

Stormwater RFI Responses - Rocklea Lines Training Facility

To Ray Carey
From Kripa Paudel
Date 31 March 2026
RE Facility Brisbane City Council RFI re. Development Application for Powerlink Rocklea Lines Training Facility

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APPLICATION REF

A006945211

1. Background

Brisbane City Council (Council) has submitted a Request for Information to Powerlink (RFI) for the proposed development at Lines Training Facility at 148 Donaldson Road, Rocklea, Queensland regarding the S82 change.

Council's RFI centres around demonstrating compliance to Section B of the Stormwater Code (Brisbane City Plan 2014), unless it can be shown that the code does not apply. Section B is contained within section 9.4.9 of the Code and is triggered per the provisions below:

Section B—Additional performance outcomes and acceptable outcomes which apply to high-risk development, being one or more of the following:

- a) a material change of use for an urban purpose which involves greater than 2,500m² of land that:
 - o will result in an impervious area greater than 25% of the net developable area; or
 - o will result in 6 or more dwellings.
- b) reconfiguring a lot for an urban purpose that involves greater than 2,500m² of land and will result in 6 or more lots;
- c) Operational work for an urban purpose which involves disturbing greater than 2,500m² of land.

[Source: s9.4.9, Stormwater Code, Brisbane City Council City Plan 2014 v26.]

2. Section B of the Stormwater Code is not triggered

Reporting to date has asserted that s82 change does not trigger Section B of the Stormwater Code for the following reasons:

- a) The proposed development is a material change of use for an urban purpose which involves greater than 2,500m² of land. However, the net developable area is zero as the site is subject to a development constraint (is in flood affected area) as per the City Plan and no dwellings are proposed and therefore clause (a) does not apply.
- b) We are not reconfiguring a lot for an urban purpose that involves greater than 2,500m² of land and will result in 6 or more lots and therefore clause (b) does not apply.
- c) Approval is not sought for operational works in s82 change and therefore clause (c) does not apply. We understand from Powerlink and the report that formed part of the previous application that the works in

that application included “Earthworks (cut and fill) associated with providing a building pad and car park for the future second training facility”. S82 change only involves sealing of the existing gravel carpark (central pad in pink as per Figure 2). It was determined that this carpark is impervious in existing situation and agreed with Council so there is no change to impervious area between previous application and s82.

3. Lot and impervious areas

The lot area of the proposed development at 148 Donaldson Road, Rocklea is approximately 101,171m². A 2025 report (Aurecon, 2025) addressing section 81 (s81) changes showed that the total land disturbance area associated with the works to be 14,000m².

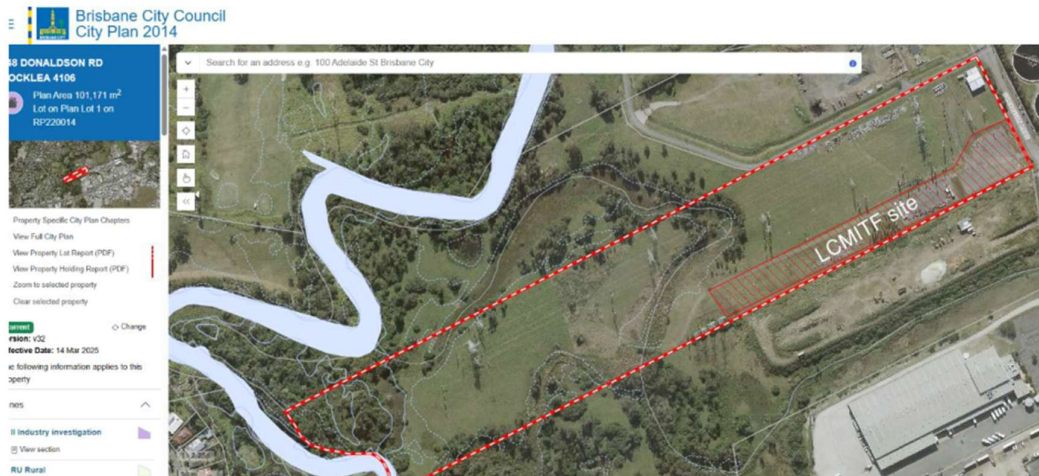


Figure 1: LCMITF project site location, showing the proposed land disturbance area (red hatched) and lot boundaries (red dashed). Reproduced from the original source: Aurecon, 2025.

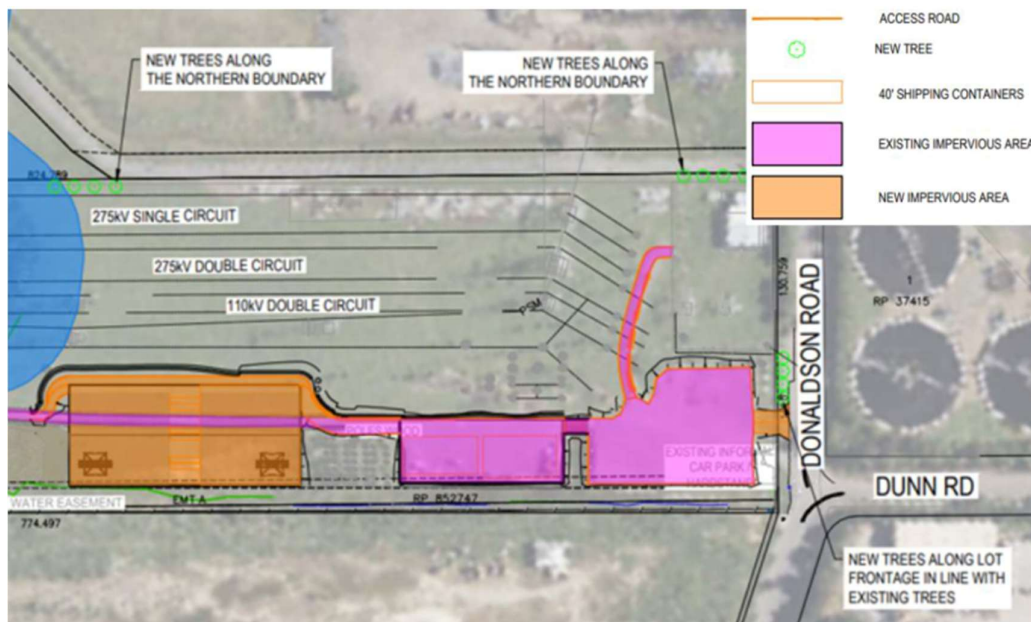


Figure 2: Impervious areas. Reproduced from the original source: Aurecon, 2025.

No change has been proposed to the total land disturbance area associated with the development, the lot area, or the total (existing and new) impervious areas since the s81 application in 2025. Table 1 below has been reproduced from the Stormwater Management Plan (pitt&sherry 2025) completed for the section 82 (s82) application. It shows 13,700 m² as the total land disturbance area (compared to the 14,000m² that was included for s81).

Table 1: Existing and impervious areas

Catchment	Area (m ²)	Existing: total impervious area (m ²)	Developed: total impervious area (m ²)	Increase in total effective impervious area (m ²)
1	800	0	0	0
2	2200	300	1900	1600
3	2100	0	0	0
4	2900	500	2600	2100
5	3000	0	200	200
6	2300	2300	2300	0
7	3100	3100	3100	0
Total	13700	6200	10100	3860

The existing impervious area at the location of proposed development is approximately 6,200m². The changes proposed in the development application for the proposed Lines Training Facility at 148 Donaldson Road increases the impervious area by an additional 3,860m². This results in the total (existing and new) impervious area for proposed development to be approximately 10100m², or 9.9% of the total 101,171m² lot area.

4. Stormwater Quality Management

While Section B of the Stormwater Code is not triggered by the development, a stormwater quality assessment was undertaken as part of the Stormwater Management Plan (SMP) prepared for the development by pitt&sherry in 2025. The SMP MUSIC modelling undertaken to evaluate the stormwater quality treatment performance of existing and proposed grassed swales at site and concluded that the QLD State Planning Policy WSUD objectives can be achieved. A summary of the different vegetated swales throughout site is reproduced from the SMP below.



Figure 3: Drainage strategy overview

No modification to the existing channel through the BCC easement along the southern end of site or to the triangular channel provided as part of the initial approved works along the northern end of the site is proposed. All flows are directed into these channels. Modelling undertaken for the SMP suggests that the peak flow depth through this channel will be approximately 350mm upstream of the culvert between catchments 6 and 7 shown in Figure 3. Elsewhere, typical flow depths are in the order of 200mm.

The SMP prescribes the following actions to continuously achieve the water quality objectives:

After rainfall that produces runoff:

- a) Check all drainage measures
- b) Check batter slopes and control basins for ground cover integrity / signs of erosion and piping and rectify if needed
- c) Check hardstand surfaces for signs of erosion and rectify if needed; and
- d) Check for excessive accumulation of sediment and debris, and clean out as required. Swale monitoring and measuring should be undertaken more frequently during the first 2 years of establishing vegetation, and include regular irrigation, removal of weeds and excess sediments, litter and debris.

5. Responses to planning provisions

While it is our view that Section B of the Stormwater code is not triggered by the proposed development, Table 2 details our response demonstrating compliance against Section B for completeness.

Table 2: Responses to Section B provisions

Performance outcomes	Acceptable outcomes	Response
<p>PO16</p> <p>Development ensures that the entry and transport of contaminants into stormwater is avoided or minimised to protect receiving water environmental values.</p> <p>Note—Prescribed water contaminants are defined in the Environmental Protection Act 1994.</p> <p>Note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for high-risk development only.</p>	<p>AO16</p> <p>Development provides a stormwater management system which is designed in compliance with the standards in the Infrastructure Design Planning Scheme Policy.</p>	<p>Complies. Disturbed area is minimised and there is no disturbance to the natural waterway by the development. Water quality modelling has demonstrated that water quality objectives can be achieved by maintaining vegetated swales. All flows are directed into vegetated swales.</p>
<p>PO17</p> <p>Development ensures that:</p> <p>the discharge of wastewater to a waterway or external to the site is avoided; or</p> <p>if the discharge cannot practicably be avoided, the development minimises wastewater discharge through re-use, recycling, recovery and treatment.</p> <p>Note—The preparation of a wastewater management plan can assist in demonstrating achievement of this performance outcome.</p> <p>Editor's note—This code does not deal with sewerage which is the subject of the Wastewater code</p>	<p>AO17</p> <p>No acceptable outcome is prescribed.</p>	<p>Not applicable. No wastewater is generated.</p>

Yours Sincerely,



Kripa Paudel
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