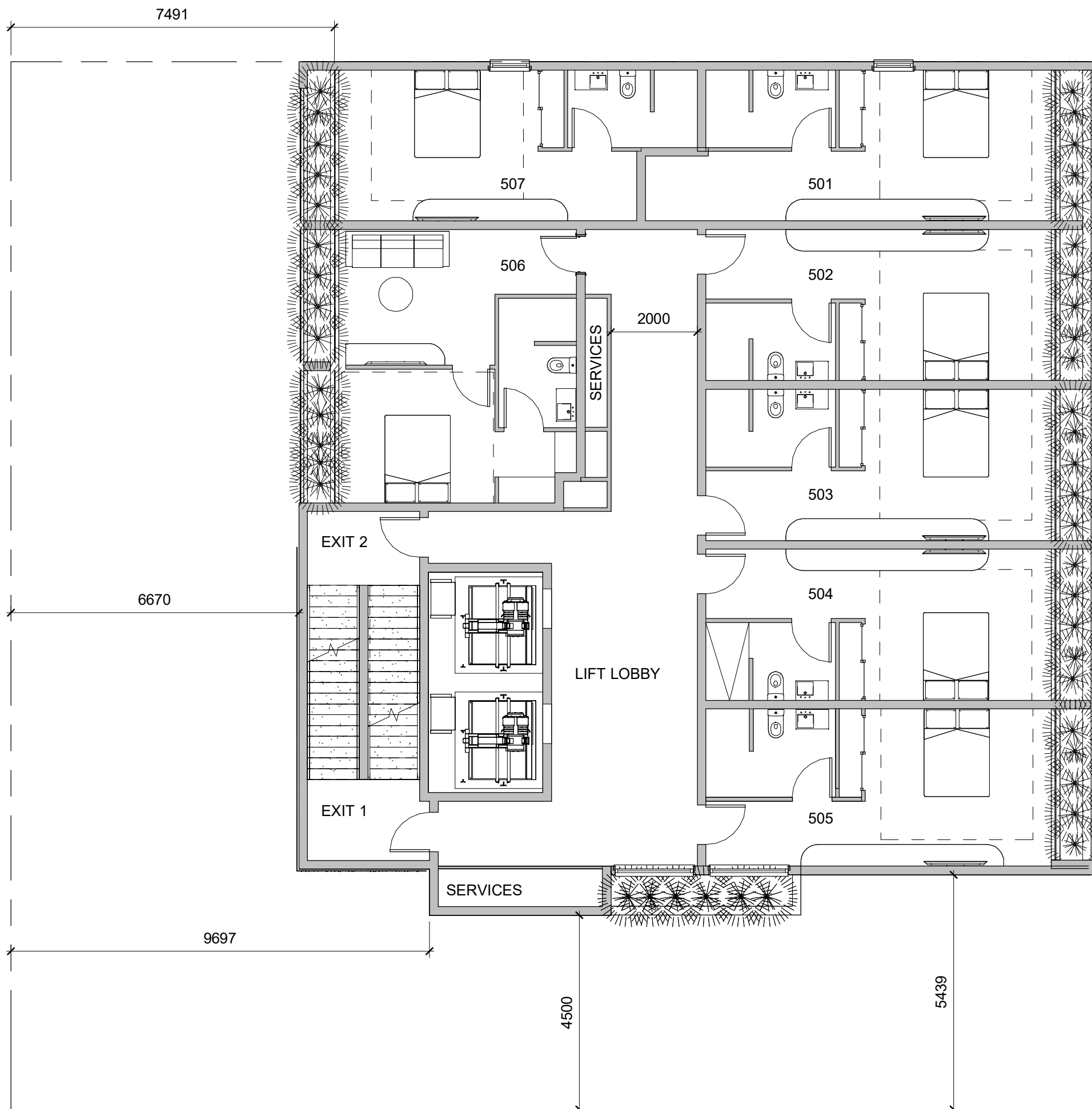
LEVEL 4

SHEET NO. A107

SCALE 1 : 100 @ A3
ISSUE 2

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DATE 28/02/24

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FOCUS DEVELOPMENTS
NO.1

THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

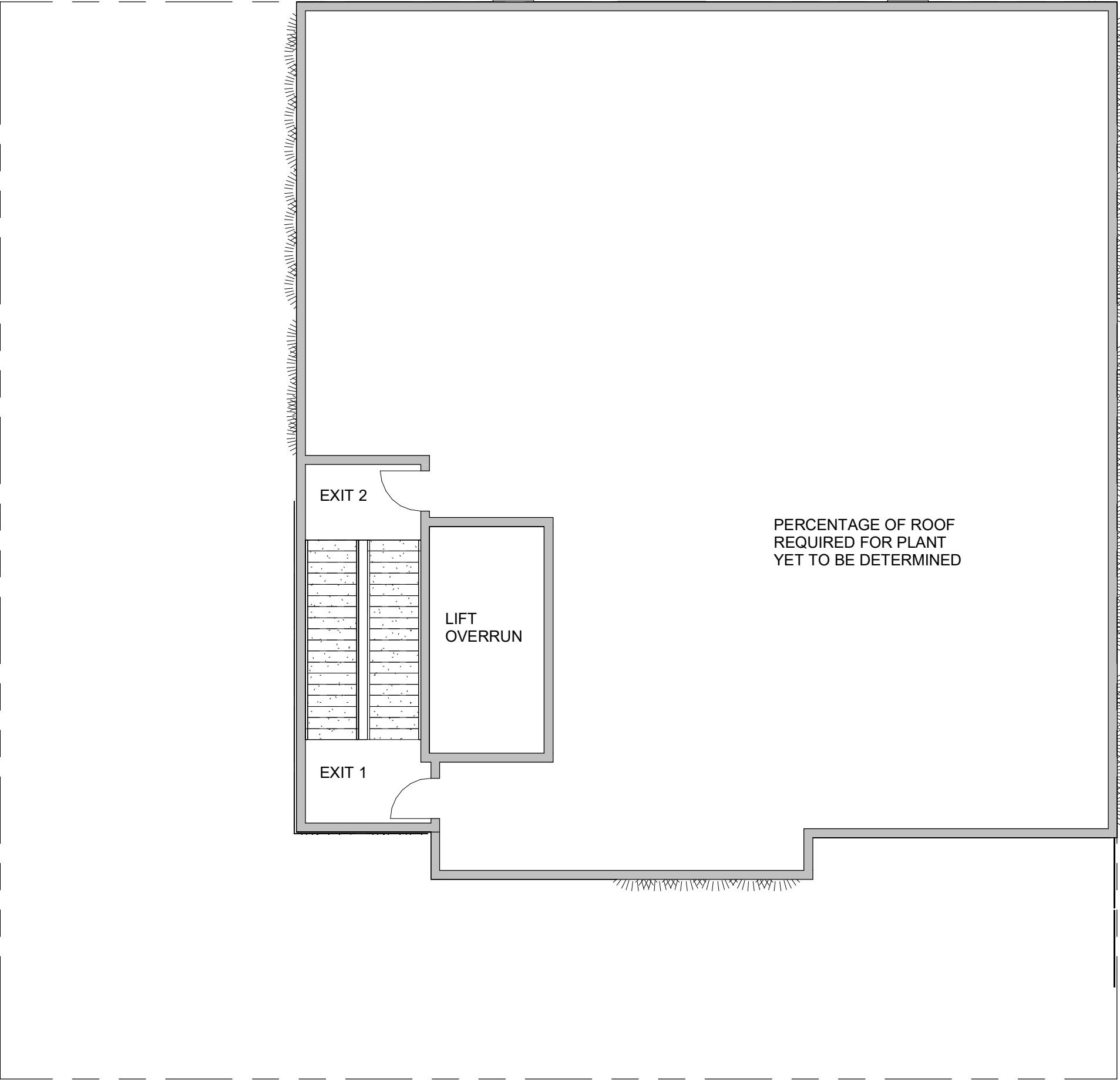
TYPICAL PLAN LVL 5-15

SHEET NO. A108

SCALE 1 : 100 @ A3
ISSUE 2

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FOCUS DEVELOPMENTS
NO.1

THE TODD
10 HAZELMOUNT ST,
BOWEN HILLS

ROOF

SHEET NO. A109

SCALE 1 : 100 @ A3

PROJECT NO. 2062

ISSUE DATE 28/02/24

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APPENDIX C

BCC STORMWATER CODE

Stormwater Code

Brisbane City Council Plan July 2014

Performance and Acceptable Outcomes Table

Version v27.00/2023



♦STRUCTURAL♦CIVIL♦HOUSING♦FORENSIC♦

Performance Outcomes	Acceptable Outcomes	Solution ¹	Comments	Council Use
Section A—If for a material change of use, reconfiguring a lot, operational work or building work 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.				
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: (a) minimise flooding; (b) protect environmental values of receiving waters; (c) maximise the use of water sensitive urban design; (d) minimise safety risk to all persons; (e) maximise the use of natural waterway corridors and natural channel design principles. Editor's note—The stormwater management system to be developed to address PO1 is not intended to require management of stormwater quality.	AO1 Development provides a stormwater management system designed in compliance with the Infrastructure design planning scheme policy .	✓	RO1 All Stormwater design will comply with the infrastructure Design Planning Scheme Policy. The existing site currently discharges runoff to the Hazelmount Street kerb and channel, east of the site. This is considered to be the legal point of discharge. The proposal will not cause unsafe circumstances for stormwater management. Refer to the Site Based Stormwater Management Plan (SBSMP) prepared by MCE.	
PO2 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.	AO2.1 Development does not result in an increase in flood level or flood hazard on up slope, down slope or adjacent premises.	✓	RO2 Development will not result in an increase in flood hazard on up slope, down slope or adjacent premises.	
	AO2.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy .	✓	RO2.2 The drainage network shall be designed in accordance with the Infrastructure Design Planning Scheme Policy.	
PO3 Development ensures that the stormwater management system does	AO3.1 Development ensures that the location of the stormwater drainage system is contained within a road	✓	RO3.1 Refer to RO1.	

¹ Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

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Job: 25137

Rev: 0

Site Address: 10 Hazelmount Street, Bowen Hills

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28/10/2025

Stormwater Code

Brisbane City Council Plan July 2014

Performance and Acceptable Outcomes Table

Version v27.00/2023



♦STRUCTURAL♦CIVIL♦HOUSING♦FORENSIC♦

Performance Outcomes	Acceptable Outcomes	Solution ¹	Comments	Council Use
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.	reserve, drainage reserve, public pathway, park or waterway corridor.			
	A03.2 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy .	✓	RO3.2 Refer to RO1.	
	A03.3 Development obtains a lawful point of discharge in compliance with the standards in the Infrastructure design planning scheme policy .	✓	RO3.3 Refer to RO1.	
	A03.4 Where on private land, all underground stormwater infrastructure is secured by a drainage easement.	N/A		
PO4 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.	A04.1 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 .	✓	RO4.1 The proposed roofwater drainage network shall be designed with sufficient capacity to cater for the new development. Refer RO1 and RO2.2.	
	A04.2 Development provides sufficient area to convey run-off which will comply with the standards in the Infrastructure design planning scheme policy .	✓	RO4.2 Refer RO1 and RO2.2.	
PO5 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.	A05 Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.	N/A		
PO6 Development ensures that location and design of stormwater detention and	A06.1 Development locates stormwater detention and water quality treatment:	N/A		

¹ Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

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Job: 25137

Rev: 0

Site Address: 10 Hazelmount Street, Bowen Hills

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Stormwater Code

Brisbane City Council Plan July 2014

Performance and Acceptable Outcomes Table

Version v27.00/2023



♦STRUCTURAL♦CIVIL♦HOUSING♦FORENSIC♦

Performance Outcomes	Acceptable Outcomes	Solution ¹	Comments	Council Use
water quality treatment: (a) minimises risk to people and property; (b) provides for safe access and maintenance; (c) minimises ecological impacts to creeks and waterways.	(a) outside of a waterway corridor; (b) offline to any catchment not contained within the development.			
	A06.2 Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy .	N/A		
PO7 Development is designed, including any car parking areas and channel works to: (a) reduce property damage; (b) provide safe access to the site during the defined flood event .	A07.1 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 . 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).	✓	RO7.1 The proposal complies, flood immunity levels are achieved in accordance with BCC's infrastructure design and planning scheme policy.	
	A07.2 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 .	N/A		
PO8 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.	A08.1 Development ensures natural waterway corridors and drainage paths are retained.	N/A		
	A08.2 Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour. Editor's note—Guidance on natural channel design principles can be found in the Council's publication Natural channel design guidelines .	N/A		

¹ Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

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Site Address: 10 Hazelmount Street, Bowen Hills

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Stormwater Code

Brisbane City Council Plan July 2014

Performance and Acceptable Outcomes Table

Version v27.00/2023



♦STRUCTURAL♦CIVIL♦HOUSING♦FORENSIC♦

Performance Outcomes	Acceptable Outcomes	Solution ¹	Comments	Council Use
	AO8.3 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 .	N/A		
	AO8.4 Development ensures that the design of modifications to the existing design of new stormwater channels, creeks and major drains is in compliance with the standards in the Infrastructure design planning scheme policy .	N/A		
PO9 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.	AO9 No acceptable outcome is prescribed.	✓	RO9 The proposal complies.	
PO10 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	AO10 No acceptable outcome is prescribed.	✓	RO10 Refer to RO1.	
PO11 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: (a) existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater	AO11.1 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.	N/A		
	AO11.2 Development ensures that existing stormwater		RO11.2 The proposal complies.	

¹ Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

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Job: 25137

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Stormwater Code

Brisbane City Council Plan July 2014

Performance and Acceptable Outcomes Table

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♦STRUCTURAL♦CIVIL♦HOUSING♦FORENSIC♦

Performance Outcomes	Acceptable Outcomes	Solution ¹	Comments	Council Use
infrastructure upgrades; (b) safe management of stormwater discharge from existing and future up-slope development; (c) implication for adjacent and down-slope development.	infrastructure that is undersized is upgraded in compliance with the Infrastructure design planning scheme policy .	✓		
PO12 Development provides stormwater infrastructure which: (a) remains fit for purpose for the life of the development and maintains full functionality in the design flood event; (b) can be safely accessed and maintained cost effectively; (c) ensures no structural damage to existing stormwater infrastructure.	AO12.1 The stormwater management system is designed in compliance with the Infrastructure design planning scheme policy .	✓	RO12.1 The stormwater management system shall be designed in accordance with the Infrastructure Design Planning Scheme Policy.	
	AO12.2 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.	N/A		
PO13 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: (a) the environmental values and water quality objectives of waters; (b) waterway hydrology; (c) the maintenance and serviceability of stormwater infrastructure.	AO13 No acceptable outcome is prescribed.	✓	RO13 The site is considered 'Medium Risk' with respect to contaminants generated during the construction phase. Sediment generated during the construction phase shall be dealt with in accordance with best practice and sediment control.	

¹ Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

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Job: 25137

Rev: 0

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Brisbane City Council Plan July 2014

Performance and Acceptable Outcomes Table

Version v27.00/2023



♦STRUCTURAL♦CIVIL♦HOUSING♦FORENSIC♦

Performance Outcomes	Acceptable Outcomes	Solution ¹	Comments	Council Use
Note—The Infrastructure design planning scheme policy outlines the appropriate measures to be taken into account to achieve the performance outcome.				
PO14 Development ensures that: (a) unnecessary disturbance to soil, waterways or drainage channels is avoided; (b) all soil surfaces remain effectively stabilised against erosion in the short and long term.	AO14 No acceptable outcome is prescribed.	✓	RO14 Unnecessary disturbance to soil shall be avoided and all soil surfaces shall remain stabilized.	
PO15 Development does not increase: (a) the concentration of total suspended solids or other contaminants in stormwater flows during site construction; (b) run-off which causes erosion either on site or off site.	AO15 No acceptable outcome is prescribed.	✓	RO15 Refer to RO13.	
Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following: (a) a material change of use for an urban purpose which involves greater than 2,500m ² of land that: (i) will result in an impervious area greater than 25% of the net developable area; or (ii) will result in 6 or more dwellings. (b) reconfiguring a lot for an urban purpose that involves greater than 2,500m ² of land and will result in 6 or more lots; (c) operational work for an urban purpose which involves disturbing greater than 2,500m ² of land.				

¹ Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

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Stormwater Code

Brisbane City Council Plan July 2014

Performance and Acceptable Outcomes Table

Version v27.00/2023



♦STRUCTURAL♦CIVIL♦HOUSING♦FORENSIC♦

Performance Outcomes	Acceptable Outcomes	Solution ¹	Comments	Council Use
PO16 Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values. Note—Prescribed water contaminants are defined in the Environmental Protection Act 1994 . Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.	AO16 Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure design planning scheme policy .	✓	RO16 The development will contain a stormwater management system to comply with the standard outlined in the Infrastructure design planning scheme policy as outlined in the SBSMP prepared by MCE.	
PO17 Development ensures that: (a) the discharge of wastewater to a waterway or external to the site is avoided; or (b) if the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment. Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome. Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code .	AO17 No acceptable outcome is prescribed.	N/A		
Section C—Additional performance outcomes and acceptable outcomes for assessable development for a material change of use or reconfiguring a lot				
PO18 Development protects stormwater	AO18 Development protects stormwater infrastructure in	N/A		

¹ Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

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Stormwater Code

Brisbane City Council Plan July 2014

Performance and Acceptable Outcomes Table

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♦STRUCTURAL♦CIVIL♦HOUSING♦FORENSIC♦

Performance Outcomes	Acceptable Outcomes	Solution ¹	Comments	Council Use
infrastructure to ensure the following are not compromised: (a) the long term infrastructure for the stormwater network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the stormwater network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the stormwater network which; i. is required to service the development or an existing and future urban development in the planning scheme area or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. 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.	compliance with the following: (a) for long term infrastructure for the stormwater network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the stormwater network, the Local government infrastructure plan; (c) the standards for stormwater drainage in the Infrastructure design planning scheme policy.			
PO19 Development provides for the payment of extra trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;	AO19 No acceptable outcome is prescribed.	N/A		

¹ Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

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Job: 25137

Rev: 0

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Stormwater Code

Brisbane City Council Plan July 2014

Performance and Acceptable Outcomes Table

Version v27.00/2023



♦STRUCTURAL♦CIVIL♦HOUSING♦FORENSIC♦

Performance Outcomes	Acceptable Outcomes	Solution ¹	Comments	Council Use
(b) for development completely or partly inside the priority infrastructure area and in the Local government infrastructure plan involving; i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the stormwater network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the stormwater network associated with development is not assumed future urban development which is made necessary by the development. 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. Editor's note— See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016				

¹ Solution: ✓ Acceptable Solution
 A/S Alternative Solution
 N/A Not applicable to this proposal

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Job: 25137

Rev: 0

Site Address: 10 Hazelmount Street, Bowen Hills

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28/10/2025

APPENDIX D

RATIONAL METHOD CALCULATIONS

Rational Method Peak Flow Calculations

Job No: 25137
Job Type: Proposed Multi Unit Development
Address: 10 Hazelmount Street, Bowen Hills
Council: BCC

MORGAN CONSULTING
ENGINEERS PTY LTD
1 GREAT GEORGE STREET
PADDINGTON QLD 4064

IFD Data: 27.4375 (S), 153.0375 (E)
¹I₁₀ 65mm/hr

Minor Storm: Q10
Major Storm: Q100

Designed: LG
Checked: HM

Pre-Development

Time of Concentration

Standard Inlet Time

Standard Inlet Time 5 mins

Sheet Flow (Friends Equation)

Sheet flow length (L) m
Horton roughness (n) (add description)
Fall of NSL m
Slope of Surface (S) %
total 0.0 mins

Concentrated Overland Flow

Flow distance m
Fall of flow channel m
Flow travel time mins refer to QUDM Figure 4.5
Surface type multiplier refer QUDM Section 4.6.7
total 0.0 mins

Total t_c 5.0 mins

Post-Development

Standard Inlet Time

Standard Inlet Time 5 mins

Sheet Flow (Friends Equation)

Sheet flow length (L) m
Horton roughness (n) (add description)
Fall of NSL m
Slope of Surface (S) %
total 0.0 mins

Pipe Flow

Flow distance m
Fall of channel m
Flow Velocity m/s
total 0.0 mins

Total t_c 5.0 mins

Runoff Volume Calculations

Name	Area (ha)	tc	f _i	C ₁₀
	0.0614	5.00	0.92	0.88
Total	0.061	5.0		0.88

for fi=0 refer QUDM Table 4.5.4

ARI (years)	Frequency Factor (F _y)	C _y (F _y *C ₁₀)	I _y (mm/h)	A (Ha)	Q _y (m ³ /s)
3 mth					0.0068
1	0.800	0.704	113	0.061	0.0136
2	0.850	0.748	128	0.061	0.0163
5	0.950	0.836	174	0.061	0.0248
10	1.000	0.880	205	0.061	0.0308
20	1.050	0.924	236	0.061	0.0372
50	1.150	1.000	276	0.061	0.0471
100	1.200	1.000	306	0.061	0.0522

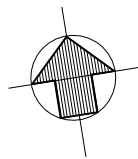
Name	Area (ha)	tc	f _i	C ₁₀
	0.0614	5.00	1.00	0.90
Total	0.061	5.0		0.90

for fi=0 refer QUDM Table 4.5.4

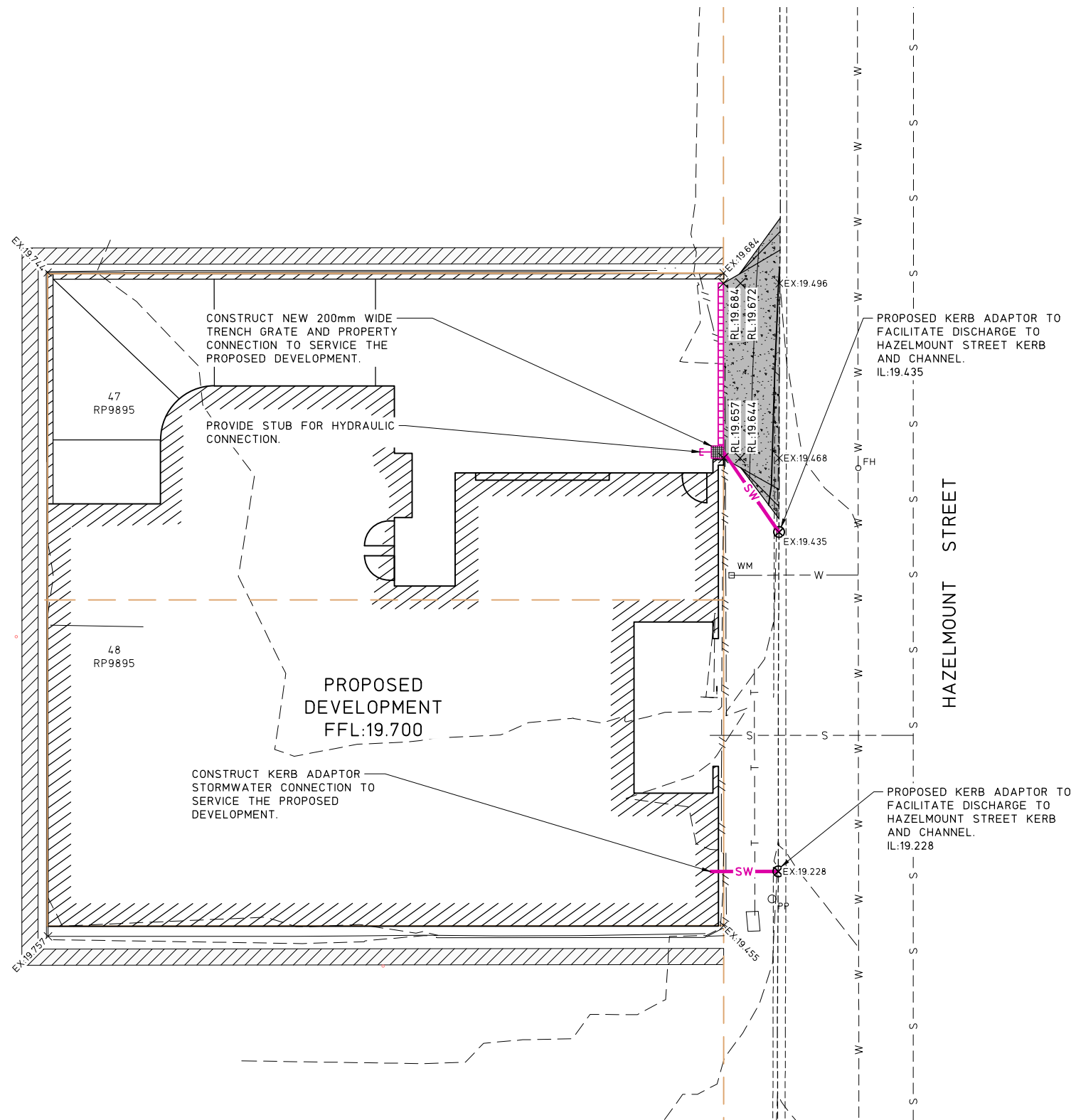
ARI (years)	Frequency Factor (F _y)	C _y (F _y *C ₁₀)	I _y (mm/h)	A (Ha)	Q _y (m ³ /s)
3 mth					0.0069
1	0.800	0.721	113	0.061	0.0139
2	0.850	0.766	128	0.061	0.0167
5	0.950	0.856	174	0.061	0.0254
10	1.000	0.901	205	0.061	0.0315
20	1.050	0.946	236	0.061	0.0381
50	1.150	1.000	276	0.061	0.0471
100	1.200	1.000	306	0.061	0.0522

Appendix E

CONCEPT DRAINAGE PLAN



0
SP241573



EXISTING

- /// BUILDING EXTENT
- - - LOT BOUNDARY
- - - 10.0 - - - CONTOUR MAJOR (1.00m INTERVAL)
- - - CONTOUR MINOR (0.25m INTERVAL)
- CONCRETE FOOTPATH/DRIVEWAY
- ===== KERB AND CHANNEL
- - - S - - - SEWER
- - - O/H - E - OVERHEAD ELECTRICITY
- - - W - - - WATER
- WM METER
- o FH FIRE HYDRANT
- OPP POWER POLE
- X EX:14.500 SURFACE LEVEL

PROPOSED

- /// BUILDING EXTENT
- - - LOT BOUNDARY
- - - 31.0 - - - CONTOUR MAJOR (1.00m INTERVAL)
- - - CONTOUR MINOR (0.25m INTERVAL)
- SW STORMWATER
- CROSSOVER
- RETAINING WALL
- X RL:14.500 SURFACE LEVEL

NOTE:
THIS PLAN IS NOT TO BE USED
FOR CONSTRUCTION.

0 1 2 3 4 5
SCALE 1:100 (A1 SIZE)

CODE	REVISION	DATE	BY
B	FOR DA APPROVAL	28.10.25	LW
A	PRELIMINARY ISSUE	21.10.25	LW

Client	FOCUS CONSTRUCT PTY LTD
1	GREAT GEORGE STREET
PADDINGTON	QLD 4064

MORGAN
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1 GREAT GEORGE STREET
PADDINGTON QLD 4064

P: (07) 3369 8411
F: (07) 3369 1893
E: mail@morgance.com.au

Designed	MK	Checked	HM
Drawn	LW	Date	OCT 25

Project
PROPOSED SHORT TERM ACCOMMODATION

Address
10 HAZELMOUNT STREET, BOWEN HILLS QLD

Drawing title	CONCEPT DRAINAGE PLAN	
Drawing No	25137/SK10	Revision Code
		B

APPENDIX F

BCC FLOODWISE PROPERTY REPORT

FloodWise Property Report

10 HAZELMOUNT ST, BOWEN HILLS 4006
Lot 47 on RP9895, Lot 48 on RP9895



Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

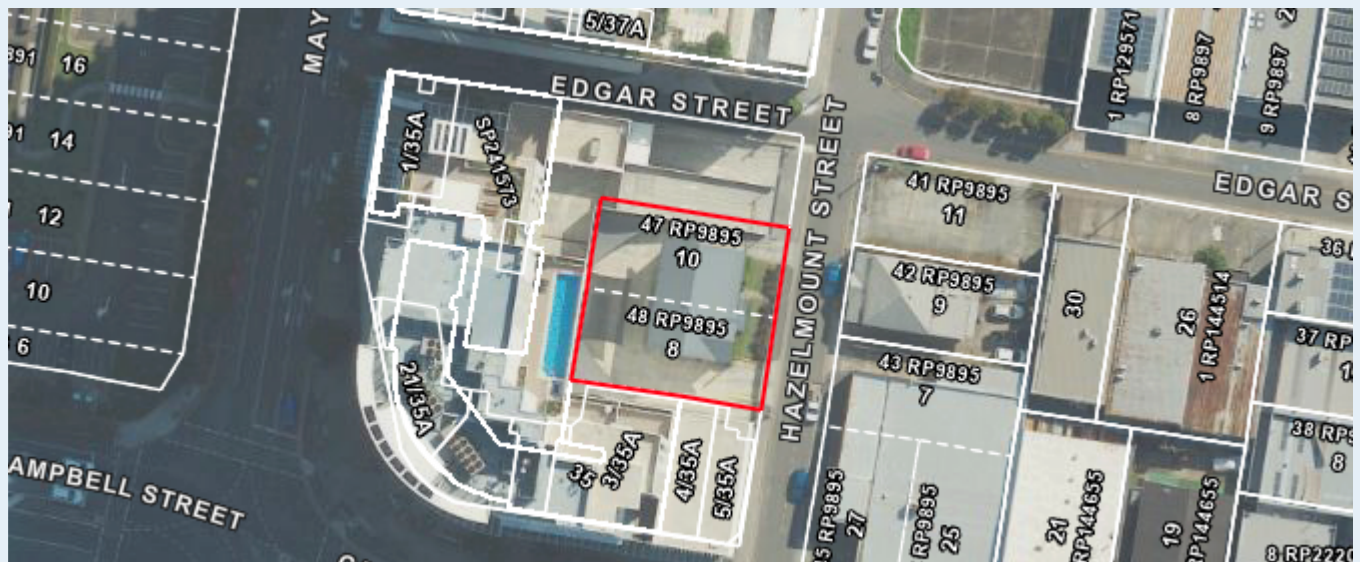
Brisbane City Council's FloodWise Property Report provides technical flood planning information including estimated flood levels, habitable floor level requirements and more. This report uses the adopted flood planning information in Brisbane City Plan 2014, that guides how land in Brisbane is used and 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 PropertyReport 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 m/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 disdaims 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.