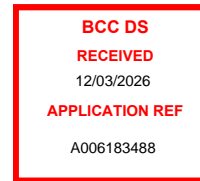


Our Ref: CD22-024/Auth

Council Application Reference: A006183488

18<sup>th</sup> December 2025

Griffin By The Sea Pty Ltd  
C/- Veris



**Attention: Will Miller**

Dear Will,

**RE: BRISBANE CITY COUNCIL - FURTHER ADVICE REQUEST**  
**PROPERTY ADDRESS: 50 RETREAT ST BRIDGEMAN DOWNS QLD 4035**  
**PROPERTY DESCRIPTION: LOT 2 ON SP178844**

On behalf of Griffin By The Sea Pty Ltd, we have been requested to review Stormwater Quality options for Stage 1 of the proposed subject development following Council's further information request, Item 3, which relates to Stormwater Quality; extract below.

### 3. Stormwater Quality

*The proposed plans continue to show a layout which does not provide a bio-retention basin for either of the Stage 1 or Stage 2 catchment areas. Council has reviewed the Site Based Stormwater Management Plan, and whilst the comments provided are noted; Council maintains that a bio-retention basin is required to treat the stormwater flows generated by Stage 1 of the development in lieu of the proposed WaterSmart Street Trees; due to the number of lots delivered as part of this stage.*

*As the Stage 2 area of the development cannot be supported at this time, Council can provide general advice only for that Stage; being that the WaterSmart Street Tree should be limited to 1 x tree at any location, and the minimum catchment to be 2 x lots per WaterSmart Street Tree. This approach is required to ensure that the trees are provided with a sufficient catchment, and does not overly constrain the proposed lot frontages.*

- a. *Submit a revised Site Based Stormwater Management Plan signed by an RPEQ, and revised plans showing a bio-retention basin provided to service and treat the stormwater flows from the proposed Stage 1; in accordance with the Stormwater Code PO6*
- b. *If the lawful point of discharge issue can be addressed for the proposed Stage 2, the revised Site Based Stormwater Management Plan, and revised plans must show WaterSmart Street Trees limited to 1 x tree at any location, and the minimum catchment to be 2 x lots per WaterSmart Street Tree; in accordance with the Stormwater Code PO6.*

#### Comments and Recommendation

Advice from Council indicates they believe a bio-basin is required in Stage 1 due to the number of lots in this stage.

- On review of the number of lots in each stage, we understand they are equal, 12 lots in each stage.

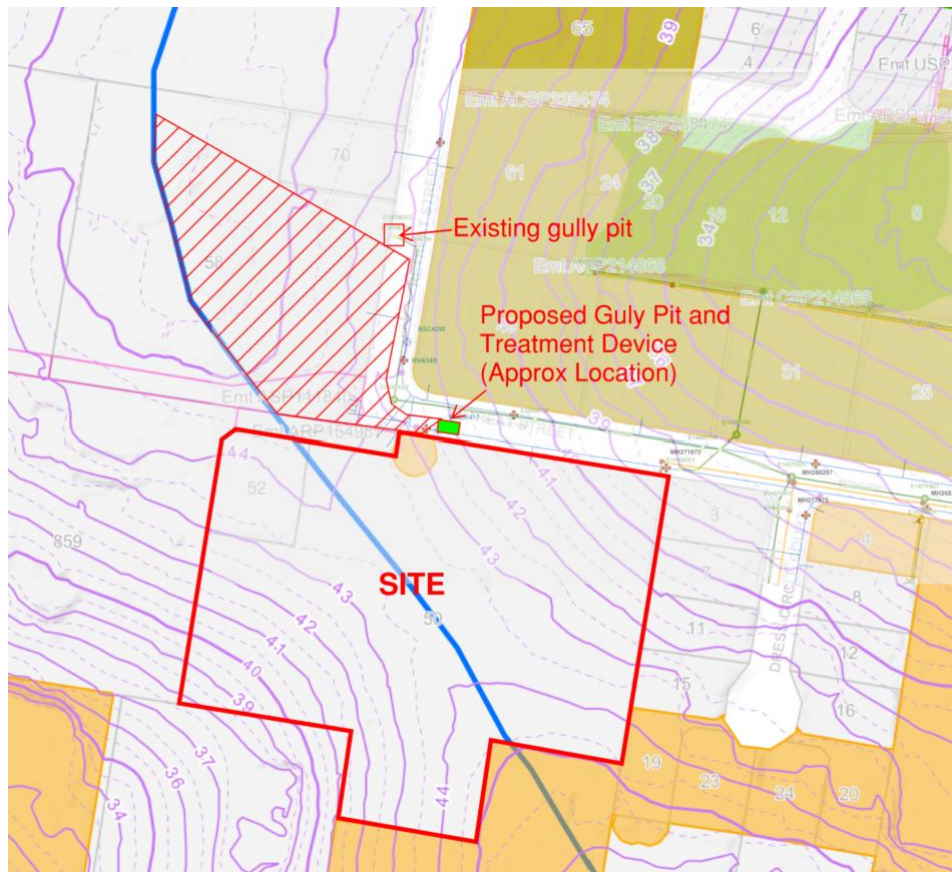
The proposed acceptable solution for Stage 2 is the implementation of WaterSmart Street Tree's, 1 per location, treating a minimum of 2 lots per WaterSmart Street Tree.

- Given Stage 1 has the same number of lots and similar runoff requiring treatment, we believe the preferred solution is to propose WaterSmart Street Tree's in Stage 1, similar to Stage 2.

We have prepared a plan which shows proposed locations for WaterSmart Street Tree's with due consideration to respective catchments, refer attached Drg CD22-204-SK01.

- Additional, external treatment: In addition to WaterSmart Street Tree's strategically located within the development, we propose an additional gully pit with and an upstream WaterSmart Street Tree on Retreat St,

prior to the intersection with the new road. The nominated location will treat a significant external catchment with respect to Stage 1. Refer Figure 1 below.



**Figure 1 – External Treatment Area**

#### Conclusion

We believe the above proposal adequately addresses the stormwater quality issue while considering economic and practical influences.

The introduction of the basin will reduce the project yield during a period where the production of allotments is required to provide much needed housing stock.

Additionally, the cost of the construction of the basin and the ongoing maintenance costs to council and the community due to the proliferation of stormwater basins needs to be considered, as basins are expensive to maintain properly.

Should you have any queries please do not hesitate to contact the undersigned on 3422 2020 or by email at [TimE@cdce.com.au](mailto:TimE@cdce.com.au).

Yours faithfully  
Civil Dimensions Pty Ltd

Tim Evans  
for and on behalf of Civil Dimensions Pty Ltd

Enclosed:  
• CD22-024-SK01, Rev A

PROJECT NAME

# 24 Lots Residential Subdivision DA

50 Retreat Street  
Bridgeman Downs

Lot 2 On RP178844

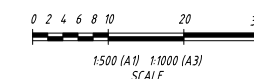
CLIENT

## Griffin By The Sea

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ASSOCIATED CONSULTANTS

SCALE (MM)



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Consulting Engineers  
mail@civildimensions.com.au

R.P.E.Q. Certification provided for and on behalf of Civil Dimensions expressly excludes, *inter alia*, all geotechnical testing, slope stability earthworks level 1, retaining walls, structures, landscaping (including vegetation and the effects thereof), detention basin and bio-retention basin sizing and hydraulics.

PLANS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS APPROVED, SIGNED AND STAMPED 'FOR CONSTRUCTION'

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APPROVED

FOR AND ON BEHALF OF CIVIL DIMENSIONS PTY LTD

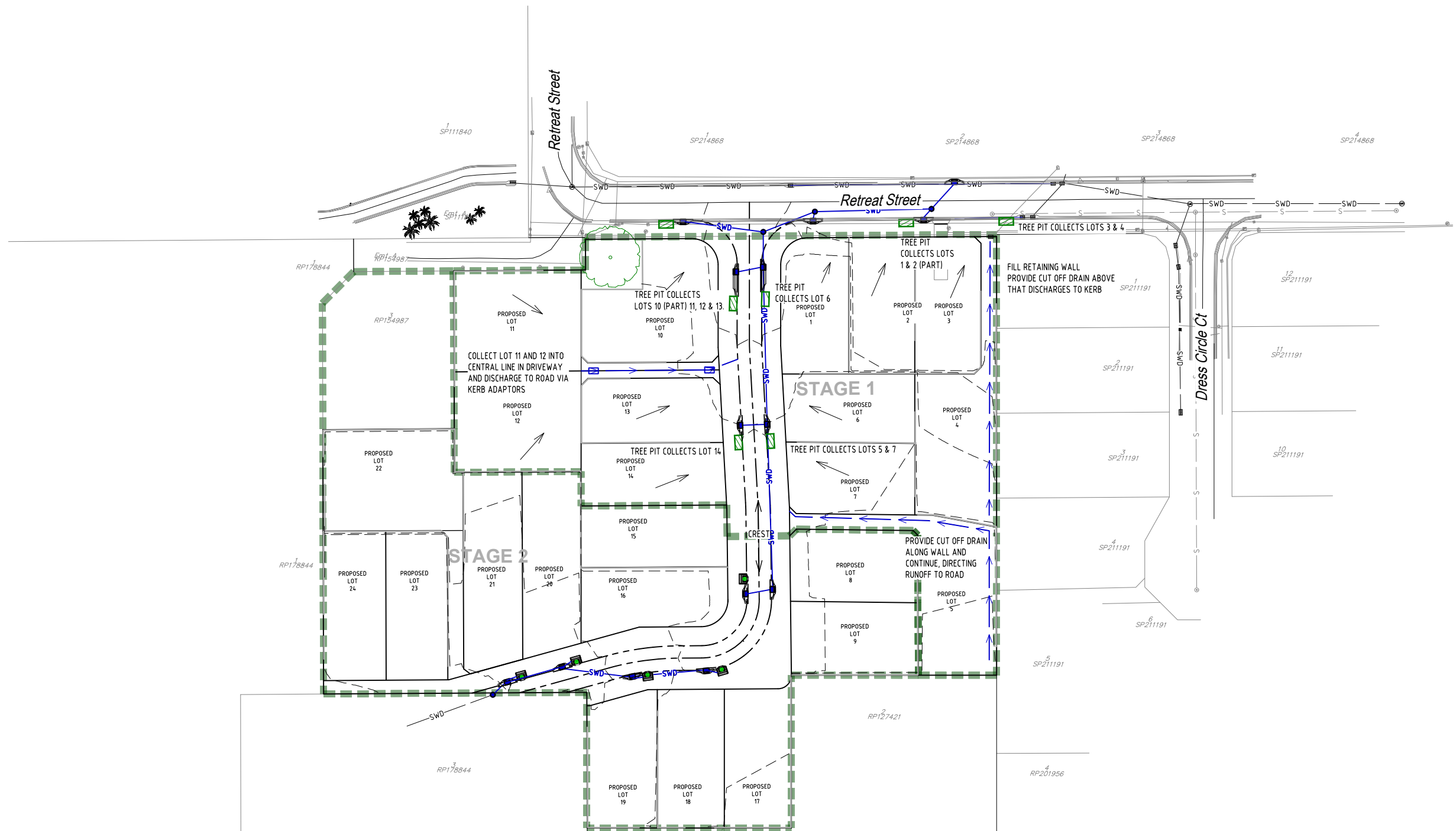
Rev	Amendment Details	Date
A	Initial Issue	17/12/25

DRAWING TITLE

### Stormwater WSUD Tree Bio Retention Plan

PROJECT NUMBER	CD22-024	DRG	SK01	REV	A
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X:\022-024- Retreat St (50) Bridgeman Downs\022-024-SWD\Stormwater Plan 17/12/2025 15h PM



#### LEGEND

- |               |             |  |
|---------------|-------------|--|
| Existing      | Proposed    |  |
| --- 4.2.0 --- | 4.2.00      | Surface Contours                         |
|               | ---         | Road Centerline                          |
|               | ---         | Kerbing (Nominal)                        |
| --- SWD ---   | --- SWD --- | Stormwater Drainage                      |
|               | █           | WSUD Tree Bio-Retention per BCC BSD-8339 |
|               | ---         | Retaining Wall                           |
|               | █           | Stage Boundary                           |