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SARA ref: 2506-46748 SRA

Date: 9 March 2026

DATE 31 JULY 2017
CONTACT CRAIG HURLEY
REFERENCE B15017CR002

Amended in red by SARA on
9 March 2026

Stormwater Management Plan
Proposed Residential Subdivision at 170 Linkfield Road, Bald Hills
For Ray Neilsen

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3.0 STORMWATER QUANTITY

3.1 FLOODING

Brisbane City Council records identify a Defined Flood Level of RL 7.9m AHD in the vicinity of the site and the majority of the site currently lies below this level. Filling will be required to elevate a portion of the new road and allotments above the Defined Flood Level in accordance with Brisbane City Council requirements.

The proposed development footprint has been limited to the more elevated eastern portion of the site to minimise filling below the Defined Flood Level. Existing flood levels and impacts of the development on surrounding flood levels have been assessed separately by BMT WBM.

3.2 LAWFUL POINT OF DISCHARGE & STORMWATER DETENTION

The proposed lawful point of discharge is the local waterway which traverses the western boundary of the site. The majority of stormwater runoff will be conveyed to a bioretention basin located adjacent to the western end of the new road. Flows from the bioretention basin will be discharged from a headwall via overland sheet flow towards the waterway. This discharge arrangement is shown on Concept Civil Servicing Layout Plan B15017-CSK02 enclosed in **Appendix B** of this report. It should be noted that this plan is preliminary only and will be subject to confirmation during detailed design.

Peak flood levels downstream of this lawful point of the discharge are generally dictated by regional flooding from the South Pine River. South Pine River has a much larger catchment area and time of concentration than runoff from the proposed development so it is extremely unlikely that peak runoff from the development will coincide with peak flows in South Pine River.

In consideration of the above, it is not proposed to provide any on site stormwater detention for the subject development. Some nominal on site stormwater detention will be provided by the bioretention basin located adjacent to the western end of the new road.