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Site Based Stormwater Management Plan

174 Dowding Street,
Oxley QLD 4075

RCS

CONSULTANTS
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1. Introduction

Rodgers Consulting Services (RCS) have been engaged by CALYPSO23 PTY LTD to prepare a site-based stormwater management plan (SBSMP) as supporting information to the development application for a proposed development at 174,184, 188 Dowding Street and 88 Portal Street, Oxley QLD 4075.

The proposed development involves the construction of a multi-story residential building. 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 the overarching address of 174,184, 188 Dowding Street and 88 Portal Street, Oxley QLD with the subsequent sites listed below. The site is bounded by public roads to the East and West and residential properties to the North and South. The allotment details are as follows below:

Street Address:	174 Dowding Street, Oxley QLD 4075
	184 Dowding Street, Oxley QLD 4075
	188 Dowding Street, Oxley QLD 4075
	81 Portal Street, Oxley QLD 4075
RP Description:	Lot 10 on RP53326, Lot 5 on RP84471, Lot 1 on RP78601
	& Lot 2 on RP78601
Site Area:	17,375m ²

Figure 1 1 below shows the location of the lot and the surrounding land uses.

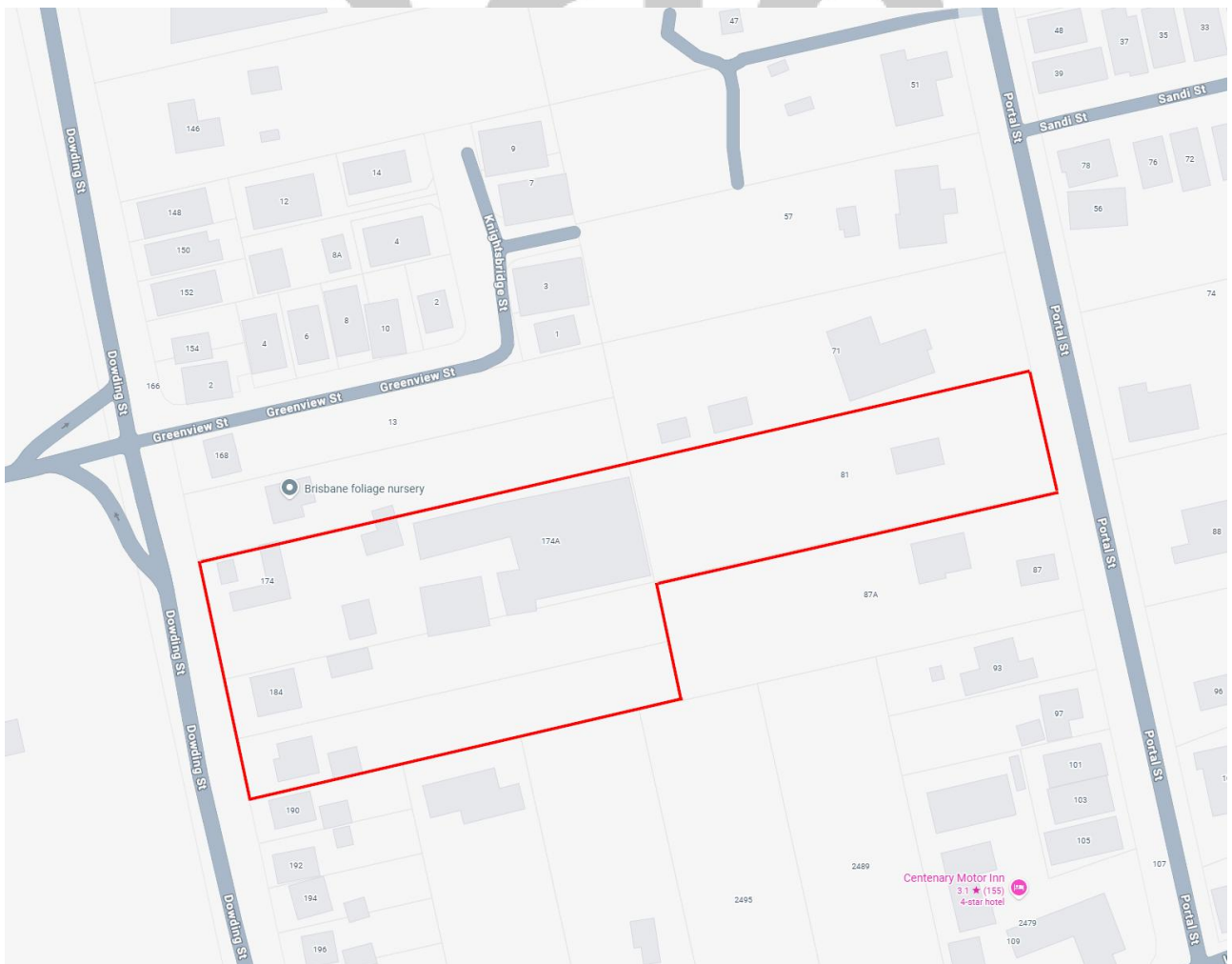


Figure 1 1 | Proposed Development Site Location (Google Maps)

1.2 Site Conditions

1.2.1 Existing

The subject site currently consists of residential dwellings, decommissioned nursery, driveway, and associated sheds. The total area of the site is approximately 0.17375Ha.

1.2.2 Proposed

The proposed development is a residential subdivision of 4 into 35 lots inclusive of a bio retention basin. All existing structures (temporary and fixed) on the site are to be removed as part of the Proposed Development.

1.3 Topography

The average fall across the development site is approximately 3.5% generally towards the Portal Street property boundary with a minor catchment directed to Dowding Street. The reduced levels across the site and verge vary from RL 33 at the Dowding Street frontage (Western property boundary) to RL 19.0 at the Portal Street frontage (Eastern 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 ONF Surveyors. 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 are two lawful of stormwater discharge point for the site:

- Dowding Street Kerb and Channel as surface flows
- The existing overland flow path on Portal Street as surface flows.

It is proposed to retain and reconfigure the existing lawful points of discharge and formalise the discharge locations in accordance with Brisbane City Council Planning Scheme requirements.

1.6 Earthworks and Soils

To assist in stormwater management within the Proposed Development site, bulk earthworks are required. Proposed earthworks are required to redirect existing surface flows to the formalised stormwater infrastructure proposed as part of the development.

All earthworks' batters will be limited where possible to 1 in 3 (V:H). Earthworks management plans can be seen within Appendix F 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 Sulphate Soils have not been considered. Should acid sulphate soils be identified during the construction phase of this development an acid sulphate soils management plan is to be developed.

1.7 Waterways

Stormwater runoff from the site currently flows in two directions:

- West to the existing overland flow path in Portal Street, from here the flows entre the stormwater drainage infrastructure on Portal Street, then flows into the Richlands Reserve, Brisbane River and ultimately Moreton Bay.
- East to the existing kerb and channel on Dowding Street, from here the flows entre the stormwater drainage infrastructure on Dowding Street, then flows into the Oxley Creek, Brisbane River and ultimately 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. It should be noted that the development staging is subject to change.

1.9 Vegetation

The site is predominantly grassed with isolated vegetation and road base hardstand areas. All vegetation on the site is proposed to be cleared to facilitate the proposed development.

1.10 Upstream Catchments

A number of upstream catchments have been identified as part of the stormwater assessment undertaken for the development site. They will be managed as follows:

- Catchment A1 – Lots 1-3 SP267370, 101-105 Portal Street – This catchment area is identified in the council contouring information however reviewing the BCC development I and street view imagery it was assessed that the catchment is diverted away from the development site and therefore not considered as an upstream catchment.
- Catchment A2 – Lots 1 RP210816, 2479 Ipswich Road – This catchment area is identified in the council contouring information however reviewing the street view imagery it was assessed that the catchment is diverted away from the development site and therefore not considered as an upstream catchment.
- Catchment A3 – Lots 2 & 3 RP84469, 93 & 987 Portal Street – This catchment area is identified in the council contouring information however reviewing the street view imagery it was assessed that the catchment is diverted away from the development site and therefore not considered as an upstream catchment.
- Catchment A4 – Lots 15 SL2011 & 1 RP69286, 2495 & 2489 Ipswich Road – This catchment area is identified in the council contouring information however reviewing the BCC development I and street view imagery it was assess that the catchment is diverted away from the development site and therefore not considered as an upstream catchment.
- Catchment E - Lot 4 on RP 84470, 87 Portal Street – This property has been included in both the pre and post development catchment calculations. This property will ultimately connect to the proposed stormwater infrastructure proposed on the development and will be treated by the proposed Bio-Retention Basin for both stormwater quality and quantity of the future developed catchment.

Refer to SK01 & SK02 in Appendix E for further details regarding the stormwater catchments.

1.11 Flooding

In accordance with BCC's Floodwise property report the Proposed Development site is subject to overland flow flooding. Refer to the Flood Impact Assessment prepared by others for the management of flooding A copy of the Floodwise property report is provided in Appendix C.

1.12 Asset Handover

All proposed roadworks and drainage will be constructed in accordance with Brisbane City Council requirements. Following successful off maintenance inspection of the development these assets will be transferred to BCC ownership.

2. Stormwater Quantity Management

2.1 Proposed Catchment Hydrology

The Proposed Development involves a residential subdivision of 4 into 35 lots inclusive of a bio retention basin. The proposed roadworks and drainage infrastructure will collect the minor (0.5EY) and the major (1%AEP) flows and direct it to the proposed bio retention basin.

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

A fraction impervious of 20% has been assigned to the predevelopment catchment to represent a rural residential density. This value is consistent with the recommendations within QUDM and the BCC Planning Scheme for a development of this type.

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	1.9751	3.5%	20%	0.3950	0.15801
Post-Development Catchment	2.1828	3.5%	80%	1.7462	0.4366

2.2 Pre-Developed Site

To determine the pre-development flows, a fraction impervious of 20% 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: = 20mins (from QUDM – Section 4.06)

Run-off Co-efficient C_{10} = 0.710 (from QUDM – Table 4.5.3 – C_{10} Values)

Area (ha) = 1.9751

Table 2-2 | Pre-Development Flows

AEP (%)	Coefficient of Discharge (C ₁₀)	Rainfall Intensity (mm/hr)	Discharge (m ³ /s)
0.5EY	0.604	82.4	0.273
0.2EY	0.675	104	0.385
10	0.710	120	0.467
5	0.746	138	0.564
2	0.817	161	0.721
1	0.852	178	0.832

2.3 Developed Site

To determine the post-development flows, a fraction impervious of 80% 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: = 13mins (from QUDM – Section 4.06)

Run-off Co-efficient C₁₀ = 0.85 (From QUDM – Table 4.5.3 – C₁₀ Values)

Area (ha) = 2.1828

Table 2-3 | Post-Development Flows

AEP (%)	Coefficient of Discharge (C ₁₀)	Rainfall Intensity (mm/hr)	Discharge (m ³ /s)
0.5EY	0.723	101	0.442
0.2EY	0.808	127	0.622
10	0.850	147	0.758
5	0.893	168	0.909
2	0.978	196	1.162
1	1.000	217	1.316

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 (m³/s)	Post-Development Flow (m³/s)	Difference in Discharge (m³/s)
0.5EY	0.273	0.442	+0.169
0.2EY	0.385	0.622	+0.237
10	0.467	0.758	+0.291
5	0.564	0.909	+0.345
2	0.721	1.162	+0.441
1	0.832	1.316	+0.484

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. To meet this requirement, a Bio-retention is proposed, details of the detailed mitigation modelling is included in the section below.

2.5 Detailed Assessment

2.5.1 Hydraulic Modelling

Peak stormwater discharge from the development site has been determined by using Urban Stormwater drainage modelling software “DRAINS” version 2025.01.9147.24925. This software is used for the design and analysis of urban stormwater drain systems which utilises the “ILSAX Method” hydrological loss model to convert Australian Rainfall and Runoff temporal patterns and rainfall data into runoff hydrographs. The ILSAX hydrological model has been adopted for the purposes of this analysis.

The ARR 2019 Procedures were chosen to undertake the assessment with input data specified by the ARR 2019 data hub. The model was set up with pre and post development catchments and simulations undertaken for the 1% AEP storm event with varying storm durations from 5 minutes to 2 hours.

The simulations were run using the “Ensembles of Storms” to determine the Median storm event for the predevelopment and post development scenarios from 0.5EY to 1% AEP for the development site. Multiple iterations of the “Ensembles of Storms” were run to determine the outlet configuration for the development and to ensure the post development flow was mitigated to equal or less than the predevelopment flow for 0.5EY to 1% AEP storm intensities.

Table 2-5 | Adopted Hydraulic Model Parameters

Default Hydrological Model:	ILSAX
Paved area and Depression storage (mm):	1
Supplementary area and Depression storage (mm):	1
Grassed area and Depression storage (mm):	5
Soil types:	Normal
Antecedent rainfall depth for AMC:	3mm

2.5.2 Pre-Development Information

Sub-catchment area (ha): 1.9751
 Hydrological Model: ILSAX
 Time of Concentration (Impervious): 20 mins. (QUDM – Section 4.06)
 Time of Concentration (Pervious): 20 mins. (QUDM – Section 4.06)

Table 2-6 | Pre-Development Hydrological Model

	PAVED	SUPPLEMENTARY	GRASSED
Percentage of area (%)	20	0	80
Time of Concentration (mins)	20	0	20

2.5.3 Post-Development Information

Sub-catchment area (ha): 2.1828
 Hydrological Model: ILSAX
 Time of Concentration (Impervious): 13 mins. (QUDM – Section 4.06)
 Time of Concentration (Pervious): 13 mins. (QUDM – Section 4.06)

Table 2-7 | Pre-Development Hydrological Model

	PAVED	SUPPLEMENTARY	GRASSED
Percentage of area (%)	80	0	20
Time of Concentration (mins)	13	0	13

4.5 Pre Vs Post Development Unmitigated Discharge

The information presented in Table 2-8 below is a summary of the Pre-Development and Post-Development discharge presented in the Drains model:

Table 2-8 | Pre vs Post Development Flow Rates

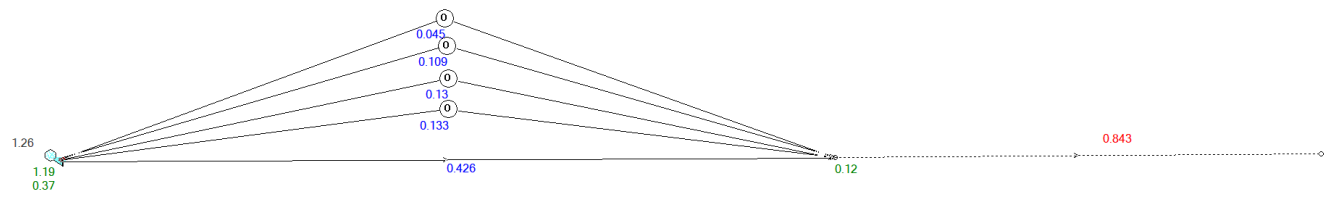
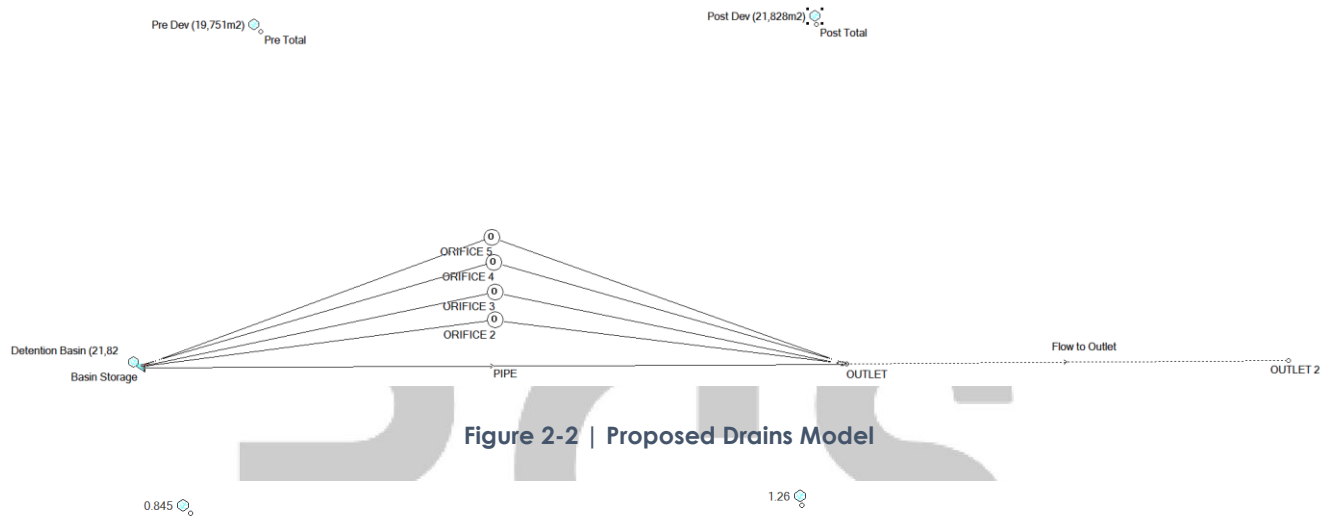
AEP (%)	Storm Event	Pre-Development Peak Flow Discharge (m ³ /s)	Storm Event	Post-Development Peak Flow Discharge (m ³ /s)	Difference in Discharge (m ³ /s)
0.5EY	10min Storm 10	0.302	10min Storm 5	0.553	+ 0.251
0.2EY	25min Storm 8	0.423	15min Storm 6	0.706	+ 0.283
10%	25min Storm 8	0.512	15min Storm 7	0.827	+ 0.315
5%	25min Storm 8	0.602	15min Storm 8	0.956	+ 0.354
2%	25min Storm 8	0.751	15min Storm 3	1.130	+ 0.379
1%	25min Storm 8	0.845	15min Storm 3	1.260	+ 0.415

The above table shows an increase across all ARI storms and is generally representative of the increased flows determined in the Rational Method calculations.

2.6 Developed Mitigated Site

Analysis of the post-development peak flows indicated an increase from pre-development flows due to the increase in impervious area. To ensure non-worsening of pre-development peak flows discharged from the site, stormwater detention is required.

It is proposed to provide a Bio Retention Basin to manage the increased fraction impervious of the developed site. The Bio-Retention Basin will mitigate the post development flow to ensure no increase in peak flow discharged from site.



The Bio-Retention Basin has been sized to ensure that the pre-development peak discharge shall not be exceeded for the 0.5EY to 1%AEP events. The detention tank is to have the following characteristics:

- 788KL Bio-retention Basin with the following outlets:
 - Orifice 1: 470mm diameter orifice at top of EDD
 - Orifice 2: 300mm diameter orifice at top of EDD + 0.71m
 - Orifice 3: 300mm diameter orifice at top of EDD + 0.73m
 - Orifice 4: 800mm wide x 150mm high weir at top of EDD + 1.0m
 - Orifice 5: 350mm wide x 150mm high weir at top of EDD + 1.01m
- Emergency Overflow Weir 8.0m wide at top of EDD + 1.40m

A summary of the Bio-retention Basin performance in mitigating the post-development flow is presented in Table 2-9 below:

Table 2-9 | Pre vs Mitigated Development Flow Rates

AEP (%)	Storm Event	Pre-Development Peak Flow Discharge (m ³ /s)	Storm Event	Post-Development Peak Flow Discharge (m ³ /s)	Difference in Discharge (m ³ /s)
0.5EY	30min Storm 9	0.302	15min Storm 6	0.299	-0.003
0.2EY	25min Storm 8	0.423	15min Storm 6	0.413	- 0.010
10%	25min Storm 8	0.512	15min Storm 7	0.512	Even
5%	25min Storm 8	0.602	15min Storm 8	0.601	- 0.001
2%	25min Storm 8	0.751	15min Storm 3	0.743	- 0.008
1%	25min Storm 8	0.845	15min Storm 3	0.843	- 0.002

The information presented in the above table demonstrates non-worsening of pre-development peak flows. As shown, the introduction of the Bio-Retention Basin has mitigated the post-development peak flows to level at or below pre-development flows.

Additional information regarding the Bio-Retention Basin can be seen on the Concept plans in Appendix E

2.6.1 Overflow Scenarios

The detention pipework may overflow in situations where:

- The downstream connection point is flowing part full/ full, or
- The detention orifice outlets or downstream lines become blocked, or
- Flows exceed the 1% AEP capacity of the detention pipework.

In these situations, surcharging flows will discharge over the emergency overflow weir in the Bio-Retention basin and over the Portal Street Frontage and into the existing overland flow path. It is noted that in the overflow scenarios the detention pipework will not mitigate flows.

2.7 Changes to Flow Characteristics

As detailed above, and except for overflow situations, peak stormwater discharges are mitigated in the post-development scenario by the introduction of Bio-Retention Basin.

It is noted that the proposed development retains the existing lawful points. This drainage solution is not expected to provide an actionable nuisance to upstream or downstream properties due to the following:

- Mitigated post-development surface and roof water flows will discharge to the existing receiving stormwater drainage infrastructure on Dowding and Portal Street, respectively.



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 6.305 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,
- Diversion Drains
- Provide a series of protection bunds around stormwater inlets, and
- Sediment Basins

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?	YES
Will result in six or more dwellings; OR	NO	Operational Works	Yes/ No?
Will result in an impervious area greater than 25% of the NET development area?	NO	Operational work for an urban purpose that involves disturbing a land area 2500m ² or greater in size?	NO

The above SPP benchmarks have been triggered on the development. The Local government assessment will be considered as well however it will be necessary for the development to implement formal stormwater quality treatment to manage stormwater.

3.1.4 Local Government Assessment

Table 3-2 | State Quality – Local Government Assessment Triggers

Development Application Types		
Development Types	Stormwater Quality Triggers	
	Stormwater quality management, waterway stability management, frequent flow management	Yes, No or N/A?
Material change of use for and Preliminary Approvals	For development involving a site area of 2,500m ² or more, or six or more residential lots or dwellings:	NO
Reconfiguration of Lot	For development involving a site area of 2,500m ² or more, or six or more residential lots or dwellings:	YES
Operational Works	For development involving a site area of 2,500m ² or more, or six or more residential lots or dwellings:	NO

As the Local Government benchmarks have been triggered the site has been identified as high risk and the development is required to provide formal stormwater quality treatment in accordance with the Water by Design guidelines.



3.1.5 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 3-3 | 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 Sulphate Soils, Cement Slurry, Wash Water
Thermal Pollution	Vehicles and Machinery, Increased Impervious Areas

3.1.6 Water Quality Objectives

The State Planning Policy 2017 and Local Government Planning Policies have been triggered with the proposed development. Table 4-4 below provides a summary of the percentage reduction targets in accordance with the State Planning Policy.

Table 3-4 | Summary Water Quality Objectives

Indicators	% Reduction Required to Meet WQO's
Total Suspended Solid (TSS)	80%
Total Phosphorus (TP)	60%
Total Nitrogen (TN)	45%
Gross Pollutants (GP)	90%

3.2 Music Modelling

MUSICX Version V1.50 was used to assess pollutants and the performance of the proposed stormwater treatment train to be adopted for this development. Modelling was undertaken in accordance with "Water by Design – Music Modelling Guidelines Version 3 – 2018".

The proposed development has adopted a development site density of 40 dwellings/ha in accordance with Water by Design -Music Modelling Guidelines Version 3 - 2018 "Table 3.4 Typical Surface-Type Splits." An extract of the guideline is provided below in Figure 4-3.

TABLE 3.4 TYPICAL SURFACE-TYPE SPLITS

DEVELOPMENT TYPE	MUSIC SURFACE TYPE NODE		
	ROAD	ROOF	GROUND
Residential 10 dwellings/ha	25	25 (based on 250 m2 roof area)	50
Residential 15 dwellings/ha	25	32.5 (based on 215 m2 roof area)	42.5
Residential 40 dwellings/ha	30	35	35
Residential 80+ dwellings/ha	32.5	35	32.5
Industrial	30	50	20
Commercial	30	50	20

Figure 4-3 Table 3.4 Typical Surface-Type Splits

Table 3-5 Rainfall Data

Rainfall Data & Modelling Parameters Entire % Reduction	
Council	Brisbane City Council (BCC)
Station ID	040211
Station Name	Archerfield
Climate Period for MUSIC	1/01/1982 to 31/12/1991
Time Step Adopted	6mins

The following Mean Potential Evapo-Transpiration Values were obtained from 'Water by Design – Music Modelling Guidelines Version 1.0 – 2010' and the below table represented the values adopted for this MUSIC model.

Table 3-6 Mean Potential Evapo-Transpiration Values

Mean Potential Evapo-Transpiration (mm/day) (Climate of Australia)											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
6	5.14	4.61	3.5	2.35	2.07	2.006	2.65	3.67	5.48	5.53	6.1

3.2.1 Rainfall Runoff Parameters

The following recommended MUSIC rainfall run-off parameters were obtained from 'Water by Design – Music Modelling Guidelines Version 1.0 – 2010' and the below table represented the values adopted for this MUSIC model.

Table 4-7 Rainfall Runoff Parameters

Parameter	Urban Residential	Commercial & Industrial	Rural Residential	Forested
Rainfall Threshold (mm)	1	1	1	1
Soil Storage Capacity (mm)	500	18	98	120
Initial Storage (% Capacity)	10	10	10	10
Field Capacity (mm)	200	80	80	80
Infiltration Capacity Coefficient a	211	243	84	200
Infiltration Capacity Exponent b	5.0	0.6	3.3	1.0
Initial Depth (mm)	50	50	50	50
Daily Recharge Rate (%)	28	10	100	25
Daily Baseflow Rate (%)	27	31	22	3
Daily Deep Seepage Rate (%)	0	0	0	0

NOTE: The highlighted columns represent the rainfall runoff parameters adopted for the development.

3.2.2 Pollutant Export Parameters

The following pollutant export parameters were obtained from 'Water by Design – Music Modelling Guidelines Version 1.0 – 2010' and the below table represented the values adopted for this MUSIC model.

Table 4-8 Pollutant Generation Inputs

Land Use	Flow Type	Surface Type	Total Suspended Solids (Log10 mg/L)		Total Phosphorus (Log10 mg/L)		Total Nitrogen (Log10 mg/L)	
			Mean	Std Deviation	Mean	Std Deviation	Mean	Std Deviation
URBAN RESIDENTIAL	Baseflow Parameters	Roof	N/A	N/A	N/A	N/A	N/A	N/A
		Roads	1.00	0.34	-0.97	0.31	0.20	0.20
		Ground Level	1.00	0.34	-0.97	0.31	0.20	0.20
	Stormflow Parameters	Roof	1.30	0.39	-0.89	0.31	0.26	0.23
		Roads	2.43	0.39	-0.30	0.31	0.26	0.23
		Ground Level	2.18	0.39	-0.47	0.31	0.26	0.23
INDUSTRIAL	Baseflow Parameters	Roof	N/A	N/A	N/A	N/A	N/A	N/A
		Roads	0.78	0.45	-1.11	0.48	0.14	0.20
		Ground Level	0.78	0.45	-1.11	0.48	0.14	0.20
	Stormflow Parameters	Roof	1.30	0.44	-0.89	0.36	0.25	0.32
		Roads	2.43	0.44	-0.30	0.36	0.25	0.32
		Ground Level	1.92	0.44	-0.59	0.36	0.25	0.32
COMMERCIAL	Baseflow Parameters	Roof	N/A	N/A	N/A	N/A	N/A	N/A
		Roads	0.78	0.39	-0.60	0.50	0.32	0.30
		Ground Level	0.78	0.39	-0.60	0.50	0.32	0.30
	Stormflow Parameters	Roof	1.30	0.38	-0.89	0.34	0.37	0.34
		Roads	2.43	0.38	-0.30	0.34	0.37	0.34
		Ground Level	2.16	0.38	-0.39	0.34	0.37	0.34

NOTE: The highlighted columns represent the pollutant export parameters adopted for the development.

3.3 Stormwater Quality Management Strategy

The below MUSICX model seeks to meet the applicable Water Quality Objectives by selecting and testing various stormwater management methods. The adopted 'stormwater treatment train' for this development is illustrated below:

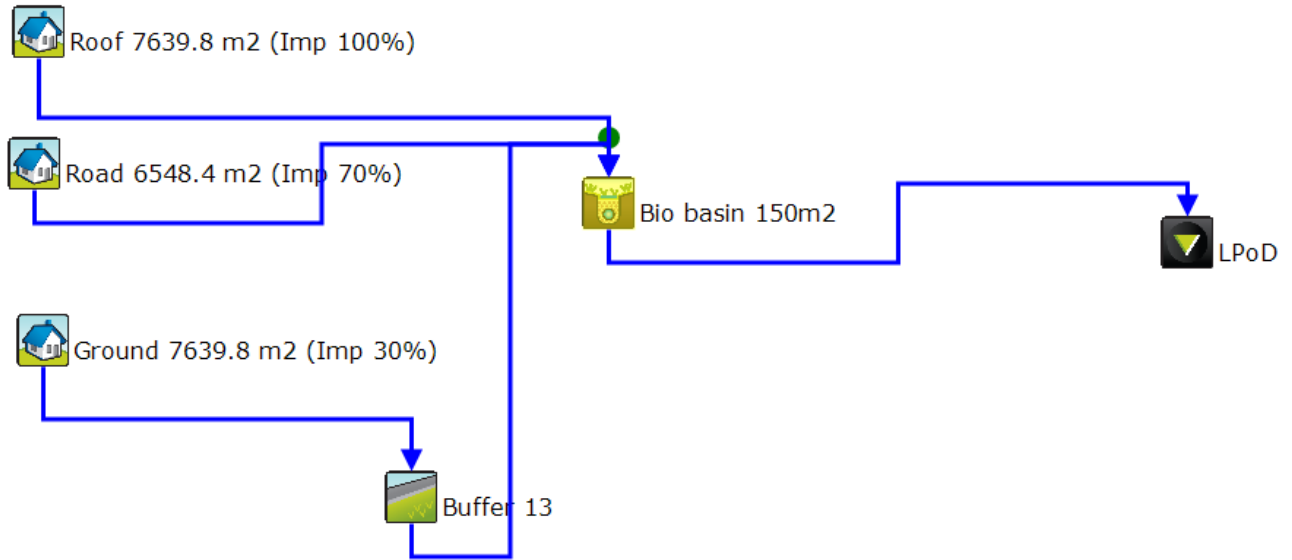


Figure 4-4 Music Model – Treatment Train

The proposed stormwater treatment train will consist of:

- All future roof areas and captured ground areas from each lot is to be collected and discharged to the interallotment drainage system of the proposed kerb and channel. The stormwater infrastructure will direct captured flows to the proposed Bio-Retention Basin sediment forebay.
- Runoff exceeding the stormwater infrastructure capacity will be redirected down the Bio-Retention Basin access driveway for treatment.

3.3.1 Bioretention Areas

The majority of the site has the opportunity to be treated by conventional means. It is proposed to construct a Bio-Retention Basin to treat the catchment discharge. The Bio-Retention Basin will capture the majority of the subdivision area as well as the upstream catchment of 87 Portal street. Treated flows from the Bio-Retention Basin will be directed to the lawful point of discharge nominated in section 2.6 of this report. When sizing bio basins in the MUSIC model, the surface area allocated for each of the bio basins was calculated from the filter area and extended detention areas to ensure an appropriate value was assigned.

The overall treatment of pollutants within the music model indicated that the use of Gross Pollutant Traps is not required as part of the stormwater quality treatment train.

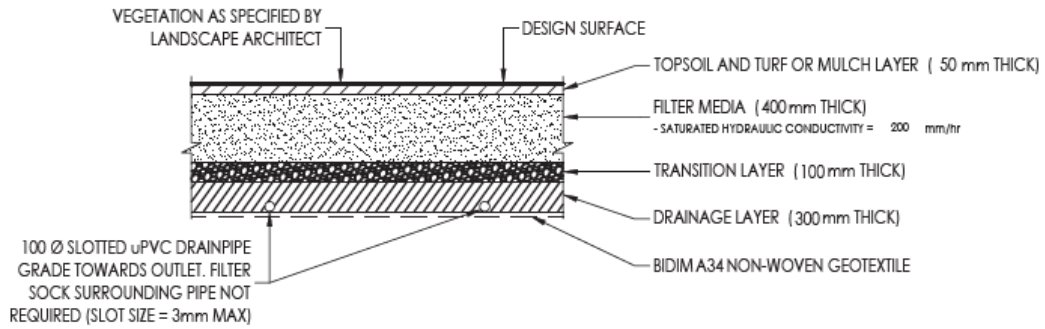


Figure 4-5 Typical Bio-Retention Basin Section

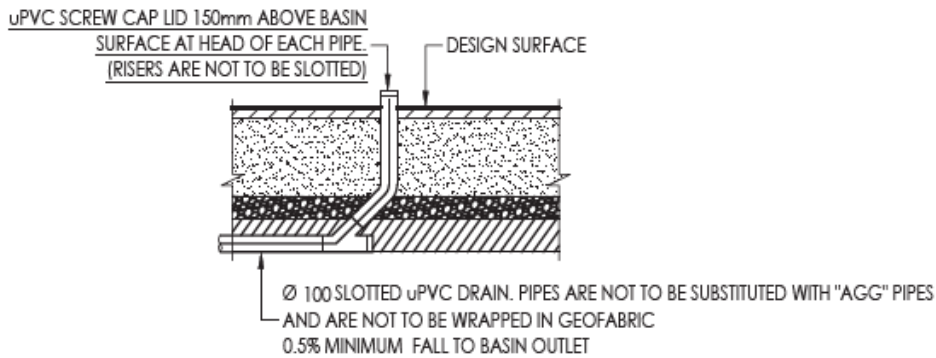


Figure 4-6 Typical Subsoil Drain Cleanout Detail

Table 4-9 below details the proposed parameters of the bioretention basins used within the MUSIC model.

Table 4-9 Pollutant Generation Inputs

Parameter	Value Adopted
	Bio-Retention Basin
Filter Area (m ²)	150
Surface Area (m ²)	200
Unlined Filter Media (m)	0
Extended Detention Depth (m)	0.3
Filter Depth (m)	0.4
Filter Media Hydraulic Conductivity (mm/hr)	200
Equivalent Overflow Weir Width (m)	8.0

3.4 Music Analysis and Results

A MUSIC analysis was carried out on the proposed development site based on the “treatment train” shown in Figure 4-4. The results of the annual pollutant load reductions based on the above design calculations are shown below.

Table 4-10 Summary of Pollutant Targets for Treatment Train

Indicator	WQO's Target	WQO's Achieved	Objectives Met
TSS (Total Suspended Solids)	80%	82.65%	YES
TP (Total Phosphorus)	60%	75.57%	YES
TN (Total Nitrogen)	45%	49.93%	YES
GP (Gross Pollutants)	90%	100%	YES



3.5 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. Construct sediment basin.
4. Install sediment fences along the lower boundary of the development works.
5. 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.
6. 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	<ul style="list-style-type: none"> Installation of construction exit. Construct temporary erosion and sediment control measures such as silt fencing and perimeter banks 	Week 1 Week 1
Construction	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 174,184, 188 Dowding Street and 88 Portal Street, Oxley QLD, 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. To meet this requirement, a Bio-retention is proposed, details of the detailed mitigation modelling is included in the section below.

The Bio-Retention Basin has been sized to ensure that the pre-development peak discharge shall not be exceeded for the 0.5EY to 1% AEP events. The Bio-Retention basin is to have the following characteristics:

- 788KL Bio-retention Basin with the following outlets:
 - Orifice 1: 470mm diameter orifice at top of EDD
 - Orifice 2: 300mm diameter orifice at top of EDD + 0.71m
 - Orifice 3: 300mm diameter orifice at top of EDD + 0.73m
 - Orifice 4: 800mm wide x 150mm high weir at top of EDD + 1.0m
 - Orifice 5: 350mm wide x 150mm high weir at top of EDD + 1.01m
- Emergency Overflow Weir 8.0m wide at top of EDD + 1.40m

Additional information regarding the Bio-Retention Basin can be seen within Appendix E.

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 but did trigger the local government benchmarks. Therefore, formal stormwater quality treatment will be provided in accordance with the Water by Design guidelines.

The proposed stormwater treatment train will consist of:

- All future roof areas and captured ground areas from each lot is to be collected and discharged to the interallotment drainage system of the proposed kerb and channel. The stormwater infrastructure will direct captured flows to the proposed Bio-Retention Basin sediment forebay.
- Runoff exceeding the stormwater infrastructure capacity will be redirected down the Bio-Retention Basin access driveway for treatment.

During the construction phase, a sediment basin, 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



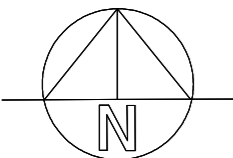
APPENDIX A
PROPOSED DEVELOPMENT LAYOUT

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Email: adrian@rcs.net.au
Mob: 0401338071



REVISION NOTES : -	Horizontal Co-Ord System	MGA2020	Contour Interval	Level Datum	Client	Project	PLAN OF PROPOSED SUBDIVISION LOTS 1 - 34 & 200 CANCELLING LOTS 1 & 2 ON RP78601, LOT 10 ON RP53326 & LOT 5 ON RP84471					
	Horizontal Co-Ord Origin		Level Origin	Value								Computer File
	Easting	Northing	Surveyed	BC	Date	06/11/25	1:800	1850	OXLEY	1850_P2	A	
	Azimuth	MGA	Field Book	TSC5BC	Drawn	DM	Date	12/11/25	C:\PROJECTS\1850			



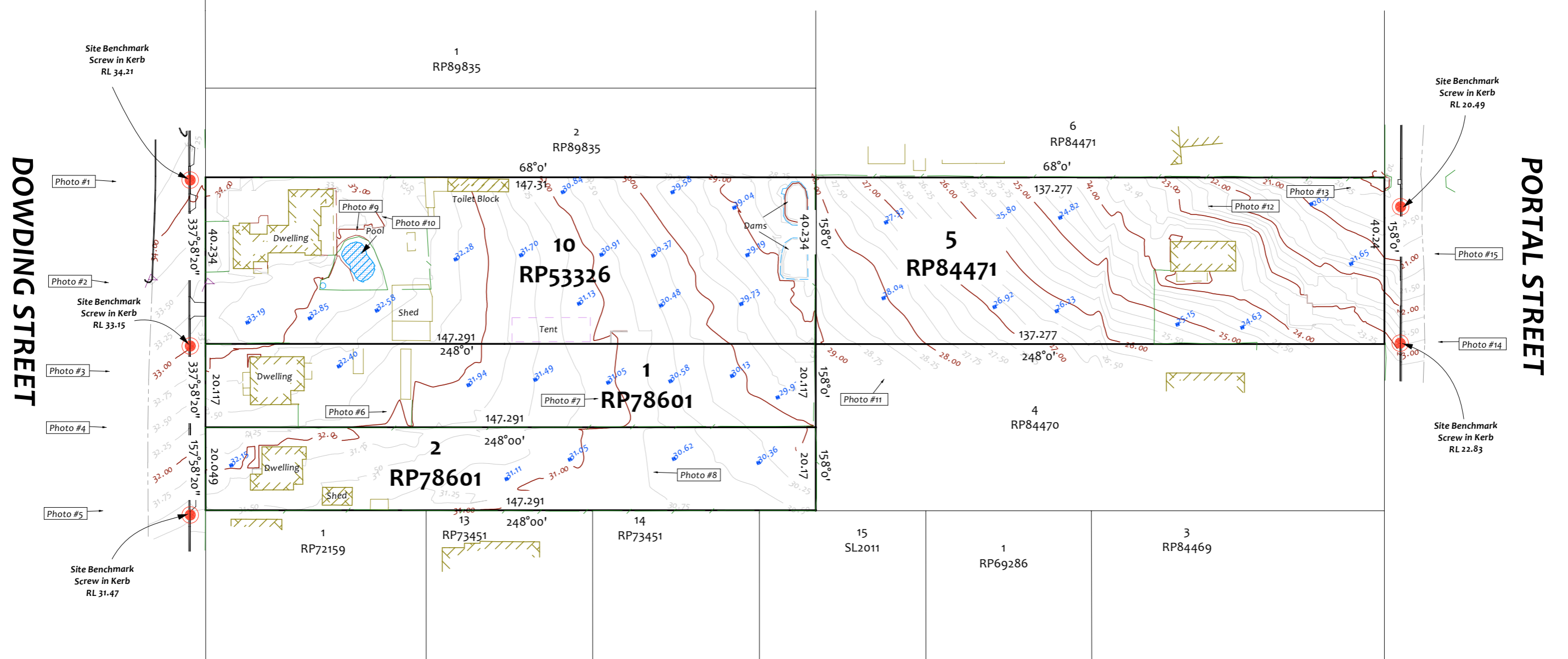
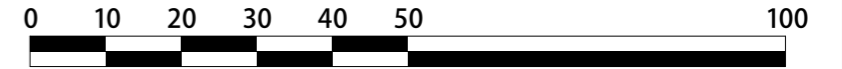
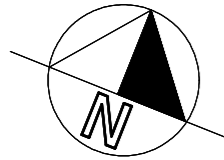
APPENDIX B
DETAILED SURVEY

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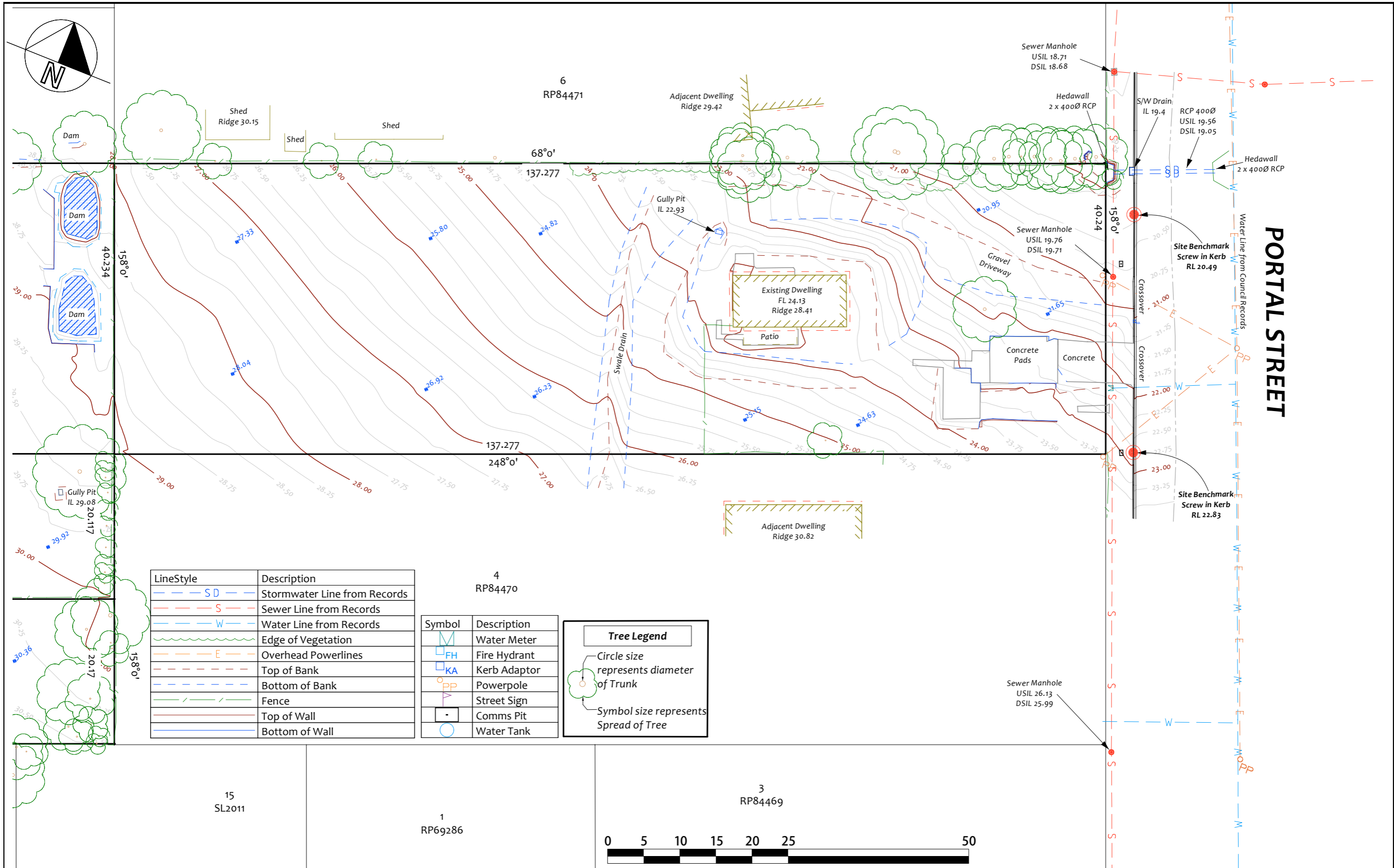
NOTE :-
THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY.

NOTE: - DISCREPANCIES HAVE BEEN OBSERVED BETWEEN SUBJECT PLANS AND RECENT SURVEYS. IDENTIFICATION SURVEY RECOMMENDED TO DEFINE BOUNDARY LINES FOR SUBJECT LOTS.

Horizontal Co-Ord Datum		Contour Interval 0.25m		Level Datum AHD-D	
Horizontal Co-Ord Origin		Level Origin PM72024		Value 51.446m	
Easting	Northing	Surveyed R.T	Date	25/07/24	
Azimuth SP251994	Field Book TSC5	Drawn R.T	Date	09/08/24	

ONF SURVEYORS
Brisbane & Sunshine Coast - Ph. 5422 0200
South Burnett & Western Downs - Ph.4162 2647
Email: admin@onfsurveyors.com.au

Client Calypso 23 Pty Ltd		Project Contour and Detail Survey Over Lots 10 on RP53326, 1 & 2 on RP78601 & 5 on RP84471 174, 184, 188 Dowding Street & 81 Portal Street			
Computer File M:\...BRISBANE\...12417...	Scale (A3) 1:1000	Job No. 12417	Locality OXLEY	Drawing Number 12417_D1	Rev Sheet - 1 OF 3



PORTAL STREET

LineStyle	Description
	Stormwater Line from Records
	Sewer Line from Records
	Water Line from Records
	Edge of Vegetation
	Overhead Powerlines
	Top of Bank
	Bottom of Bank
	Fence
	Top of Wall
	Bottom of Wall

Symbol	Description
	Water Meter
	Fire Hydrant
	Kerb Adaptor
	Powerpole
	Street Sign
	Comms Pit
	Water Tank

Tree Legend

Circle size represents diameter of Trunk

Symbol size represents Spread of Tree

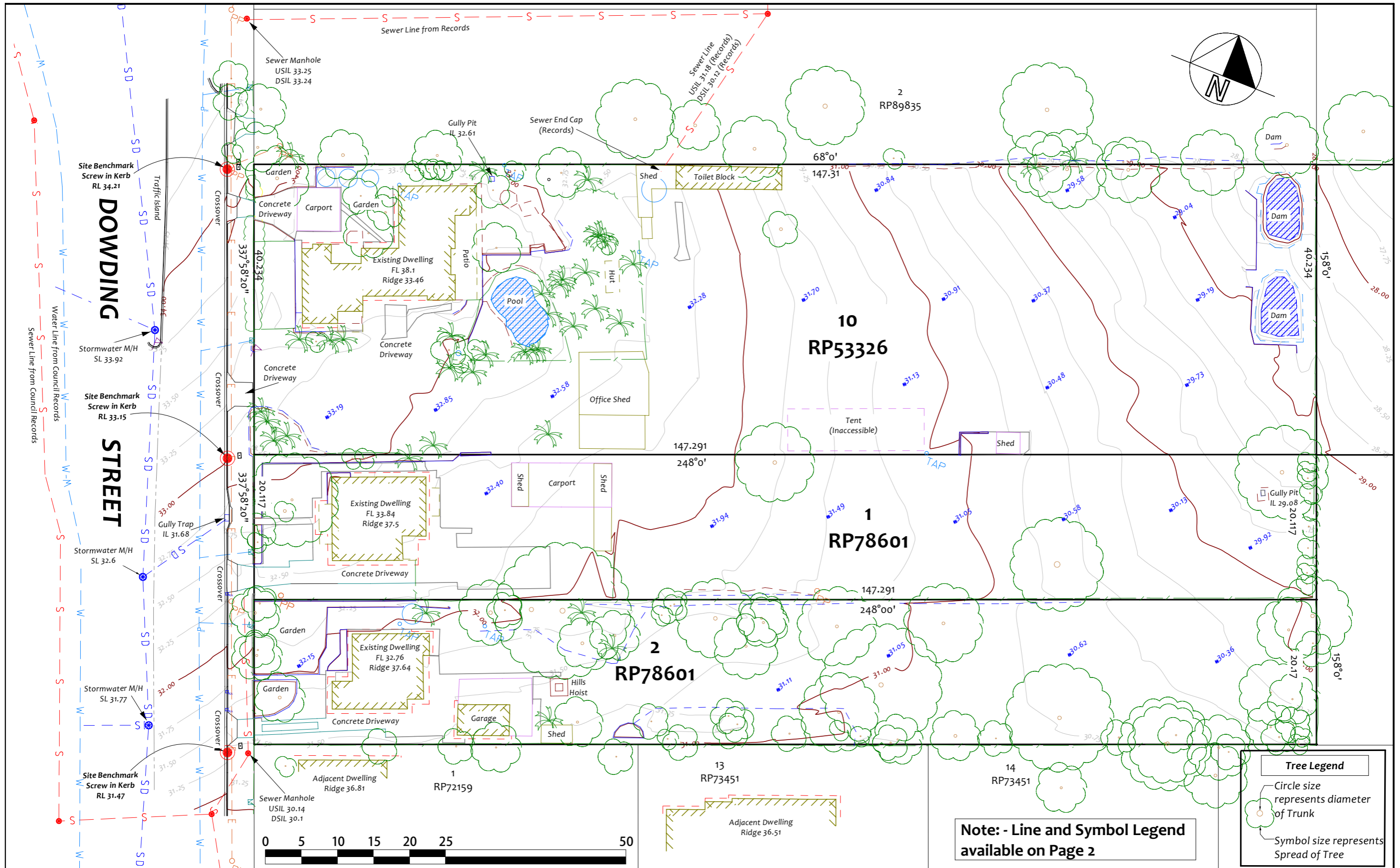
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Horizontal Co-Ord Origin		Level Origin PM72024		Value 51.446m	
Easting	Northing	Surveyed R.T	Date	25/07/24	
Azimuth SP251994	Field Book TSC5	Drawn R.T	Date	09/08/24	

ONF SURVEYORS
Brisbane & Sunshine Coast - Ph. 5422 0200
South Burnett & Western Downs - Ph.4162 2647
Email: admin@onfsurveyors.com.au

Client Calypso 23 Pty Ltd		Project Contour and Detail Survey Over Lots 10 on RP53326, 1 & 2 on RP78601 & 5 on RP84471 174, 184, 188 Dowling Street & 81 Portal Street			
Computer File M:\...BRISBANE\...12417...	Scale (A3) 1:500	Job No. 12417	Locality OXLEY	Drawing Number 12417_D1	Rev Sheet - 2 OF 3



Tree Legend

- Circle size represents diameter of Trunk
- Symbol size represents Spread of Tree

Note: - Line and Symbol Legend available on Page 2

NOTE :-
 THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND NOT BY FIELD SURVEY.

NOTE: - DISCREPANCIES HAVE BEEN OBSERVED BETWEEN SUBJECT PLANS AND RECENT SURVEYS. IDENTIFICATION SURVEY RECOMMENDED TO DEFINE BOUNDARY LINES FOR SUBJECT LOTS.

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Horizontal Co-Ord Origin		Level Origin PM72024		Value 51.446m	
Easting	Northing	Surveyed R.T	Date	25/07/24	
Azimuth SP251994	Field Book TSC5	Drawn R.T	Date	09/08/24	

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Computer File M:\...BRISBANE\...12417...	Scale (A3) 1:500	Job No. 12417	Locality OXLEY	Drawing Number 12417_D1	Rev Sheet - 3 OF 3

APPENDIX C
BCC Floodwise Property Report

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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.

Property Information Summary

The following table provides a summary of flood information for this property. More detailed flood level information is provided in the following sections of this report.

Property Summary	Level (mAHD) / Comment	Data Quality Code
Minimum ground level	19.7	C
Maximum ground level	29.0	C
Indicative existing floor level	24.3	C

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
		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 or 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.

Property development flags

Overland flow path - Mapping indicates this property may be located within an overland flow path. Overland flow flooding usually occurs when the capacity of the underground piped drainage system is exceeded and/or when the overland flow path is blocked. It is recommended you consult a Registered Professional Engineer of Queensland (RPEQ) to determine this property's habitable floor level and flooding depth. Please refer to Council's planning scheme for further information.

Large allotment - This property is either a Large Allotment of over 1000 square metres or is located within a Large Allotment. Flood levels may vary significantly across allotments of this size. Further investigations may be warranted in determining the variation in flood levels and the minimum habitable floor level across the site.
For more information or advice, please consult a Registered Professional Engineer of Queensland (RPEQ).

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.


THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

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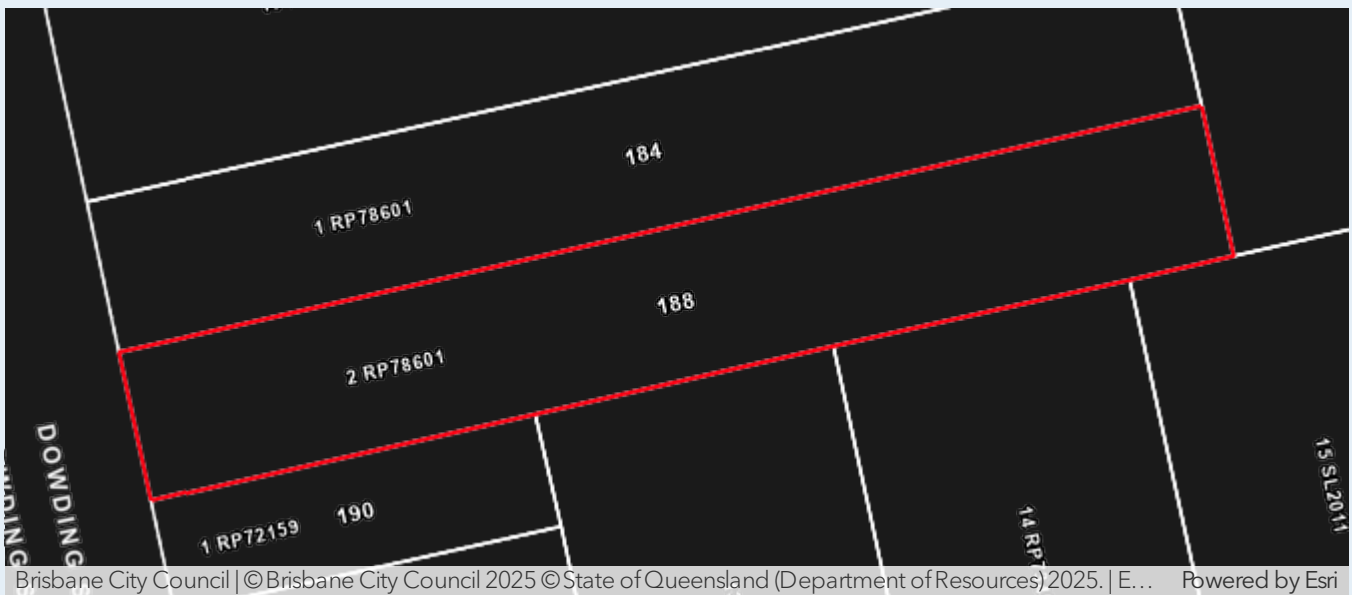
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APPENDIX D
RATIONAL METHOD CALCULATIONS

RCS

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RATIONAL CALCULATION PRE vs POST DEVELOPMENT

Spreadsheet based on QUDM 5.02, "The Rational Method"

Project Number C25103
 Project Address 174, 184, 188 Dowding Street, 88 Portal Street, Oxley QLD 4075
 Description Preliminary Investigation
 Designer Adrian Rodgers
 Date 26-Nov-25



PRE-DEVELOPMENT CASE	
Catchment Area (ha)	1.9751
F_i	0.2
Adopted C_{10}	0.71
T_c (min.)	20

(10,000m² = 1 ha)
 Fraction of Impervious
 Co-efficient of Run-Off (C_{10})
 Time of Concentration

POST-DEVELOPMENT CASE	
Catchment Area (ha)	2.1828
F_i	0.8
Adopted C_{10}	0.85
T_c (min.)	13

(10,000m² = 1 ha)
 Fraction of Impervious
 Co-efficient of Run-Off (C_{10})
 Time of Concentration

Flood Event AEP (%)	Existing $C_y = F_y \times C_{10}$	Post Development $C_y = F_y \times C_{10}$	RAINFALL 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			
0.5EY	0.604	0.723	82.4 mm / hr	101 mm / hr	0.273	0.442	0.169
0.2EY	0.675	0.808	104 mm / hr	127 mm / hr	0.385	0.622	0.237
10	0.710	0.850	120 mm / hr	147 mm / hr	0.467	0.758	0.291
5	0.746	0.893	138 mm / hr	168 mm / hr	0.564	0.909	0.345
2	0.817	0.978	161 mm / hr	196 mm / hr	0.721	1.162	0.441
1	0.852	1.000	178 mm / hr	217 mm / hr	0.832	1.316	0.484

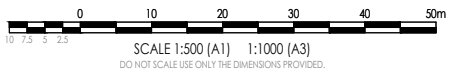
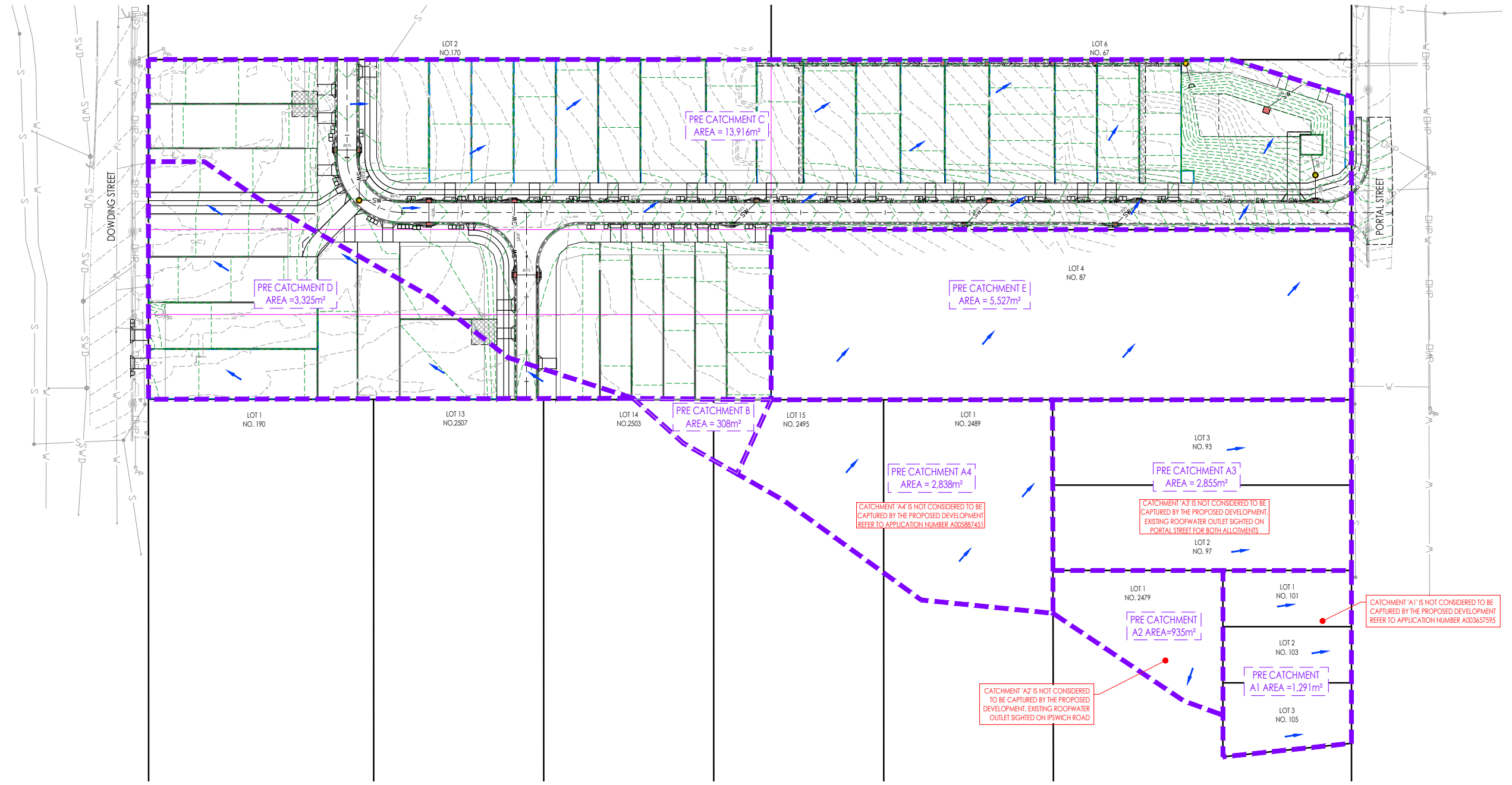
Where Coefficients of Runoff calculated from the above equation exceed 1.00, they should be arbitrarily set to 1.00. QUDM Table 5.04.3

Rational Method	Rational Method
$Q = CIA / 360$	$Q = CIA / 360$

APPENDIX E
CONCEPT PLANS

RCS

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CONCEPT PRE STORMWATER CATCHMENT LAYOUT PLAN
SCALE 1 : 500

LEGEND	
---5.50---	EXISTING SURFACE CONTOURS
---5.50---	FINISHED SURFACE CONTOURS
---	PROPOSED LOT BOUNDARY
---	REDUNDANT LOT BOUNDARY
---	EXISTING 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
---	PROPOSED STORMWATER DRAINAGE
---	STORMWATER CATCHMENT AREA
---	STORMWATER FLOW ARROWS

DISCLAIMER:
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AMENDMENTS			
NO.	DATE	DESCRIPTION	DRAWN
A	25.11.2025	PRELIMINARY ISSUE	ML
B	26.11.2025	ISSUE FOR APPROVAL	ML
C	11.12.2025	UPDATES FOLLOWING TRAFFIC ENGINEER COMMENTS	ML



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APPROVED: [Signature]
On behalf of Rodgers Consulting Services
RPEQ: 31882

DATE: 13-12-2025

DRAWN: ML
DESIGN: AR
CHECKED: AR
SUPERVISOR: AR

NORTH: [North Arrow]

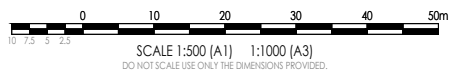
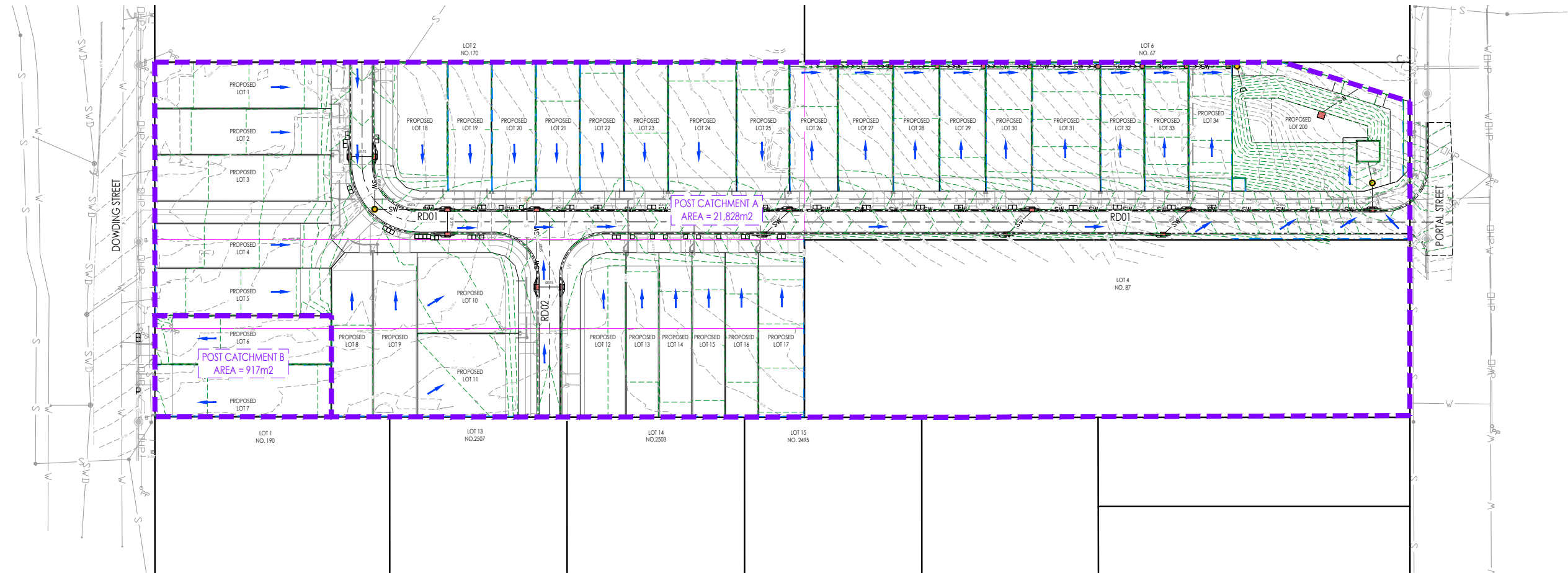
RP DESCRIPTION: LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471
SCALE: 1 : 500 ORIG. DRG. SIZE A1

CLIENT: CALYPSO 23 PTY LTD

PROJECT: 174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075

TITLE: CONCEPT PRE STORMWATER CATCHMENT LAYOUT PLAN

APPROVAL	
JOB NO.	C25103
DRAWING NO.	SK01
REVISION:	C



CONCEPT POST STORMWATER CATCHMENT LAYOUT PLAN
SCALE 1 : 500

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LEGEND	
---5.50---	EXISTING SURFACE CONTOURS
---5.50---	FINISHED SURFACE CONTOURS
---	PROPOSED LOT BOUNDARY
---	REDUNDANT LOT BOUNDARY
---	EXISTING 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
---	PROPOSED STORMWATER DRAINAGE
---	STORMWATER CATCHMENT AREA
---	STORMWATER FLOW ARROWS

AMENDMENTS			
NO.	DATE	DESCRIPTION	DRAWN
A	25.11.2025	PRELIMINARY ISSUE	ML
B	26.11.2025	ISSUE FOR APPROVAL	ML
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NORTH:

RP DESCRIPTION:
LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471

SCALE: 1 : 500 **ORIG. DRG. SIZE:** A1

APPROVED:
On behalf of Rodgers Consulting Services

DATE: 13-12-2025

RREQ: 31882

DRAWN: ML **DESIGN:** AR

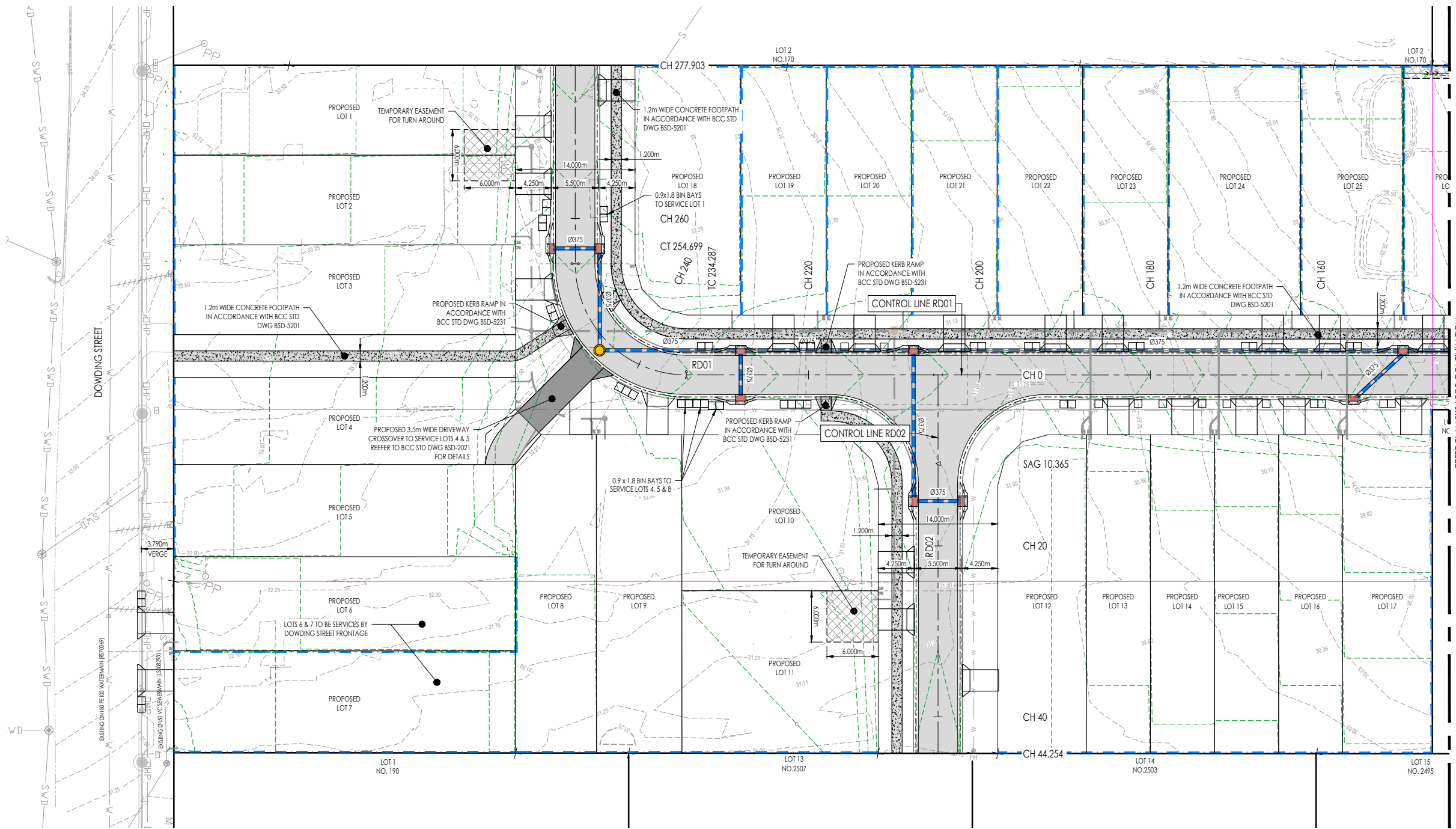
CHECKED: AR **SUPERVISOR:** AR

CLIENT: CALYPSO 23 PTY LTD

PROJECT: 174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075

TITLE: CONCEPT POST STORMWATER CATCHMENT LAYOUT PLAN

APPROVAL	
JOB NO.	C25103
DRAWING NO.	SK02
REVISION:	C



CONCEPT ROADWORKS & STORMWATER DRAINAGE PLAN - SHEET 1 OF 2

SCALE 1:250 (A1) 1:500 (A3)
DO NOT SCALE USE ONLY THE DIMENSIONS PROVIDED.

SCALE 1:250

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LEGEND	
--- 5.50 ---	EXISTING SURFACE CONTOURS
--- 5.50 ---	FINISHED SURFACE CONTOURS
---	PROPOSED LOT BOUNDARY
---	REDUNDANT LOT BOUNDARY
---	EXISTING 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
---	PROPOSED STORMWATER DRAINAGE
⊙	STORMWATER STRUCTURE NUMBER
⊙	STORMWATER FIELD INLET
⊙	STORMWATER MANHOLE
⊙	STORMWATER CATCHPITS
---	RETAINING WALL
---	PROPOSED FOOTPATH
---	PROPOSED ROAD PAVEMENT
---	PROPOSED DRIVEWAY
---	PROPOSED PAVEMENT OVERLAY
---	PROPOSED EASEMENT
---	PROPOSED KERB & CHANNEL

AMENDMENTS			
NO.	DATE	DESCRIPTION	DRAWN
A	25.11.2025	PRELIMINARY ISSUE	ML
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APPROVED:
On behalf of Rodgers Consulting Services
RPEC: 31882 DATE: 13-12-2025

DRAWN: ML
DESIGN: AR
CHECKED: AR
SUPERVISOR: AR

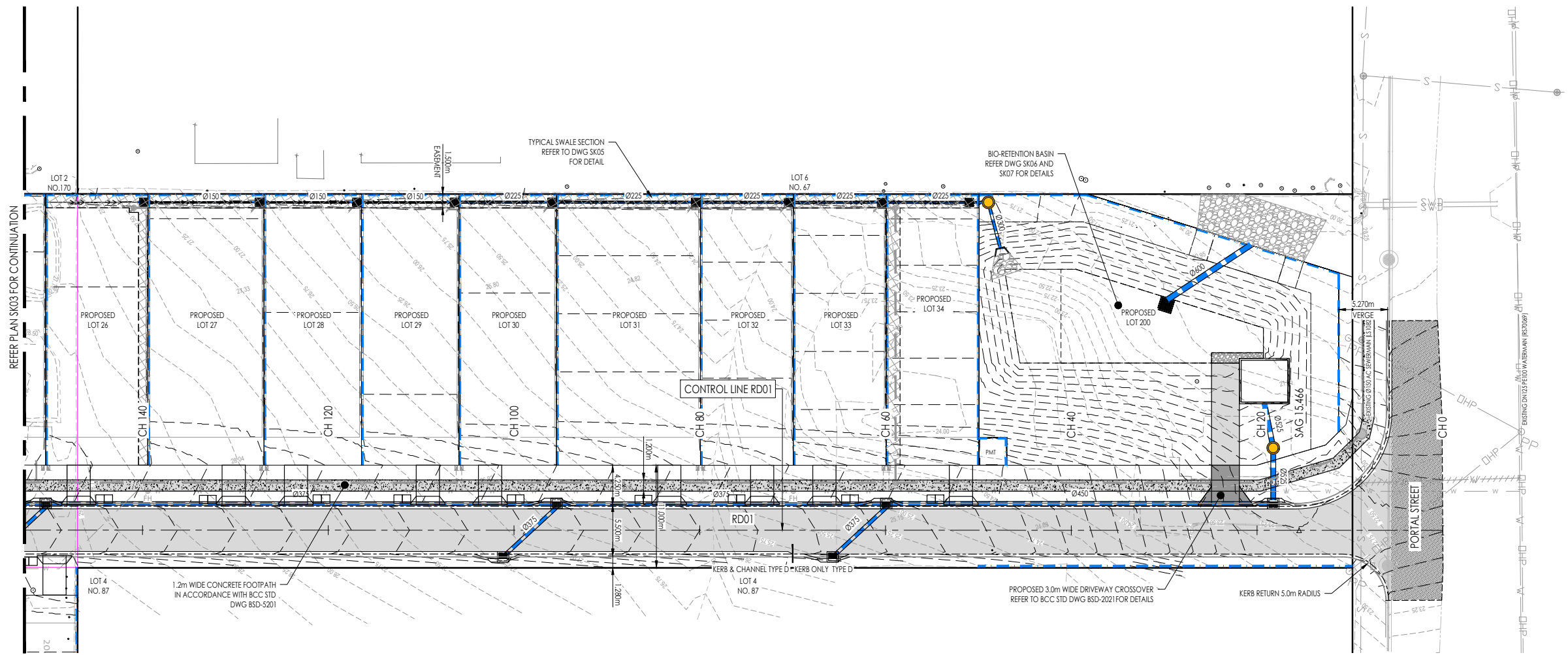
RP DESCRIPTION:
LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471
SCALE: 1:250 ORIG. DRG. SIZE A1

CLIENT:
CALYPSO 23 PTY LTD

PROJECT:
174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075

TITLE:
CONCEPT ROADWORKS & STORMWATER DRAINAGE PLAN - SHEET 1 OF 2

APPROVAL	
JOB NO.	C25103
DRAWING NO.	SK03
REVISION:	C



CONCEPT ROADWORKS & STORMWATER DRAINAGE PLAN - SHEET 2 OF 2
SCALE 1 : 250

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LEGEND					
---5.50---	EXISTING SURFACE CONTOURS	— T —	EXISTING TELSTRA LINE		PROPOSED FOOTPATH
---5.50---	FINISHED SURFACE CONTOURS	— NBN —	EXISTING NBN LINE		PROPOSED ROAD PAVEMENT
---	PROPOSED LOT BOUNDARY	— G —	EXISTING GAS LINE		PROPOSED DRIVEWAY
---	REDUNDANT LOT BOUNDARY	---	PROPOSED STORMWATER DRAINAGE		PROPOSED PAVEMENT OVERLAY
---	EXISTING LOT BOUNDARY	⊙ I/AE	STORMWATER STRUCTURE NUMBER		PROPOSED EASEMENT
— SWD —	EXISTING STORMWATER DRAINAGE	■	STORMWATER FIELD INLET		PROPOSED KERB & CHANNEL
— S —	EXISTING SEWER RETICULATION	●	STORMWATER MANHOLE		
— W —	EXISTING WATER RETICULATION	⊠	STORMWATER CATCHPITS		
— E —	EXISTING UNDERGROUND POWER	---	RETAINING WALL		
— OHP —	EXISTING OVERHEAD POWER				

AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	
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NORTH:	RP DESCRIPTION: LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471	CLIENT: CALYPSO 23 PTY LTD
APPROVED:	SCALE: 1 : 250	ORIG. DRG. SIZE A1
On behalf of Rodgers Consulting Services	DRAWN: ML	DESIGN: AR
RREQ: 31882	CHECKED: AR	SUPERVISOR: AR
DATE: 13-12-2025		

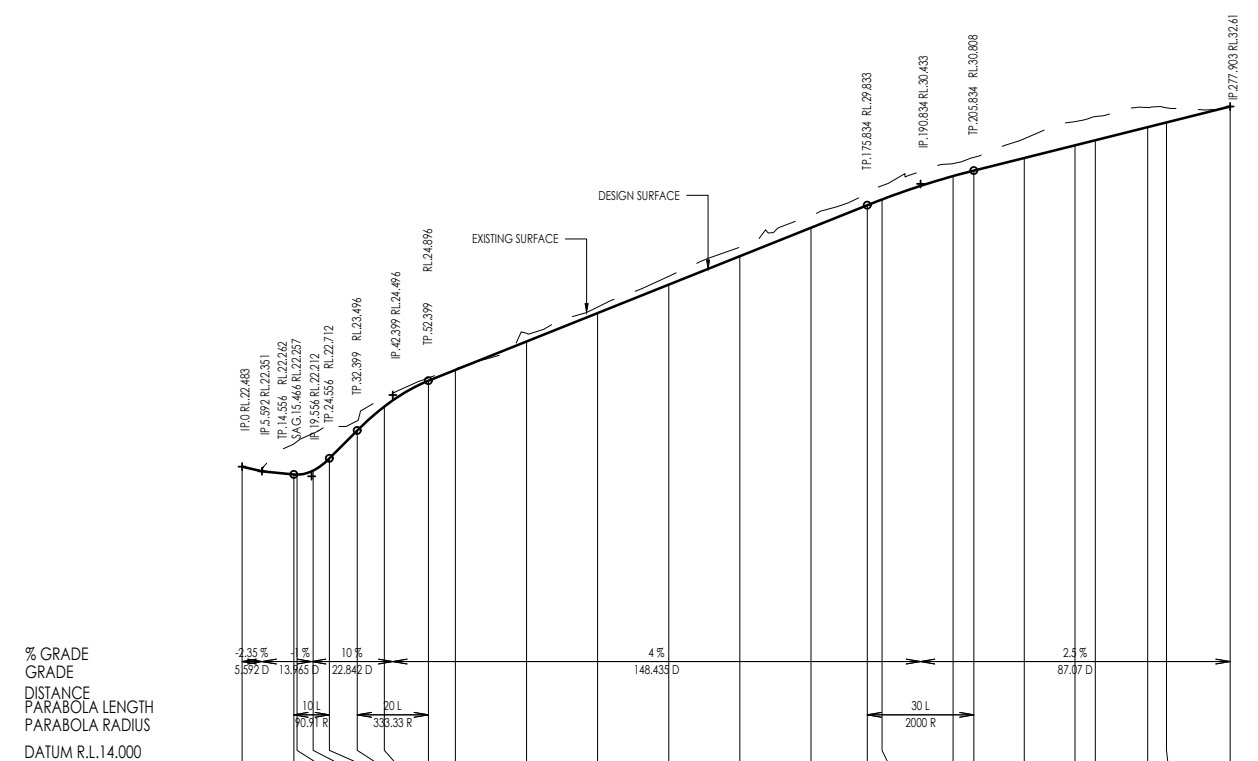
PROJECT: 174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075
TITLE: CONCEPT ROADWORKS & STORMWATER DRAINAGE PLAN - SHEET 2 OF 2

APPROVAL	
JOB NO. C25103	DRAWING NO. SK04
REVISION: C	



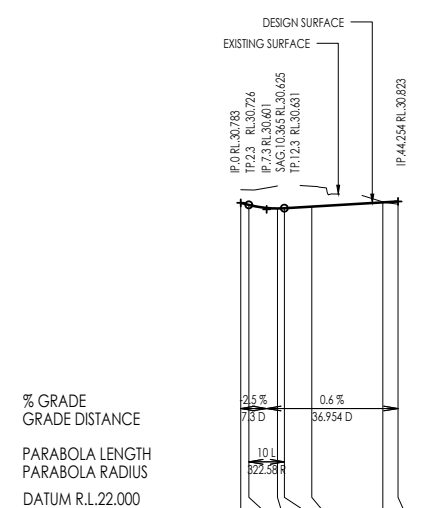
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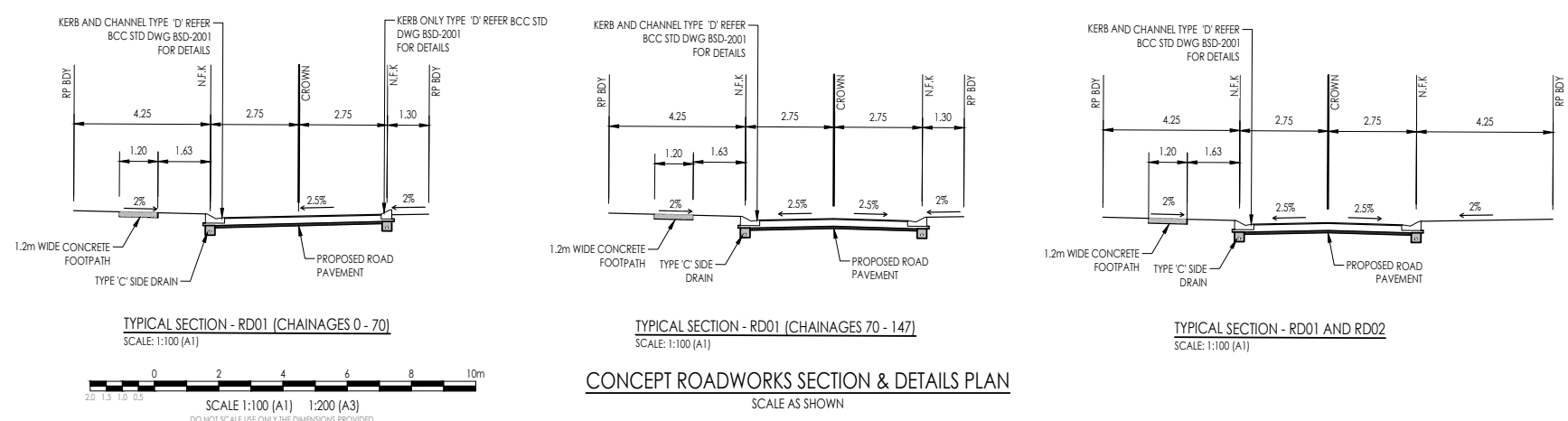
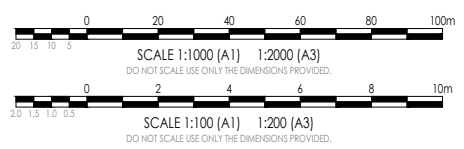
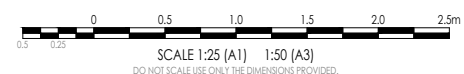
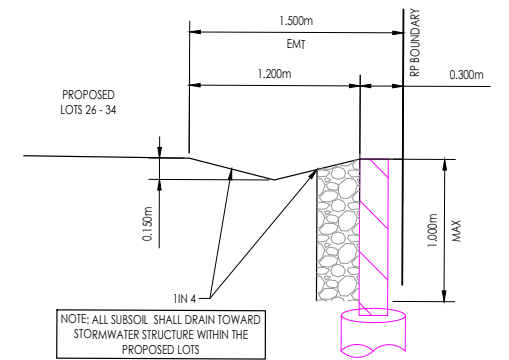
CHAINAGES	0	14.556	15.466	20	24.556	32.399	40	52.399	60	80	100	120	140	160	175.834	180	200	205.834	220	234.87	240	254.699	260	277.903	
LIP OF KERB RHS																									
LIP OF KERB LHS		22.319	22.315	22.428	22.681	23.553	24.227	24.953	25.258	25.947	26.743	27.543	28.343	29.143	29.776	29.938	30.597	30.751	31.105	31.462	31.605	31.973	32.105	32.553	
EXISTING SURFACE		23.122	23.188	23.418	23.681	23.772	24.433	24.976	25.231	26.229	26.989	27.855	28.653	29.549	30.15	30.383	31.004	31.179	31.703	32.186	32.328	32.583	32.574	32.105	32.553
CUT/FILL DEPTH		-0.861	-0.93	-1.047	-0.969	-0.776	-0.244	-0.08	-0.031	-0.229	-0.169	-0.235	-0.233	-0.349	-0.317	-0.387	-0.35	-0.371	-0.54	-0.666	-0.666	-0.53	-0.411	-0.076	0.076
FINISHED CENTRELINE RL	22.483	22.262	22.257	22.37	22.712	23.486	24.169	24.896	25.2	26	26.8	27.4	28.4	29.2	29.833	29.996	30.654	30.808	31.163	31.52	31.663	32.03	32.163	32.61	

HORIZ. CURVE RADIUS 13 R



CHAINAGES	0	2.3	10.365	12.3	20	40	44.254
LIP OF KERB RHS							
LIP OF KERB LHS		30.783	30.726	30.625	31.259	31.284	30.619
EXISTING SURFACE		31.151	31.147	31.259	31.284	31.25	30.619
CUT/FILL DEPTH		-0.368	-0.421	-0.634	-0.025	-0.025	0.076
FINISHED CENTRELINE RL	30.783	30.726	30.625	31.259	31.284	31.25	30.619

HORIZ. CURVE RADIUS



AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	ML
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NORTH:
RP DESCRIPTION:
LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471
SCALE: AS SHOWN ORIG. DRG. SIZE A1

APPROVED: [Signature]
On behalf of Rodgers Consulting Services
RREQ: 31882 DATE: 13-12-2025

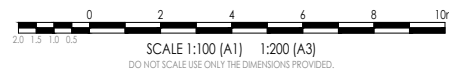
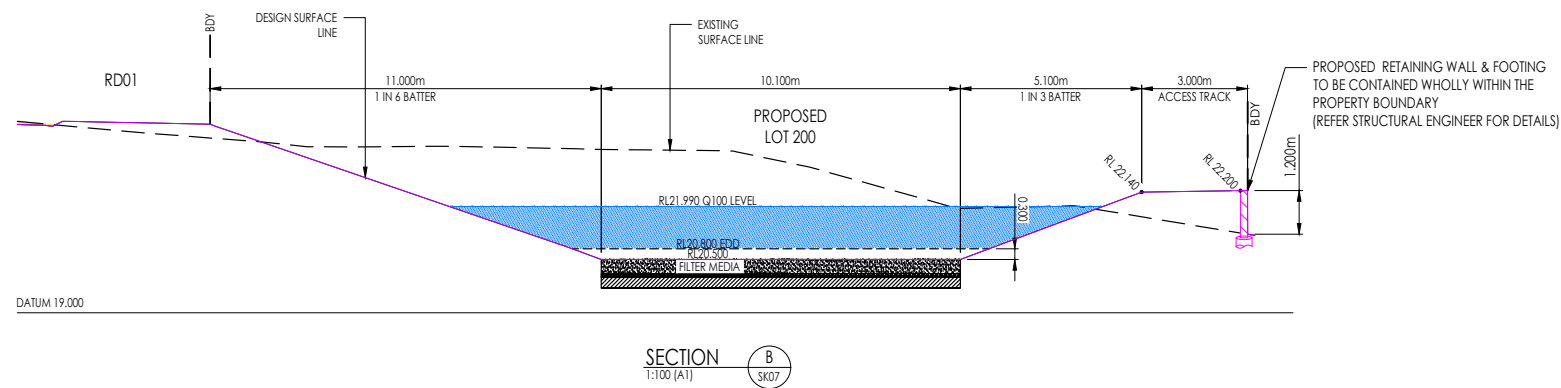
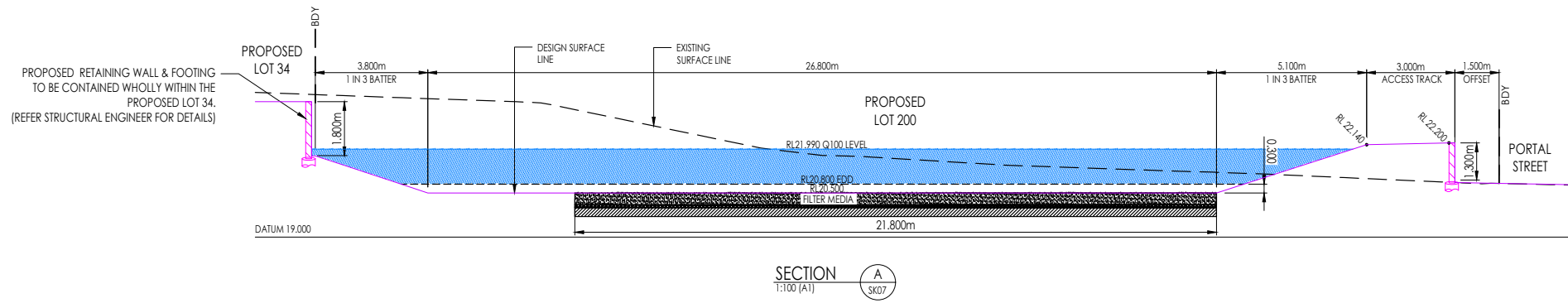
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CHECKED: AR SUPERVISOR: AR

CLIENT:
CALYPSO 23 PTY LTD

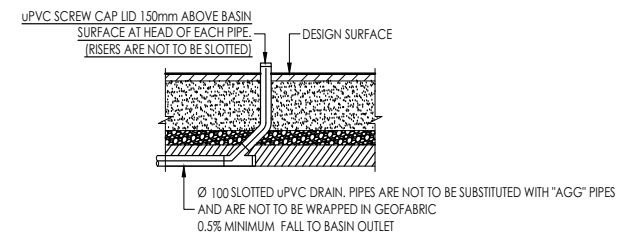
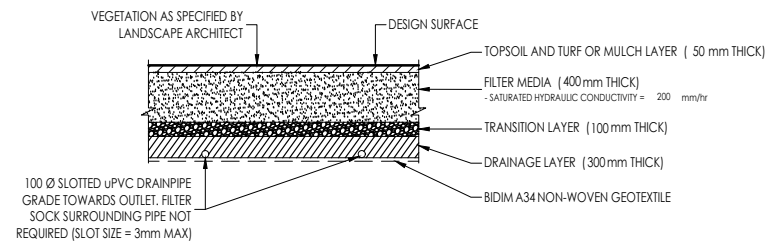
PROJECT:
174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075

TITLE:
CONCEPT ROADWORKS SECTION & DETAIL PLAN

APPROVAL
JOB NO. C25103
DRAWING NO. SK05
REVISION: C



CONCEPT BIO-RETENTION BASIN DETAILS PLAN
SCALE 1 : 100



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AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	ML
A	25.11.2025	PRELIMINARY ISSUE	ML	
B	26.11.2025	ISSUE FOR APPROVAL	ML	
C	11.12.2025	UPDATES FOLLOWING TRAFFIC ENGINEER COMMENTS	ML	



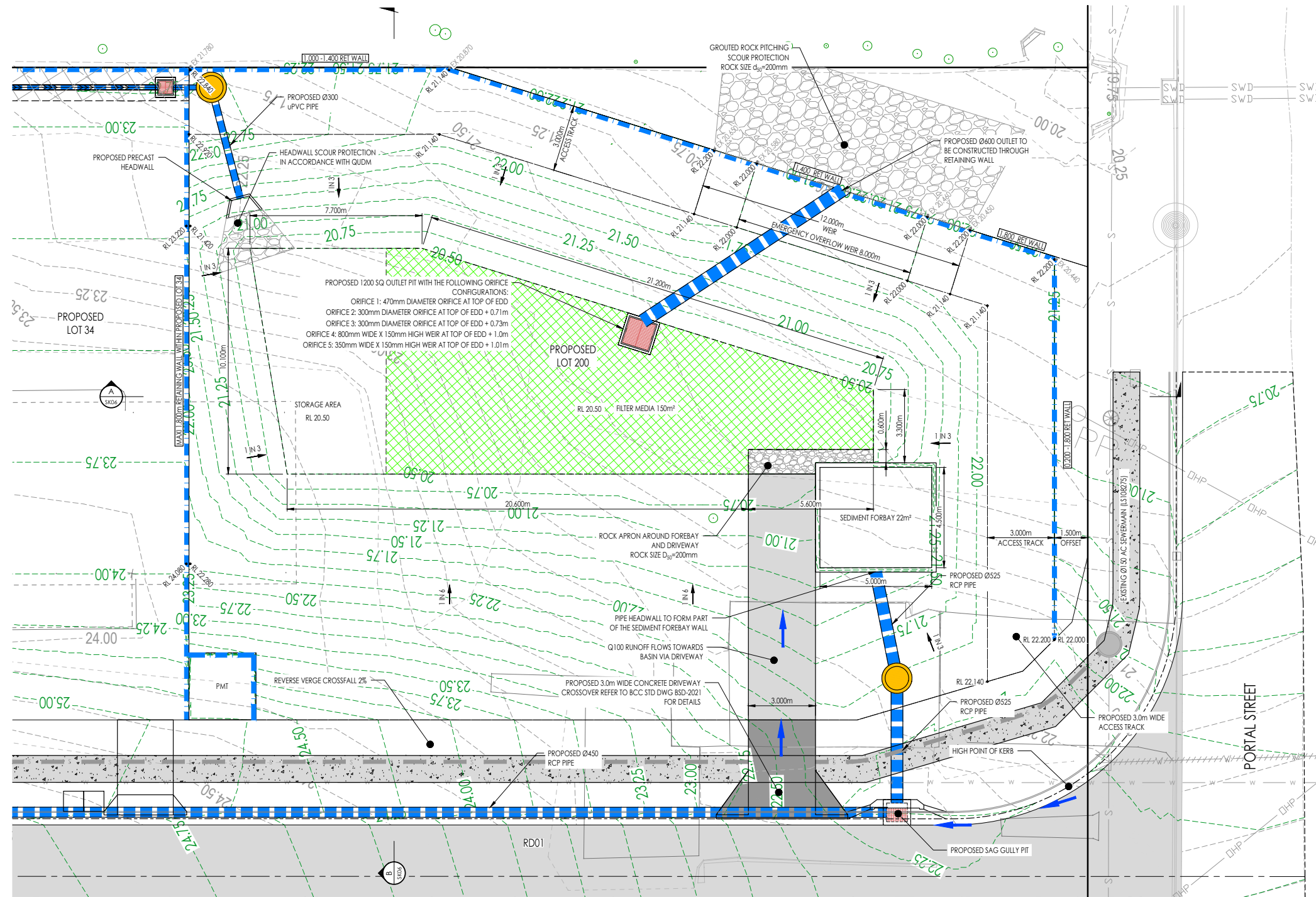
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NORTH:	RP DESCRIPTION: LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471	CLIENT: CALYPSO 23 PTY LTD
APPROVED:	SCALE: 1 : 100	ORIG. DRG. SIZE A1
DATE: 13-12-2025	DRAWN: ML	DESIGN: AR
RREQ: 31882	CHECKED: AR	SUPERVISOR: AR

PROJECT: 174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075
TITLE: CONCEPT BIO-RETENTION BASIN DETAILS PLAN

APPROVAL
JOB NO. C25103
DRAWING NO. SK06
REVISION: C



CONCEPT BIO-RETENTION BASIN LAYOUT PLAN
 SCALE 1 : 100

LEGEND

- 5.50--- EXISTING SURFACE CONTOURS
- 5.50--- FINISHED SURFACE CONTOURS
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- SWD --- EXISTING STORMWATER DRAINAGE
- S --- EXISTING SEWER RETICULATION
- W --- EXISTING WATER RETICULATION
- E --- EXISTING UNDERGROUND POWER
- OHP --- EXISTING OVERHEAD POWER
- T --- EXISTING TELSTRA LINE
- NBN --- EXISTING NBN LINE
- G --- EXISTING GAS LINE
- PROPOSED STORMWATER DRAINAGE
- AE --- STORMWATER STRUCTURE NUMBER
- STORMWATER FIELD INLET
- STORMWATER MANHOLE
- STORMWATER CATCHPITS
- RETAINING WALL
- PROPOSED KERB & CHANNEL
- FILTER MEDIA EXTENT
- SCOUR PROTECTION
- PROPOSED ROAD PAVEMENT
- PROPOSED FOOTPATH

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

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BEFORE YOU DIG
 www.beforeyoudig.com.au

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NORTH: [North Arrow]

RP DESCRIPTION:
 LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471

CLIENT:
 CALYPSO 23 PTY LTD

SCALE: 1 : 100

ORIG. DRG. SIZE: A1

APPROVED: [Signature]
 On behalf of Rodgers Consulting Services

DATE: 13-12-2025

RPEQ: 31882

DRAWN: ML

DESIGN: AR

CHECKED: AR

SUPERVISOR: AR

PROJECT:
 174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075

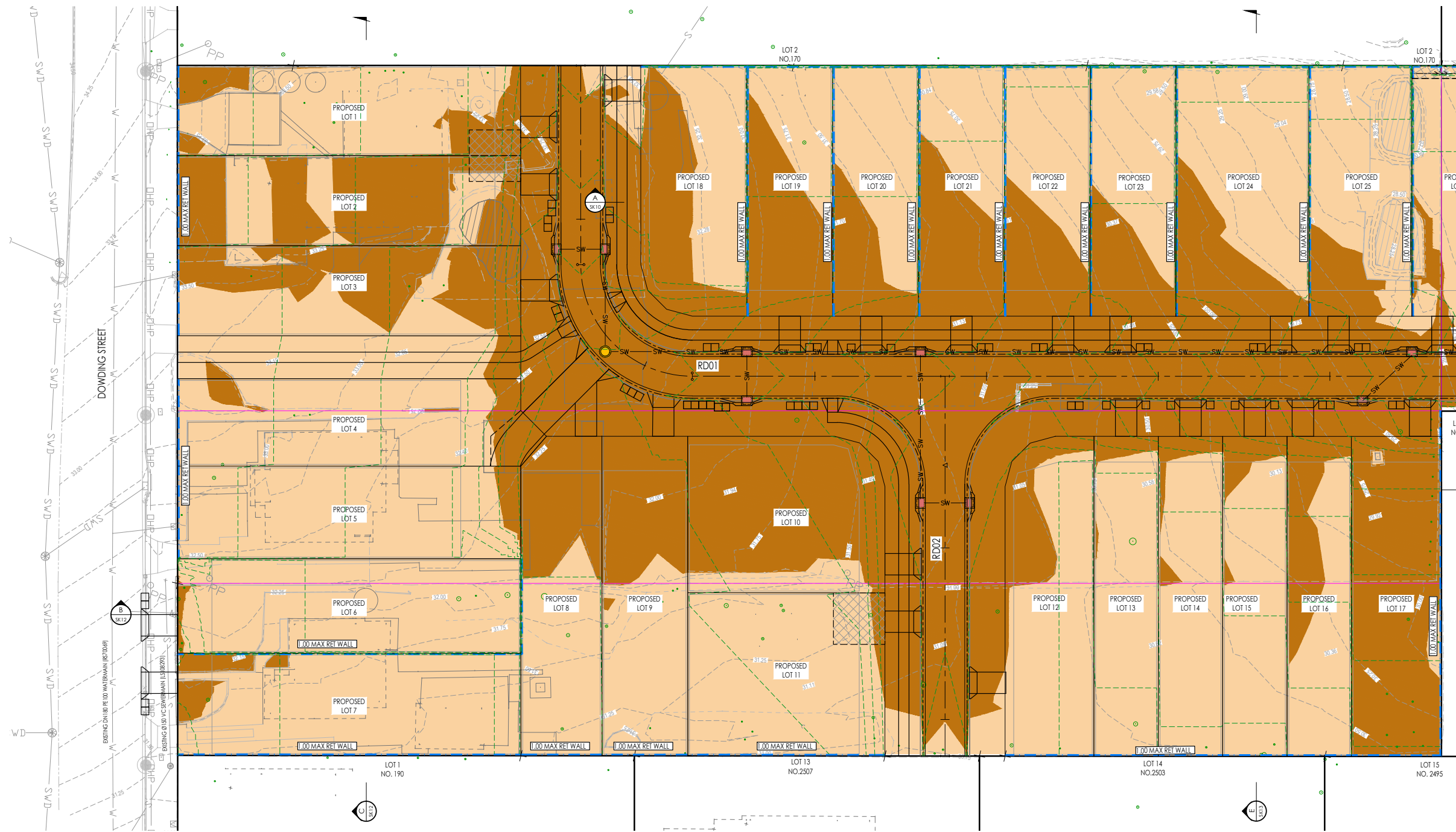
TITLE:
 CONCEPT BIO-RETENTION BASIN LAYOUT PLAN

APPROVAL

JOB NO.: C25103

DRAWING NO.: SK07

REVISION: B



CONCEPT BULK EARTHWORKS LAYOUT PLAN - SHEET 1 OF 2
SCALE 1 : 250

EARTHWORKS TABLE

ITEM	CUT (m³)	FILL (m³)	NET (m³)
SITE PREPARATION			
SITE STRIPPING (50mm CLEARING + 100mm STRIP)	-2,602.154	0.000	-2,602.154
SITE EXCAVATION			
BULK EARTHWORKS (FROM STRIPPED)	-2,734.122	3,705.472	971.350
* GRAND TOTAL	-2,734.122m³	3,705.472m³	971.350m³

NOTE: EARTHWORKS VOLUMES ARE TAKEN FROM EXISTING SURFACE STRIPPED 150mm.
CONTRACTOR IS TO CONFIRM VOLUMES PRIOR TO TENDER OR COMMENCEMENT OF WORKS ON SITE.
* VOLUMES EXCLUDE SERVICES TRENCH SPOIL AND ROAD BOXING

LEGEND

---5.50---	EXISTING SURFACE CONTOURS	— OHP —	EXISTING OVERHEAD POWER
---5.50---	FINISHED SURFACE CONTOURS	— T —	EXISTING TELSTRA LINE
— — —	PROPOSED LOT BOUNDARY	— NBN —	EXISTING NBN LINE
— — —	REDUNDANT LOT BOUNDARY	— G —	EXISTING GAS LINE
— — —	EXISTING LOT BOUNDARY	— — —	RETAINING WALL
— SWD —	EXISTING STORMWATER DRAINAGE	• EX 40.022	EX = EXISTING SURFACE LEVEL
— S —	EXISTING SEWER RETICULATION	• RL 41.399	RL = PROPOSED DESIGN LEVEL
— W —	EXISTING WATER RETICULATION	— SWD —	PROPOSED STORMWATER DRAINAGE
— E —	EXISTING UNDERGROUND POWER	■	DENOTES AREA OF CUT
		■	DENOTES AREA OF FILL

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NORTH: [North Arrow]
RP DESCRIPTION: LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471
SCALE: 1 : 250
ORIG. DRG. SIZE: A1
APPROVED: [Signature]
On behalf of Rodgers Consulting Services
RREQ: 31882
DATE: 13-12-2025
DRAWN: ML
DESIGN: AR
CHECKED: AR
SUPERVISOR: AR

CLIENT: CALYPSO 23 PTY LTD
PROJECT: 174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075
TITLE: CONCEPT BULK EARTHWORKS LAYOUT PLAN - SHEET 1 OF 2

APPROVAL
JOB NO.: C25103
DRAWING NO.: SK08
REVISION: C



CONCEPT BULK EARTHWORKS LAYOUT PLAN - SHEET 2 OF 2

SCALE 1 : 250

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LEGEND

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- 5.50 --- FINISHED SURFACE CONTOURS
- PROPOSED LOT BOUNDARY
- REDUNDANT LOT BOUNDARY
- EXISTING LOT BOUNDARY
- SWD --- EXISTING STORMWATER DRAINAGE
- S --- EXISTING SEWER RETICULATION
- W --- EXISTING WATER RETICULATION
- E --- EXISTING UNDERGROUND POWER
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- G --- EXISTING GAS LINE
- RETAINING WALL
- EX 40.022
- RL 41.399
- SWD --- PROPOSED STORMWATER DRAINAGE
- DENOTES AREA OF CUT
- DENOTES AREA OF FILL

AMENDMENTS			
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NORTH:

RP DESCRIPTION: LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471

SCALE: 1 : 250 ORIG. DRG. SIZE A1

APPROVED:
On behalf of Rodgers Consulting Services

DATE: 13-12-2025

DRAWN: ML DESIGN: AR

CHECKED: AR SUPERVISOR: AR

RPEQ: 31882

CLIENT: CALYPSO 23 PTY LTD

PROJECT: 174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075

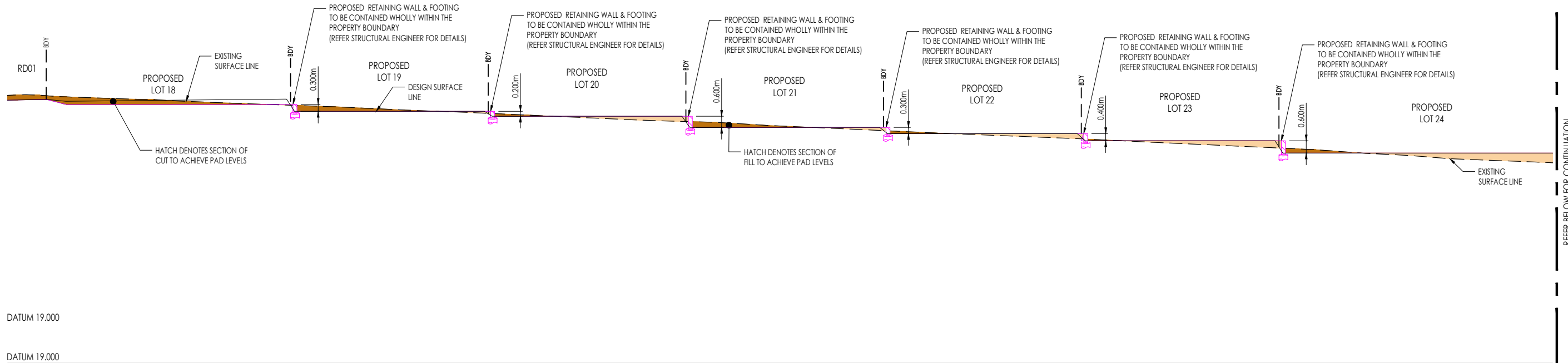
TITLE: CONCEPT BULK EARTHWORKS LAYOUT PLAN - SHEET 2 OF 2

APPROVAL

JOB NO. C25103

DRAWING NO. SK09

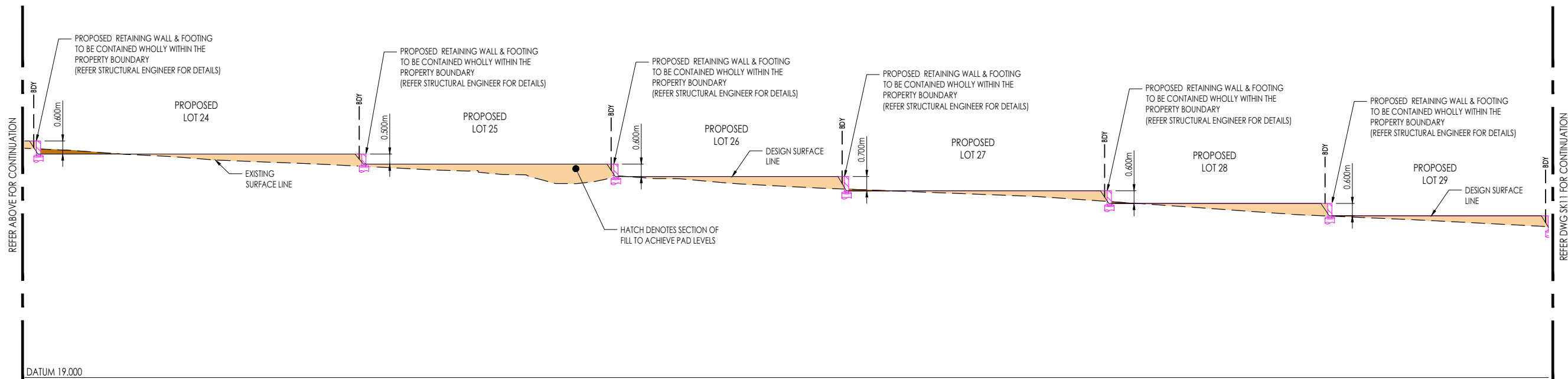
REVISION: C



DATUM 19.000

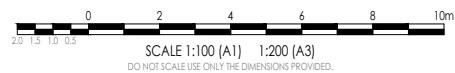
DATUM 19.000

SECTION A SK08 1:100 (A1)



DATUM 19.000

SECTION A SK08 1:100 (A1)



CONCEPT BULK EARTHWORKS SECTION PLAN - SHEET 1 OF 4
SCALE AS SHOWN

LOCATION AND LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY 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 CONFLICTS SHALL BE REPORTED TO THE SUPERINTENDENT.

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LEGEND
 PROPOSED AREAS OF FILL
 PROPOSED AREAS OF CUT

AMENDMENTS				
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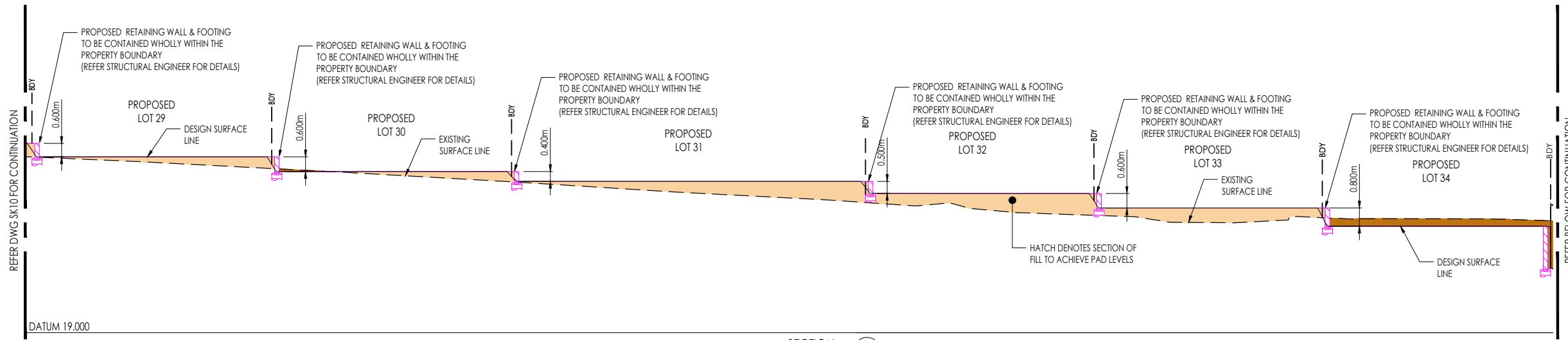


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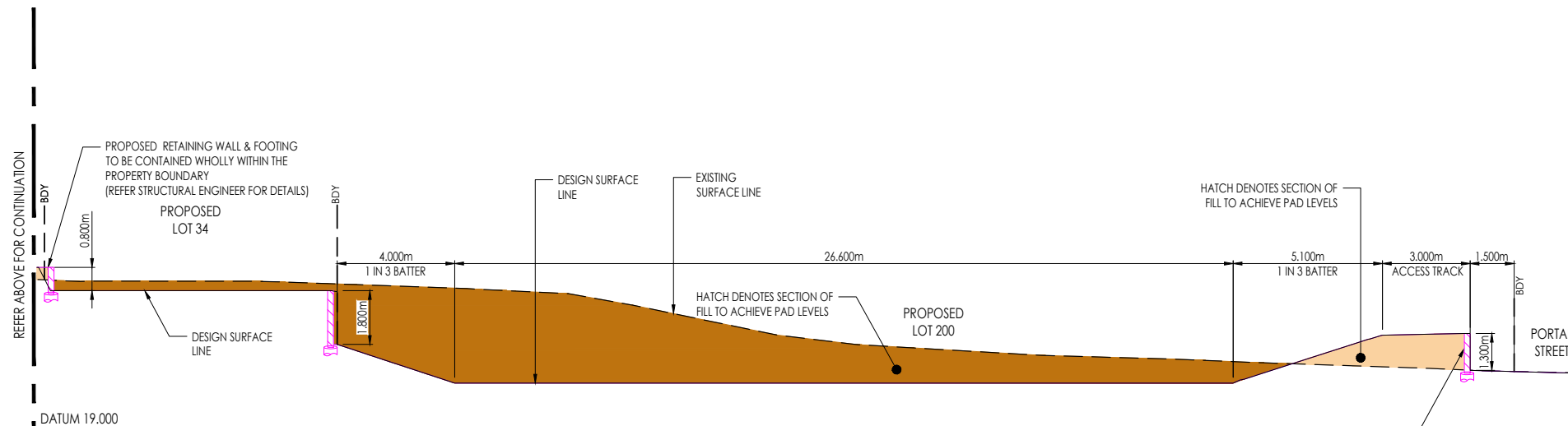
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NORTH:	RP DESCRIPTION: LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471	CLIENT: CALYPSO 23 PTY LTD
APPROVED: On behalf of Rodgers Consulting Services	SCALE: 1 : 100	ORIG. DRG. SIZE A1
RREQ: 31882	DATE: 13-12-2025	DRAWN: ML
		DESIGN: AR
		CHECKED: AR
		SUPERVISOR: AR

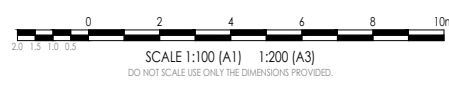
PROJECT: 174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075	APPROVAL JOB NO. C25103
TITLE: CONCEPT BULK EARTHWORKS SECTIONS PLAN - SHEET 1 OF 4	DRAWING NO. SK10
	REVISION: C



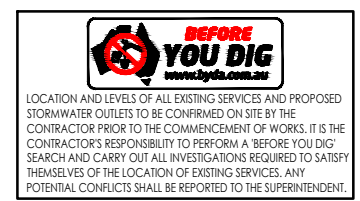
SECTION A
1:100 (A1) SK08



SECTION A
1:100 (A1) SK08



CONCEPT BULK EARTHWORKS SECTION PLAN - SHEET 2 OF 4
SCALE AS SHOWN



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LEGEND

	PROPOSED AREAS OF FILL
	PROPOSED AREAS OF CUT

AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	ML
A	25.11.2025	PRELIMINARY ISSUE	ML	
B	26.11.2025	ISSUE FOR APPROVAL	ML	
C	11.12.2025	UPDATES FOLLOWING TRAFFIC ENGINEER COMMENTS	ML	



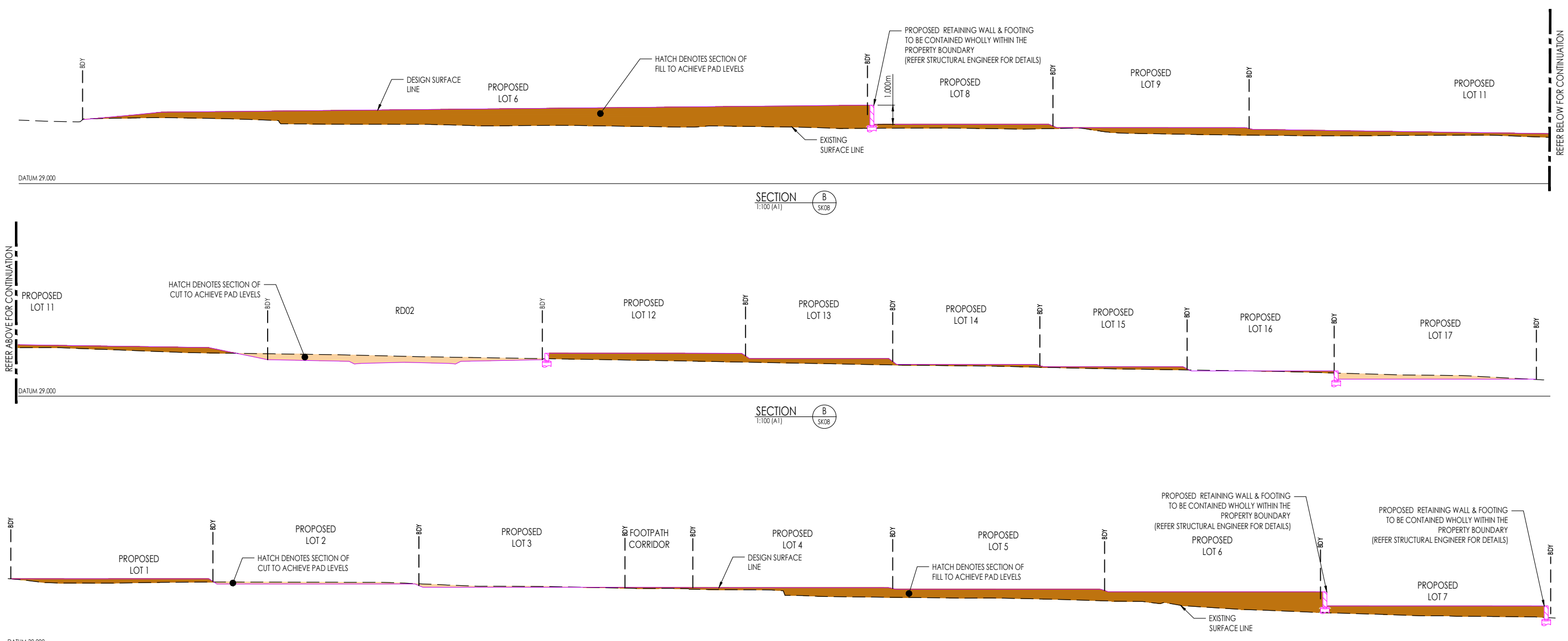
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NORTH:	RP DESCRIPTION: LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471	CLIENT: CALYPSO 23 PTY LTD
APPROVED: On behalf of Rodgers Consulting Services	SCALE: 1 : 100	ORIG. DRG. SIZE A1
RREQ: 31882	DATE: 13-12-2025	DRAWN: ML
		DESIGN: AR
		CHECKED: AR
		SUPERVISOR: AR

PROJECT: 174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075
TITLE: CONCEPT BULK EARTHWORKS SECTIONS PLAN - SHEET 2 OF 4

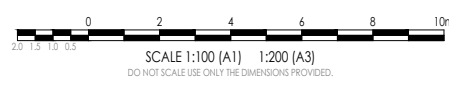
APPROVAL
JOB NO. C25103
DRAWING NO. SK11
REVISION: C



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CONCEPT BULK EARTHWORKS SECTION PLAN - SHEET 3 OF 4
 SCALE AS SHOWN

LEGEND

	PROPOSED AREAS OF FILL
	PROPOSED AREAS OF CUT

AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	ML
A	25.11.2025	PRELIMINARY ISSUE	ML	
B	26.11.2025	ISSUE FOR APPROVAL	ML	
C	11.12.2025	UPDATES FOLLOWING TRAFFIC ENGINEER COMMENTS	ML	



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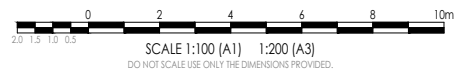
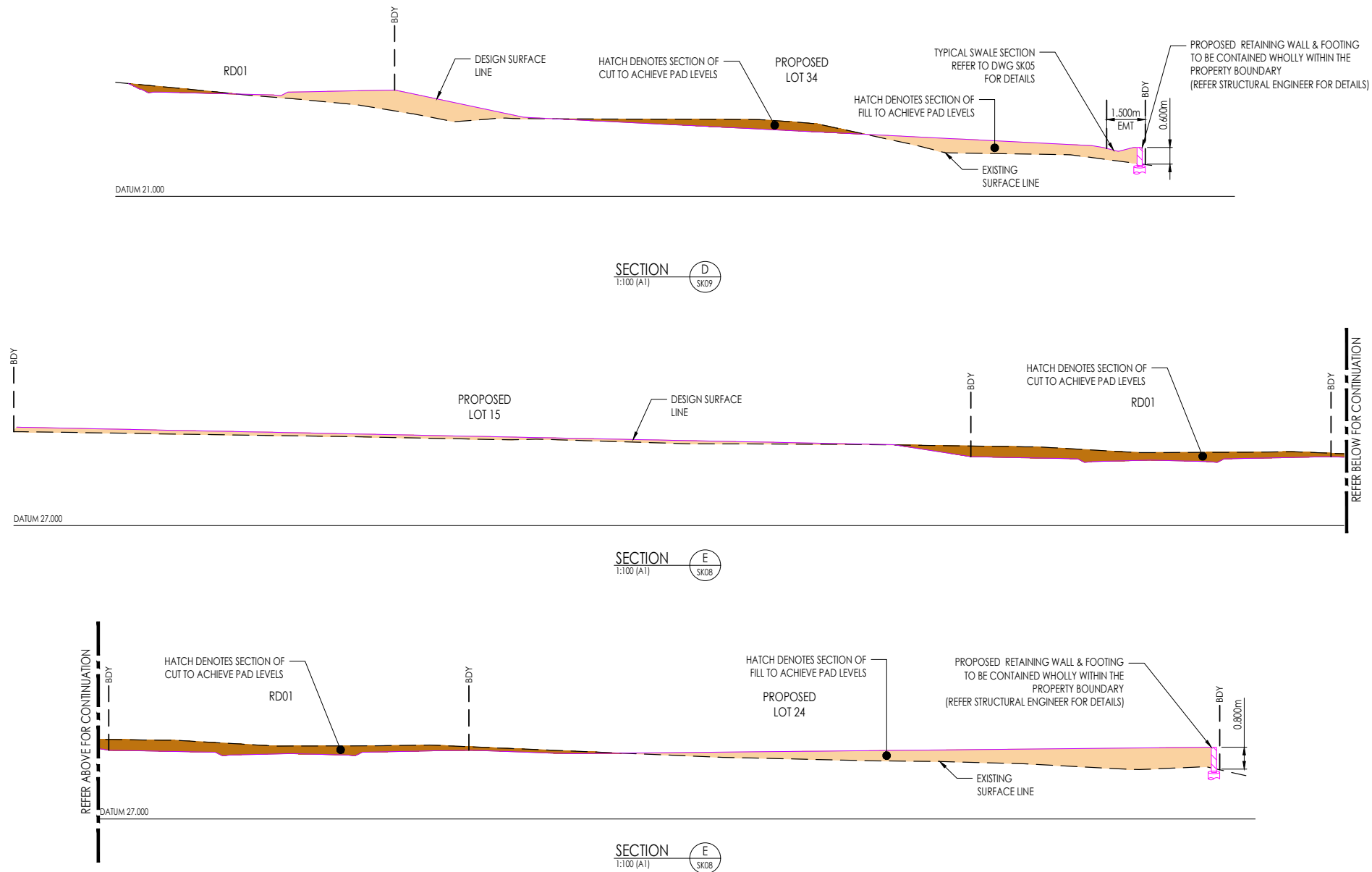
APPROVED:	DATE:	DRAWN:	DESIGN:
	13-12-2025	ML	AR
On behalf of Rodgers Consulting Services	CHECKED:	SUPERVISOR:	
RPEQ: 31882	AR	AR	

LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 54728 PTY LTD
 SCALE: 1 : 100 ORIG. DRG. SIZE A1

174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075

TITLE:
 CONCEPT BULK EARTHWORKS SECTIONS PLAN - SHEET 3 OF 4



APPROVAL	
JOB NO.	C25103
DRAWING NO.	SK12
REVISION:	C



CONCEPT BULK EARTHWORKS SECTION PLAN - SHEET 4 OF 4
SCALE AS SHOWN



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LEGEND
 PROPOSED AREAS OF FILL
 PROPOSED AREAS OF CUT

AMENDMENTS				
NO.	DATE	DESCRIPTION	DRAWN	ML
A	25.11.2025	PRELIMINARY ISSUE	ML	
B	26.11.2025	ISSUE FOR APPROVAL	ML	
C	11.12.2025	UPDATES FOLLOWING TRAFFIC ENGINEER COMMENTS	ML	



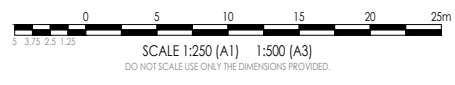
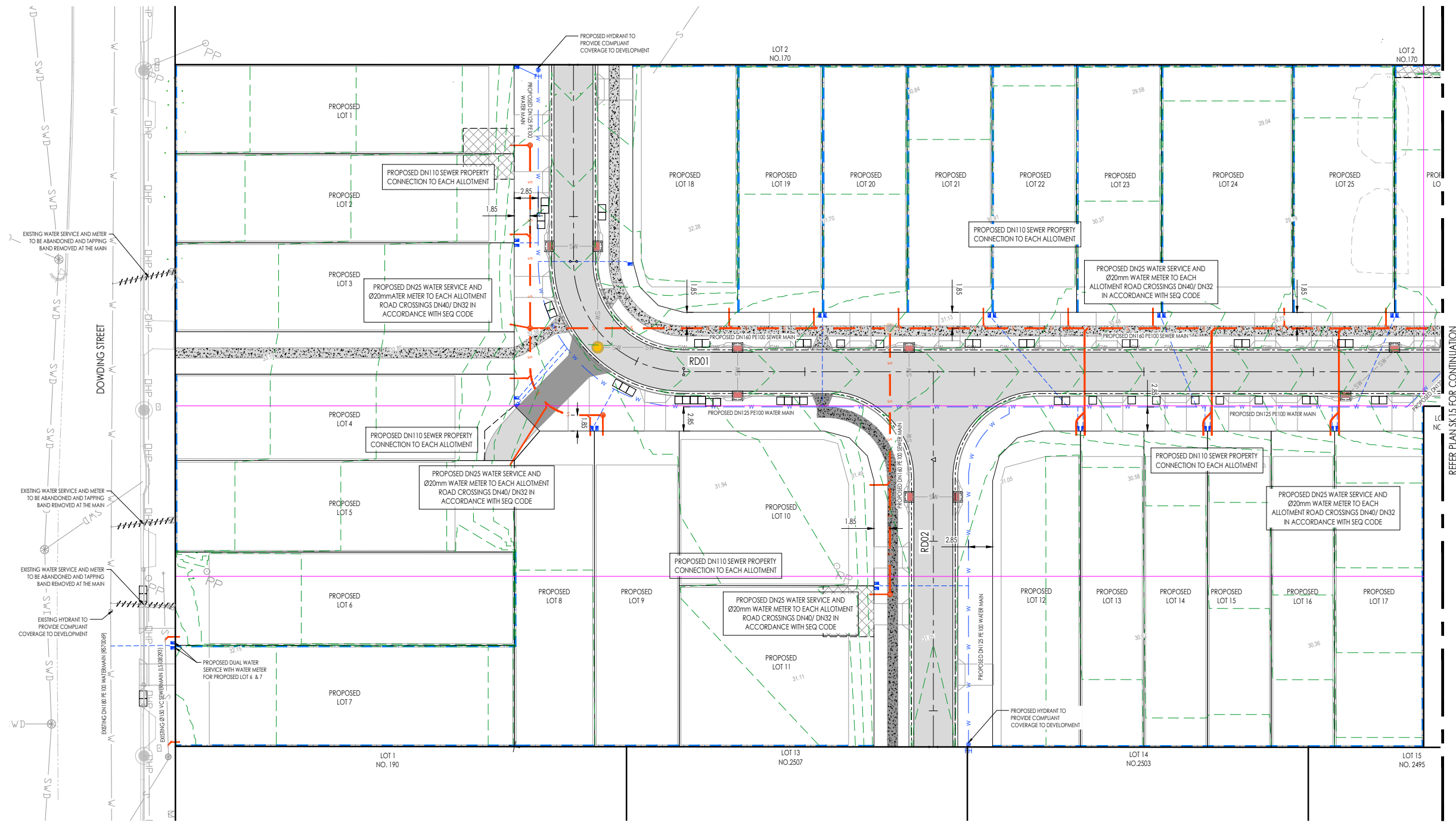
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NORTH:	RP DESCRIPTION:	CLIENT:
	LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471	CALYPSO 23 PTY LTD
APPROVED:	SCALE: 1 : 100	ORIG. DRG. SIZE A1
	DRAWN: ML	DESIGN: AR
On behalf of Rodgers Consulting Services	CHECKED: AR	SUPERVISOR: AR
RPEQ: 31882	DATE: 13-12-2025	

PROJECT:
174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075
TITLE:
CONCEPT BULK EARTHWORKS SECTIONS PLAN - SHEET 4 OF 4

APPROVAL
JOB NO. C25103
DRAWING NO. SK13
REVISION: C



CONCEPT SEWER & WATER LAYOUT PLAN - SHEET 1 OF 2
SCALE 1 : 250

LEGEND

--- 5.50 ---	EXISTING SURFACE CONTOURS	— OHP —	EXISTING OVERHEAD POWER
--- 5.50 ---	FINISHED SURFACE CONTOURS	— T —	EXISTING TELSTRA LINE
---	PROPOSED LOT BOUNDARY	— NBN —	EXISTING NBN LINE
---	REDUNDANT LOT BOUNDARY	— G —	EXISTING GAS LINE
---	EXISTING LOT BOUNDARY	— I —	RETAINING WALL
	EXISTING WATER SERVICE TO BE ABANDONED	— S —	PROPOSED SEWER RETICULATION
— SWD —	EXISTING STORMWATER DRAINAGE	— W —	PROPOSED WATER RETICULATION
— S —	EXISTING SEWER RETICULATION	○	MAINTENANCE HOLE/ SHAFT
— W —	EXISTING WATER RETICULATION	— B1 —	UPRIGHT KERB AND CHANNEL
— E —	EXISTING UNDERGROUND POWER	□	PROPOSED EASEMENT

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LOCATION AND LEVELS OF ALL EXISTING SERVICES AND PROPOSED STORMWATER OUTLETS TO BE CONFIRMED ON SITE BY 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 CONFLICTS SHALL BE REPORTED TO THE SUPERINTENDENT.

AMENDMENTS			
NO.	DATE	DESCRIPTION	DRAWN
A	25.11.2025	PRELIMINARY ISSUE	ML
B	26.11.2025	ISSUE FOR APPROVAL	ML
C	11.12.2025	UPDATES FOLLOWING TRAFFIC ENGINEER COMMENTS	ML



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APPROVED: [Signature]
On behalf of Rodgers Consulting Services
RPEC: 31882

DATE: 13-12-2025

DRAWN: ML
DESIGN: AR
CHECKED: AR
SUPERVISOR: AR

RP DESCRIPTION:
LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471

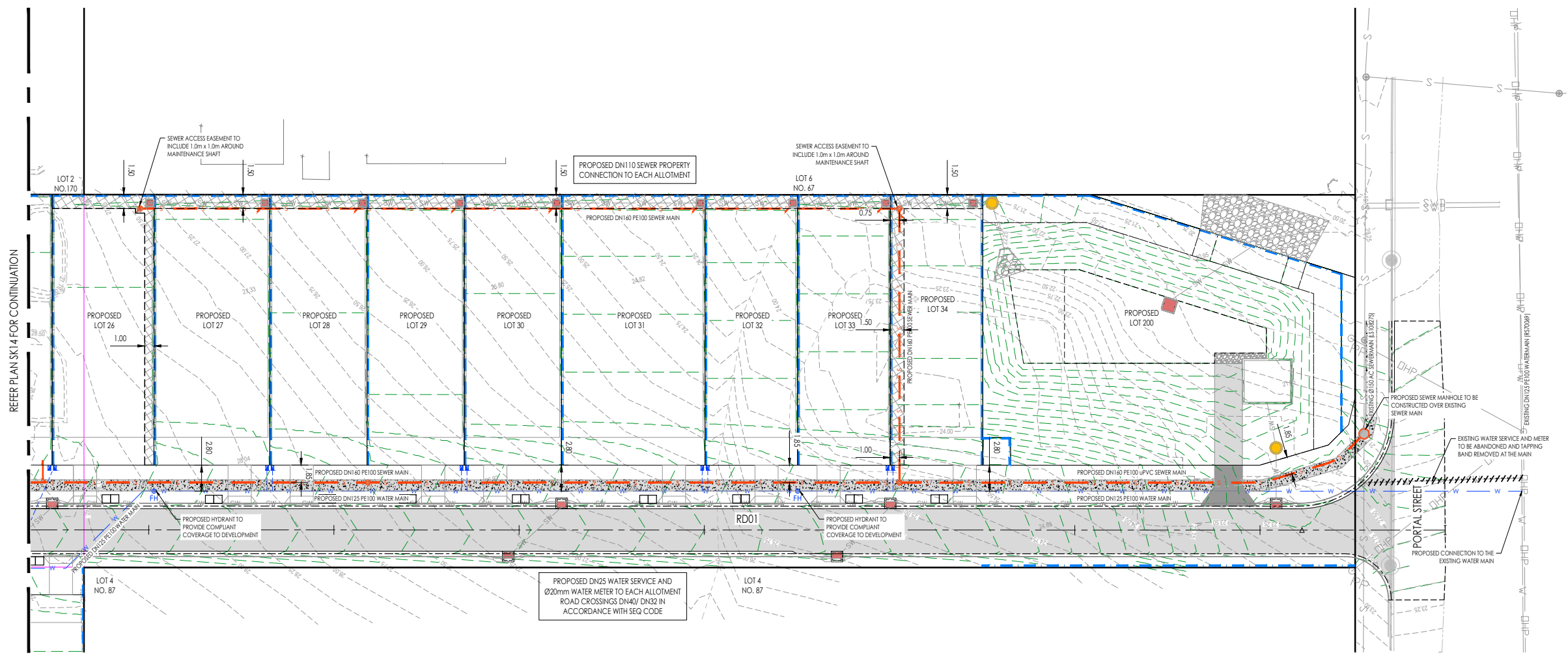
SCALE: 1 : 100
ORIG. DRG. SIZE: A1

CLIENT: CALYPSO 23 PTY LTD

PROJECT:
174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075

TITLE:
CONCEPT SEWER & WATER LAYOUT PLAN - SHEET 1 OF 2

APPROVAL	
JOB NO.	C25103
DRAWING NO.	SK14
REVISION:	C



CONCEPT SEWER & WATER LAYOUT PLAN - SHEET 2 OF 2

SCALE 1 : 250

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LEGEND			
--- 5.50 ---	EXISTING SURFACE CONTOURS	— OHP —	EXISTING OVERHEAD POWER
--- 5.50 ---	FINISHED SURFACE CONTOURS	— T —	EXISTING TELSTRA LINE
— — —	PROPOSED LOT BOUNDARY	— NBN —	EXISTING NBN LINE
— — —	REDUNDANT LOT BOUNDARY	— G —	EXISTING GAS LINE
— — —	EXISTING LOT BOUNDARY	— I —	RETAINING WALL
	EXISTING WATER SERVICE TO BE ABANDONED	— S —	PROPOSED SEWER RETICULATION
— SWD —	EXISTING STORMWATER DRAINAGE	— W —	PROPOSED WATER RETICULATION
— S —	EXISTING SEWER RETICULATION	⊙	MAINTENANCE HOLE/ SHAFT
— W —	EXISTING WATER RETICULATION	— — —	B1 UPRIGHT KERB AND CHANNEL
— E —	EXISTING UNDERGROUND POWER	⊞	PROPOSED EASEMENT

AMENDMENTS			
NO.	DATE	DESCRIPTION	DRAWN
A	25.11.2025	PRELIMINARY ISSUE	ML
B	26.11.2025	ISSUE FOR APPROVAL	ML
C	11.12.2025	UPDATES FOLLOWING TRAFFIC ENGINEER COMMENTS	ML



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APPROVED: [Signature]
On behalf of Rodgers Consulting Services
RREQ: 31882 DATE: 13-12-2025

DRAWN: ML
DESIGN: AR
CHECKED: AR
SUPERVISOR: AR

RP DESCRIPTION:
LOT 10 ON RP53326, LOT 1 & 2 ON RP78601, LOT 5 ON RP 84471
SCALE: 1 : 100 ORIG. DRG. SIZE A1

CLIENT:
CALYPSO 23 PTY LTD

PROJECT:
174, 184, 188 DOWDING STREET, OXLEY QLD 4075 & 88 PORTAL STREET, OXLEY QLD 4075

TITLE:
CONCEPT SEWER & WATER LAYOUT PLAN - SHEET 2 OF 2

APPROVAL	
JOB NO.	C25103
DRAWING NO.	SK15
REVISION:	C