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Company Development Directive

SLR Consulting Australia Pty Ltd

cc:

Date: 15 May 2026



Project No. 635.000204.00002

RE: Rochdale Waterway Assessment: Response to Selected Information Request Items

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This memorandum provides responses to selected Information Request items listed in Brisbane City Council's letter dated 2 March 2026 (ref: A006761597).

Item 2

Responses to PO1, PO2 and PO6 of Councils Waterway Corridor Overlay Code are provided in Table 1, and it is confirmed that relevant factors such as stream order and catchment position were considered when deriving the Waterway Corridor width.

The rehabilitation plan when it is developed will consider fish passage, and detailed designs of the culverts will comply with the Accepted Development Requirements for Raising Waterway Barrier works.

Item 3

Responses to PO5, PO6 and PO8 of the Stormwater code are provided in Table 2.

Under the Local Government Infrastructure Plan (LGIP) of the City Plan 2014, the desired standard of service for the stormwater network is presented below, as well as responses to each relevant item:

- a. *to collect and convey stormwater flows during both major and minor flood events from existing and future land use, in a manner that minimises risk to property and life and reduces the cost of flood damage to the community;*

The proposed Local Waterway Corridor Overlay protects longitudinal and lateral hydrological connectivity, and hydraulic characteristics of flows (primary conveyance extents, flood depths, velocities, shear stress) are contained within the proposed waterway corridor extents. This is clearly demonstrated in Figure 5-1 and Appendix B of the provided Technical Memorandum (5 December 2025 ref:635.000204.00001). Therefore, a. is achieved.

- b. *to achieve the appropriate level of flood immunity required by:*
 - i. *Stormwater Code;*
 - ii. *Flood overlay code;*
 - iii. *Infrastructure design planning scheme policy;*
 - iv. *any other applicable code or standards in a local planning instrument.*

The proposed waterway corridor does not rely on any works which modify the existing hydrologic regime, and therefore has no impact on existing flood levels and subsequently flood immunity. Therefore, b. is achieved.

- c. to achieve water quality objectives for receiving waters in accordance with the Infrastructure design planning scheme policy;*

The proposed re-alignment of the Waterway Corridor Overlay results in 72 m² of additional Waterway Corridor area, and therefore provides an improved water quality outcome. Therefore, c. is achieved.

- d. to maximise or maintain the use of existing overland flow paths and waterway corridors as the major conveyance elements of the network;*

As outlined in the provided Technical Memorandum (5 December 2025 ref:635.000204.00001), the proposed waterway corridor aligns with the existing overland flow path (based on the hydrologic and hydraulic modelling), and more so than the existing BCC mapped Waterway Corridor Overlay. Therefore, d. is achieved.

- e. for items of stormwater infrastructure to be designed and delivered in accordance with the conveyance and design standards required by:*

- i. the minimum desired capacity of minor and major drainage infrastructure is to be in accordance with the Infrastructure design planning scheme policy;*

The results of the hydraulic modelling show that the proposed waterway corridor extents contain the majority of overland flow conveyance in all design storm events up to and including the 1% Annual Exceedance Probability (AEP) event. Therefore, e. i. is achieved.

- ii. the maximum total depth of flow in a roadway is to be in accordance with the Infrastructure design planning scheme policy;*

Not applicable.

- iii. any other applicable codes and standards in a local planning instrument.*

The proposed waterway corridor complies with the relevant purpose and performance outcomes of the Rochedale urban community neighbourhood plan. In relation to waterway corridors, the purpose of the plan (7.2.18.4.2 Item h.) is:

- h. Core and fringe waterway corridors are located along the existing creek networks of Rochedale and provide for multifunctional uses. Through rehabilitation:*
- i. the core waterway corridor provides for water conveyance, protection of waterway health, wildlife movement, vegetation protection, urban amenity and low-impact recreation;*

As outlined above and in the provided Technical Memorandum (5 December 2025 ref:635.000204.00001), the proposed waterway corridor provides an outcome that is consistent with the requirements of h. i.. It is again noted that the proposed waterway corridor re-alignment does not rely on any works which affect the existing hydrologic or ecologic conditions, and is compatible with any rehabilitation that would otherwise occur within the existing waterway corridor. The proposed waterway corridor provides a waterway centerline, core and extent that aligns with the existing overland flow path.

- ii. the fringe waterway corridor, located either side of the core waterway corridor and protecting the core waterway corridor from adverse impacts;*

The proposed waterway corridor includes a total of 100m width (generally) which consists of 40m core waterway width, and 10m fringe waterway width, on each side of the proposed waterway corridor centreline. Therefore h. ii. is achieved.

iii. provides for pedestrian/cycle movement, essential infrastructure and where shown, local parks.

The proposed waterway corridor provides potential for pedestrian/cycle movement and essential infrastructure in a manner that is consistent with the waterway corridor in the local vicinity. Therefore, *h. iii.* Is achieved.

Table 1 Responses to Waterway Corridor Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section A— If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
<p>PO1 Development avoids or minimises clearing of riparian, native and significant vegetation and limits any clearing and disturbance to only the extent and location reasonably necessary for the use to promote:</p> <p>(a) bank stabilisation; (b) continuity between habitat areas; (c) natural cooling of the urban environment; (d) the natural aesthetic values of the corridor.</p> <p>Note—Guidance regarding retaining and enhancing vegetation species can be found in the Vegetation planning scheme policy and the Planting species planning scheme policy.</p>	<p>AO1.1 Development within the Local and Citywide waterway corridor sub-categories, or Brisbane River (sections 1-5) is located within an approved development footprint plan, or complies with AO1.2, AO1.3 and AO1.4.</p>	<p>Achieves AO1.1 The corrected waterway alignment will ensure that any future development will comply with AO1.2. AO1.3 and AO1.4 are not applicable.</p>
	<p>AO1.2 Development within the Local and Citywide waterway corridor sub-categories, does not result in the removal of vegetation.</p> <p>Note—Identified weed species are not required to be retained except on heritage sites.</p> <p>Editor's note—Weed species are declared by the Queensland Government as Class 1, 2 or 3 plants under the Land Protection (Pest and Stock Route Management) Regulations 2003 or environmental weeds identified by Council in the Brisbane Invasive Species Management Plan.</p>	<p>Achieves AO1.2 The corrected waterway alignment will ensure that any future development will not clear vegetation from within the waterway corridor.</p>
	<p>AO1.3 Development within the Brisbane River corridor (section 1) does not result in the removal of vegetation within 30m of the highest astronomical tide. Refer to Figure a.</p>	<p>AO1.3 Not applicable The development is not located in the Brisbane River corridor.</p>

	<p>Note—Identified weed species are not required to be retained except on heritage sites.</p> <p>Editor's note—Weed species are declared by the Queensland Government as Class 1, 2 or 3 plants under the Land Protection (Pest and Stock Route Management) Regulations 2003 or environmental weeds identified by Council in the Brisbane Invasive Species Management Plan.</p>	
	<p>AO1.4</p> <p>Development within the Brisbane River corridor (section 2, 3, 4 and 5) does not result in the removal of vegetation within 20m of the highest astronomical tide. Refer to Figure a.</p> <p>Note—Identified weed species are not required to be retained except on heritage sites.</p> <p>Editor's note—Weed species are declared by the Queensland Government as Class 1, 2 or 3 plants under the Land Protection (Pest and Stock Route Management) Regulations 2003 or environmental weeds identified by Council in the Brisbane Invasive Species Management Plan.</p>	<p>AO1.3 Not applicable</p> <p>The development is not located in the Brisbane River corridor.</p>
<p>Additional criteria if in the Rochedale urban community neighbourhood plan area</p>		
<p>PO2</p> <p>Development protects and enhances the function of waterway corridors, including:</p> <p>(e) water conveyance;</p> <p>(f) water quality;</p> <p>(g) rehabilitation of ecological health and habitat values;</p> <p>(h) recreation and amenity;</p>	<p>AO2.1</p> <p>Development includes waterway corridors that are a minimum of 60m wide and remain clear of development.</p>	<p>AO2.1 Not Applicable</p> <p>The corrected waterway alignment will ensure that future development will retain a waterway corridor >60m wide.</p>
	<p>AO2.2</p> <p>Development rehabilitates the waterway corridor in accordance with an approved rehabilitation plan.</p>	<p>AO2.2 Not Applicable</p> <p>The development proposes to rehabilitated the ecological values of the corrected waterway alignment, and a Rehabilitation Plan will be developed in due course.</p>

<p>(i) preventing development from occurring within the waterway corridor.</p>	<p>Note—Rehabilitation is to be:</p> <ul style="list-style-type: none"> • completed within 1 year of the commencement of site works or commencement of use, whichever is sooner; • maintained for a minimum period of 3 years, removing rubbish and weeds, replacing damaged and dead vegetation and managing erosion. 	
<p>Section C—If for assessable development other than a dwelling house (including reconfiguring a lot and operational work) in a Citywide waterway corridor sub-category or the Local waterway corridor sub-category</p>		

<p>PO6 Development protects and enhances the values and functions of a waterway corridor by:</p> <ul style="list-style-type: none"> (a) avoiding fragmentation of the waterway; (b) providing environmental connectivity along the waterway; (c) maintaining natural flow conditions; (d) protecting water quality, ecological health and habitat values; (e) protecting water conveyance; (f) contributing to the waterway corridor natural amenity; (g) contributing to recreation where planned within the Local Government Infrastructure Plan; (h) contributing to natural cooling of the urban environment, via minimal impervious surfaces, retention of vegetation and continuity of naturally vegetated areas; (i) ensuring that any future buildings can be positioned outside the corridor; (j) providing a development footprint plan that is located in accordance with an ecological assessment. <p>Note—This can be demonstrated by undertaking an ecological assessment and concept rehabilitation planting plan. Guidance is provided within the Biodiversity areas planning scheme policy, Vegetation planning scheme policy and the Planting species planning scheme policy.</p>	<p>AO6.1 Development is not located within a waterway corridor.</p>	<p>Achieves AO6.1 The corrected waterway alignment and the proposed rehabilitation of the alignment will ensure that the ecological values of the waterway corridor are improved from current condition.</p>
	<p>AO6.2 Development:</p> <ul style="list-style-type: none"> (a) does not increase the number of allotment boundaries which dissect a waterway corridor; (b) retains the corridor within a single allotment. 	<p>Achieves AO6.2 The corrected waterway alignment will ensure that future development</p> <ul style="list-style-type: none"> (a) does not increase the number of allotment boundaries which dissect a waterway corridor; (b) retains the corridor within a single allotment.

Table 2 Responses to Stormwater Code

Performance outcomes	Acceptable outcomes	Comments
<p>PO5</p> <p>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.</p>	<p>AO5</p> <p>Development ensures the design of stormwater channels, creek modifications or other infrastructure, permits terrestrial and aquatic fauna movement.</p>	<p>Achieves AO5</p> <p>Refer Section 2.0 and 5.0 of provided Technical Memorandum (5 December 2025 ref:635.000204.00001).</p> <p>The proposed Local Waterway Corridor Overlay is conservative and protects longitudinal and lateral hydrological connectivity and associated ecological processes (e.g. fish passage).</p>
<p>PO6</p> <p>Development ensures that location and design of stormwater detention and water quality treatment:</p> <ul style="list-style-type: none"> a. minimises risk to people and property; b. provides for safe access and maintenance; c. minimises ecological impacts to creeks and waterways. 	<p>AO6.1</p> <p>Development locates stormwater detention and water quality treatment:</p> <ul style="list-style-type: none"> a. outside of a waterway corridor; b. offline to any catchment not contained within the development. <p>AO6.2</p> <p>Development providing for stormwater detention and water quality treatment devices are designed in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p>Achieves AO6</p> <p>The application to update the Local Waterway Corridor does not involve any proposed stormwater management infrastructure.</p>

<p>PO8</p> <p>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.</p>	<p>AO8.1</p> <p>Development ensures natural waterway corridors and drainage paths are retained.</p> <p>AO8.2</p> <p>Development provides the required hydraulic conveyance of the drainage channel and floodway, while maximising its potential to maximise environmental benefits and minimise scour.</p> <p>Editor’s note—Guidance on natural channel design principles can be found in the Council’s publication Natural channel design guidelines.</p>	<p>AO8.1 and AO8.2 achieved.</p> <p>Refer Section 2.0 and 5.0 of provided Technical Memorandum (5 December 2025 ref:635.000204.00001).</p> <p>The proposed Local Waterway Corridor Overlay protects longitudinal and lateral hydrological connectivity, and hydraulic characteristics of flows (flood flow extents, depths, velocities, shear stress) are contained within the proposed waterway corridor extents. This is clearly demonstrated in Figure 5-1 and Appendix B of the provided Technical Memorandum.</p> <p>AO8.3 achieved</p> <p>Refer ADG stormwater drainage drawings.</p> <p>AO8.4 N/A</p> <p>No new stormwater channels, creeks or major drains proposed.</p>
	<p>AO8.3</p> <p>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.</p>	
	<p>AO8.4</p> <p>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.</p>	

