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LEGACY ENGINEERS
Consulting Civil & Structural Engineers

Prepared for:
REHJAM PTY LTD ATF REHMAT FAMILY TRUST

SITE BASED STORMWATER MANAGEMENT PLAN REPORT

For
Proposed Multi Unit Development
36 Selborne Street,
Mount Gravatt East, QLD 4122

Prepared by:
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Revision: A

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1.0 Introduction

Legacy Engineers Pty Ltd has been engaged by the REHJAM PTY LTD ATF REHMAT FAMILY TRUST to prepare a Civil Engineering Report, including a Site-Based Stormwater Management Plan, for the proposed Multi-Unit Development located at 36 Selborne Street, Mount Gravatt East QLD 4122 (Lot 18 on RP66329).

The intent of this report is to assess and provide recommendations on the stormwater quality and quantity management strategy for the proposed development in compliance with Brisbane City Council and state planning requirements.

1.1 Site Location

The site is located within the Brisbane City Council area and is bounded by Selborne Street to the south-east and residential properties to all other directions. Figure 1.1 below provides an aerial locality of the site and adjacent areas.

Figure 1.1 – Proposed Development Site at 36 Selborne Street, Mt Gravatt East QLD 4122 (Source: Brisbane City Council Interactive Maps)

1.2 Current Use

The site currently contains a lowest single storey detached house with an existing crossover to Selborne street. This house, driveway and the associated structures will be demolished to facilitate the proposed multi-unit development.

The detailed survey of the existing site is included in Appendix B of this report.

1.3 Proposed Development

The proposed multi-unit development, as shown in Figure 1.2, includes the following key elements:

- A three storey multi- unit development comprising four units, each with double garages, an internal access driveway, and visitor car parking.
- As part of the development, the existing driveway crossover located near the north-eastern boundary will be removed and a new crossover will be constructed toward the south-western boundary in accordance with Brisbane City Council (BCC) standards.
- Provision of new service connections, including water, sewer and stormwater, to service the proposed development.

The proposed plan of multi-unit development prepared by Tarun Jangra Building Designers is included as Appendix A.

Figure 1.2 – Proposed Multi-Unit Development Plan

1.4 Covenants/Easements

The proposed site currently does not contain any easements.

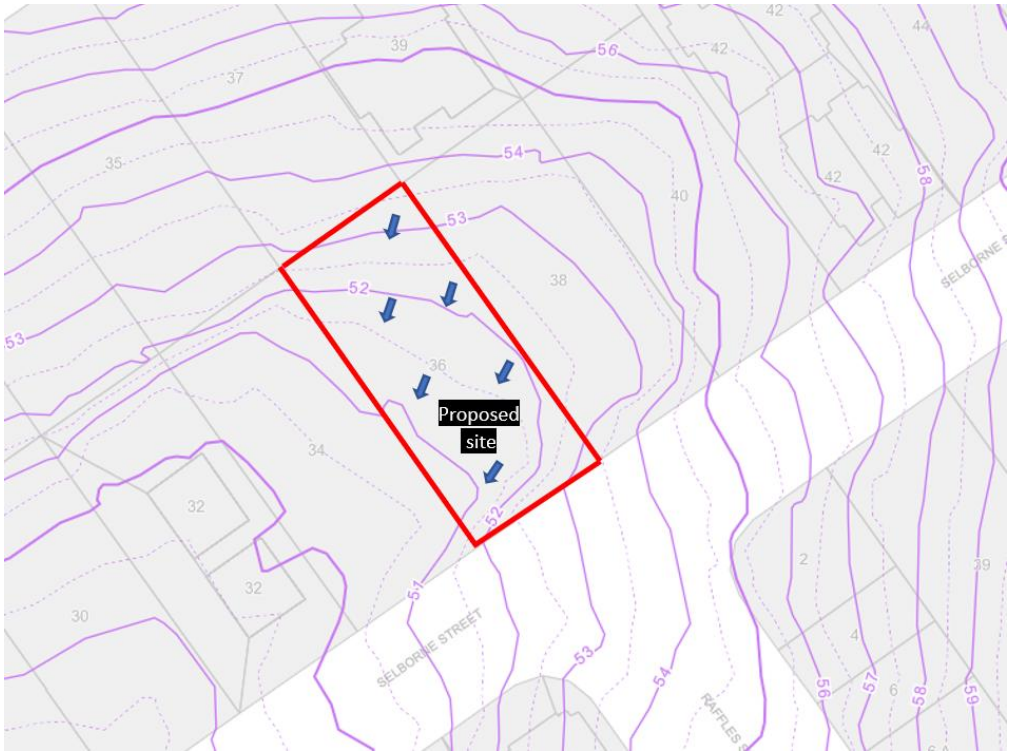
1.5 Topography

The site grades from approximately RL 53.0 m AHD at the northern boundary to approximately RL 50.7 m AHD at the southern boundary. Overland flow generally trends toward the south-western corner of the site, with the lowest point (approximately RL 50.53 m AHD) located along the south-western boundary within the property, conveying runoff toward Lot 17 on RP66329.

The detail survey plan of the site prepared by Santoshi Development Consultants is attached to this report as Appendix B.

Figure 1.3 below indicates the topography of the existing site (source – BCC City Plan maps).

Figure 1.3 – Site topography



1.6 Flood Search

BCC CityPlan mapping confirms the site is not affected by flooding overlays.

2.0 Stormwater Drainage

2.1 Existing Stormwater Drainage Conditions

The existing topography and overland flow paths are described in Clause 1.5 of this report.

Based on the survey and the council records search, existing (BCC) stormwater infrastructure is located within the development site.

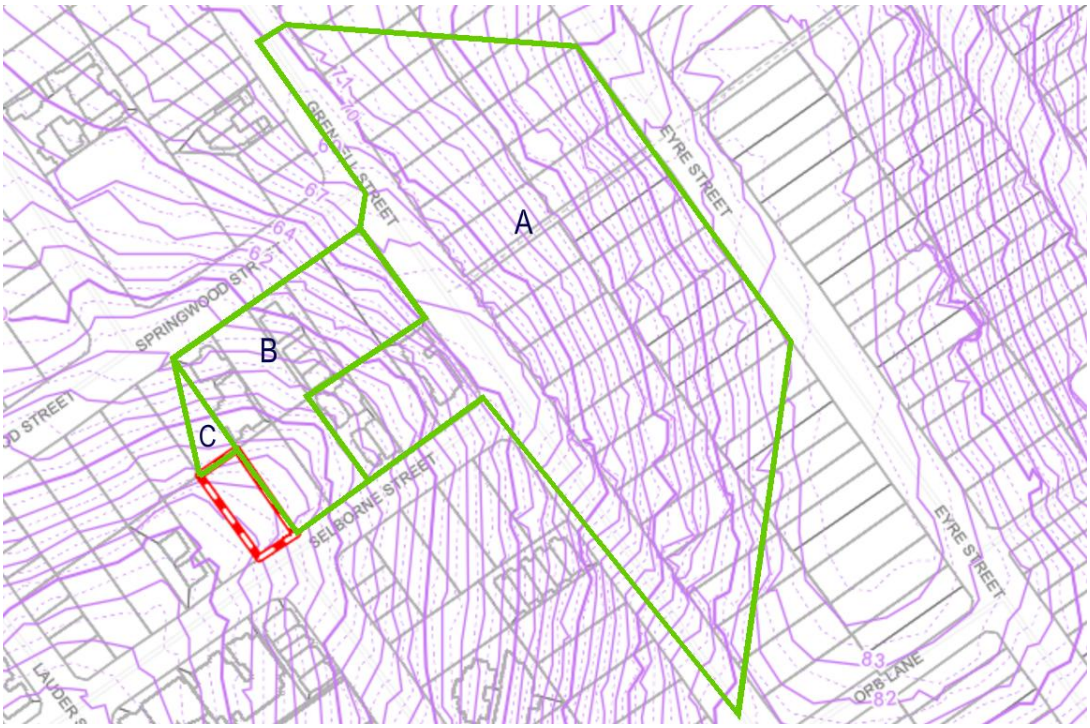
A Ø450 mm stormwater pipe traverses the site from the rear to the front. In addition, another Ø450 mm pipe enters the property from the north-eastern boundary. These pipes discharge into an existing manhole located within the site, which also receives a connection from the gully pit in Selborne Street, as shown on the survey plan (Appendix B).

The manhole has a Ø675 mm outlet pipe conveying flows toward Lot 17 on RP66329.

It is assumed that the existing roofwater and surface runoff discharge to the on-site manhole. Any excess overland flow is assumed to discharge across the south-western boundary of the site.

The pre-development stormwater catchment distribution and extent is illustrated in Figure 2.1 below.

Figure 2.1 – Existing Stormwater Catchments.



Based on the above:

Catchment A – Minor storm events are captured within the existing underground stormwater drainage system, while major storm events are conveyed along Selborne Street and Springwood Street. Accordingly, this catchment is unlikely to adversely impact on the proposed development site.

Catchment B – In accordance with the approved Stormwater Management Plan (Council Reference No. A005413153) for 38 Selborne Street, Mount Gravatt East, minor storm flows are conveyed via the existing pit and pipe system, with surcharge flows contained within Selborne Street during major events. Therefore, impacts on the subject site are expected to be minimal, unless a blockage occurs within the pipe network.

Catchment C – Minor storm flows from this catchment are captured and discharged to the existing underground pipe system. During major storm events, excess overland flows are expected to traverse the north-western boundary and enter the proposed development site.

2.2 Proposed Drainage Strategy

The proposed Stormwater Management Plan is included in Appendix C of this report. Accordingly, the proposed stormwater management strategy aims to minimise nuisance, risk, and potential damage to people, property, and the environment arising from stormwater generated by the developed catchments. The strategy comprises the following measures:

- Maintain existing overland flow path characteristics, with the surface graded to closely match existing overland flow paths as far as practicable.
- Capture roof and surface runoff within an underground drainage system, while maintaining safe overland flow paths to the existing low point. The proposed underground drainage system will be connected to the existing stormwater infrastructure within the site.
- Manage peak runoff rates generated by the development to ensure post-development discharge rates closely match pre-development conditions, thereby avoiding overloading of downstream drainage systems during storm events.
- Adopt best practice stormwater quality management measures.

2.3 Lawful Point of discharge

The lawful point of discharge for the development is the existing manhole located within the proposed site. The majority of both minor and major stormwater flows will be collected via the proposed pit and pipe network and conveyed to the existing manhole.

2.4 Stormwater Quantity Management

A hydrological analysis was undertaken using the DRAINS software to compare pre and post development flows based on the existing and proposed catchment plans provided in Figure 2.1 and in Figure 2.2 respectively. The relevant IFD data was obtained from The Bureau of Metrology for the purposes of this analysis.

2.4.1 Existing Conditions

The existing site is considered as a single catchment, as outlined in Table 2.1 below, with impervious areas calculated from the survey plans. Time of concentration has been calculated as per the QUDM guidelines. The existing catchment plan is shown in Figure 2.1 above in this report.

Table 2.1 – Existing Stormwater Catchments.

Catchment	Area (ha)	Imperviousness (%)	Length of flow (m)	Average slope (%)	Time of concentration (min)	Discharge point
EX1	0.0625	61	34	6	5	E1

An ILSAX-Horton model in the software DRAINS was set up to calculate existing stormwater flows from the site. The DRAINS results are summarized in Table 2.2 below.

Table 2.2 – Existing Scenario DRAINS Model Results.

Catchment	Stormwater flow (m^3/s) for AEP					
	39%	18%	10%	5%	2%	1%
EX1	0.018	0.024	0.029	0.033	0.090	0.046

The Rational Method calculations, as per the QUDM requirements, were also undertaken to estimate and compare existing flows from the site as follows:

Table 2.3 – Rational Method Results.

Catchment	Stormwater flow (m3/s) for AEP					
	39%	18%	10%	5%	2%	1%
EX1	0.017	0.024	0.028	0.034	0.045	0.052

The results from the DRAINS model are comparable to the Rational Method calculations. This comparison confirms that the estimations fall within a reasonable range and are supported by multiple analytical approaches.

2.4.2 Proposed Conditions

The proposed development will result in a slight increase in impervious areas and minor modifications to existing flow patterns through the introduction of new roof and driveway surfaces. The conceptual Stormwater Management Plan is provided in Appendix C. The post-development catchments adopted in the DRAINS model are shown in Figure 2.2 below.

A detailed ILSAX–Horton DRAINS model has been developed to assess the change in discharge rates between the existing and proposed development scenarios. Impervious areas have been modelled using a 5-minute time of concentration, in accordance with the recommendations of the QUDM. The DRAINS model structure is shown in Figure 2.3 below.

Figure 2.2 – Proposed Stormwater sub-catchments.

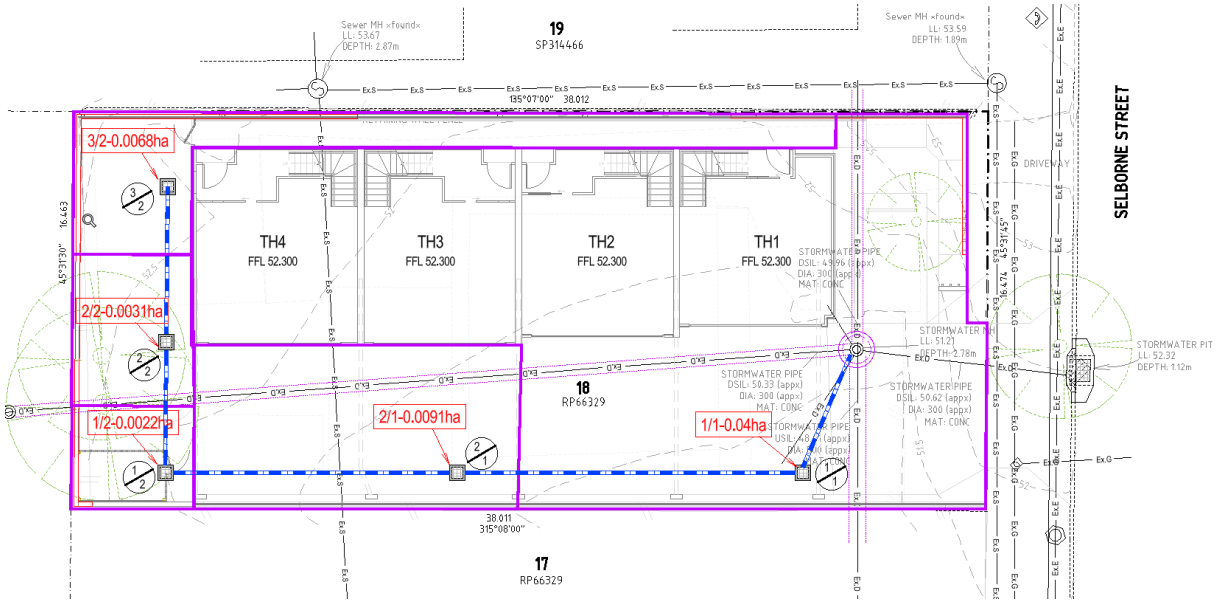
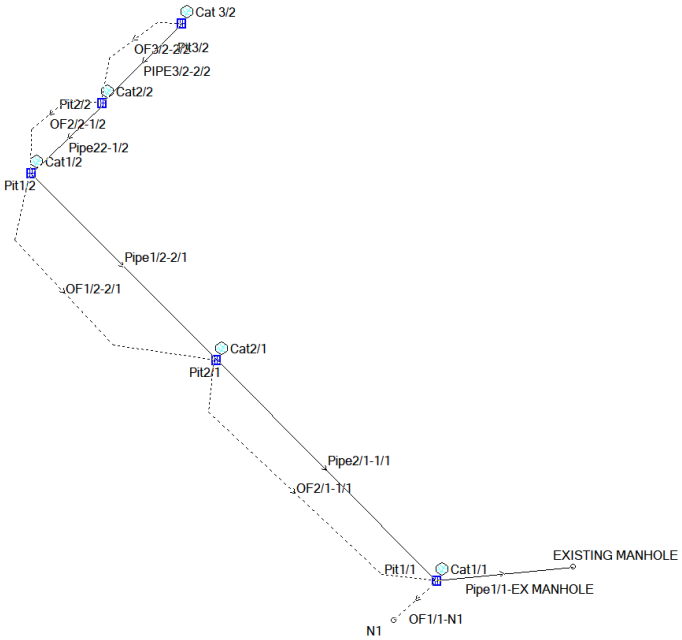


Figure 2.3 – DRAINS model for the proposed development.



2.4.3 DRAINS model results

It has been determined that the peak discharge from the site decreases by approximately 0.004m^3/s during the 1% AEP event. A comparison of the existing and post development flow rates, based on the above parameters is presented in Table 2.4 below:

Table 2.4 –Model Results Comparison.

Catchment	AEP					
	39%	18%	10%	5%	2%	1%
Existing Conditions, (m^3/s)	0.018	0.024	0.029	0.033	0.040	0.046
Post-development, (m^3/s)	0.018	0.024	0.029	0.033	0.038	0.042
Difference (m^3/s)	0.000	0.000	0.000	0.000	-0.002	-0.004

Data input and results from DRAINS are attached in Appendix D.

2.5 Stormwater Quality Management

The proposed development has an area of less than 2,500 m^2 and contains fewer than six dwelling units. Accordingly, the development does not trigger a formal stormwater quality assessment requirement.

Therefore, best practice stormwater management measures will be adopted. These include the installation of trash baskets within grated inlet pits, routine maintenance of the stormwater drainage system, and the prevention of contaminants being discharged into the stormwater network.

3.0 Erosion and sediment control

Erosion and settlement control will comply with the best practice including the use of buffer strips, sediment fencing and silt control. These will be maintained until post construction stabilization has been completed. Detail erosion and sediment control plans to be prepared during the detail design stage.

According to BCC Erosion Hazard Assessment, the site is classified as a 'medium' risk site. The certified Erosion Hazard Assessment form is attached to this report as Appendix E.

4.0 Conclusion

This Engineering Report has assessed the stormwater management strategy for the proposed development at 36 Selborne Street, Mount Gravatt East.

On-site stormwater detention is not proposed as part of the development.

The development will adopt a best-practice stormwater quality management approach to mitigate potential impacts associated with runoff from the developed site.

-- End report --

Appendix A: Plan of development

PROPOSED NEW TOWNHOUSES

36 SELBORNE STREET, MOUNT GRAVATT EAST

BRISBANE CITY COUNCIL
BUILDING CLASS: 1A
3-STOREYS
LOT 36
SITE AREA: 625.9m²

SHEET LIST			
Project Issue Date	SHEET NO.	SHEET NAME	REVISION
07-04-26	SD001	VIEWS	B
07-04-26	SD002	VIEWS	B
07-04-26	SD003	VIEWS	B
07-04-26	SD004	VIEWS	B
07-04-26	SD005	VIEWS	B
07-04-26	SD100	EXISTING SITE PLAN	
07-04-26	SD101	PROPOSED SITE PLAN	C
07-04-26	SD102	PROPOSED GROUND FLOOR PLAN	C
07-04-26	SD103	PROPOSED LEVEL 1 FLOOR PLAN	B
07-04-26	SD104	PROPOSED LEVEL 2 FLOOR PLAN	C
07-04-26	SD105	PROPOSED ROOF PLAN	B
07-04-26	SD107	SITE COVER AREA CALCULATION	C
07-04-26	SD108	FLOOR AREA CALCULATION	C
07-04-26	SD109	FLOOR AREA CALCULATION	B
07-04-26	SD110	FLOOR AREA CALCULATION	C
07-04-26	SD111	PRIVATE SPACE CALCULATION	C
07-04-26	SD112	PRIVATE SPACE CALCULATION	B
07-04-26	SD113	DEEP PLANTING AREA CALCULATIONS	C
07-04-26	SD201	ELEVATIONS	B
07-04-26	SD202	ELEVATIONS	C
07-04-26	SD300	HEIGHT SECTION	B
07-04-26	SD301	HEIGHT SECTION	C
07-04-26	SD302	SECTION	B

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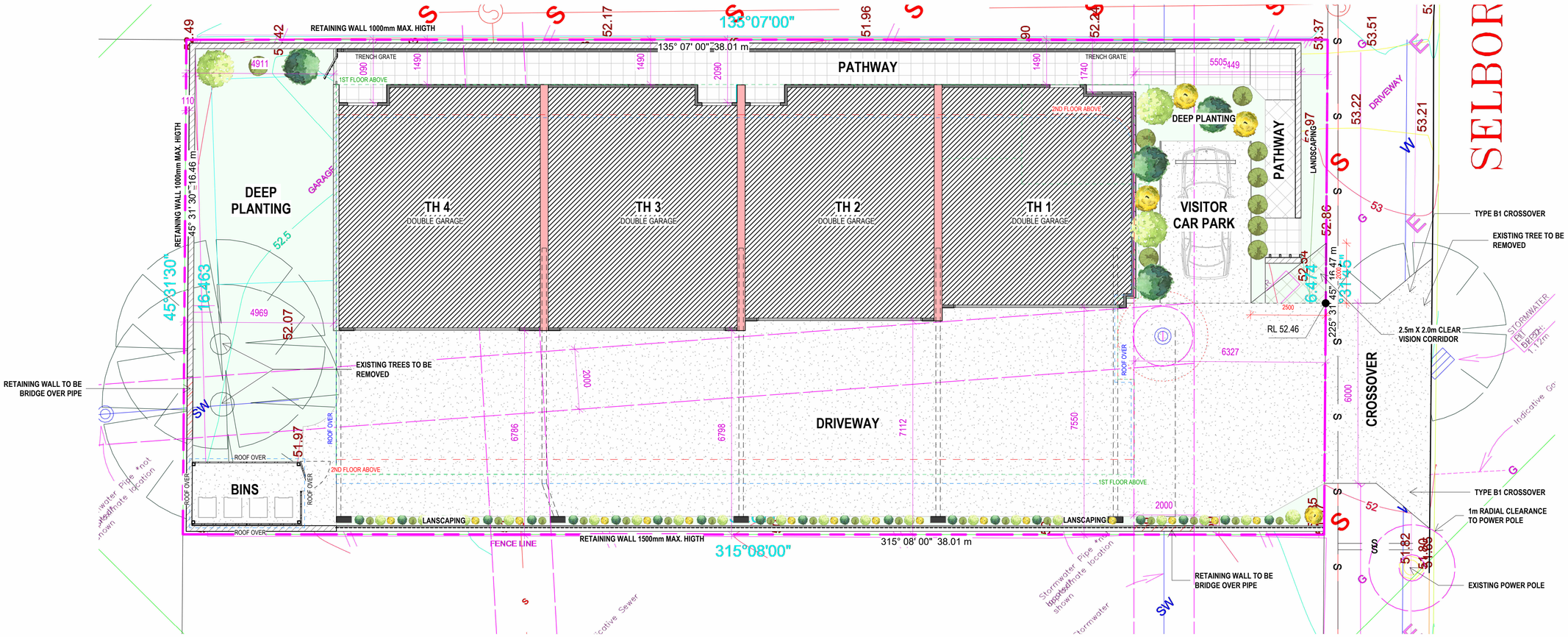
CLIENT:	**REHJAM PTY LTD ATF REHMAT FAMILY TRUST**
PROJECT:	**PROPOSED MULTI UNIT DEVELOPMENT**
LOCATION:	**36 SELBORNE STREET, MOUNT GRAVATT EAST**

REVISION SCHEDULE

A	AMENDED 3D MODEL,UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26

DRAWN BY:	ALP	JOB No:	5225
CHECKED BY:	TJ	SHEET No:	SD000
ISSUE DATE:	07-04-26	REVISION:	B

NOTE:
REFER TO CIVIL ENGINEER DRAWINGS FOR CROSSOVER, VERGE, AND FOOTPATH LEVELS AND LAYOUT



1 PROPOSED SITE PLAN
1 : 75

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LOCATION:	36 SELBORNE STREET, MOUNT GRAVATT EAST

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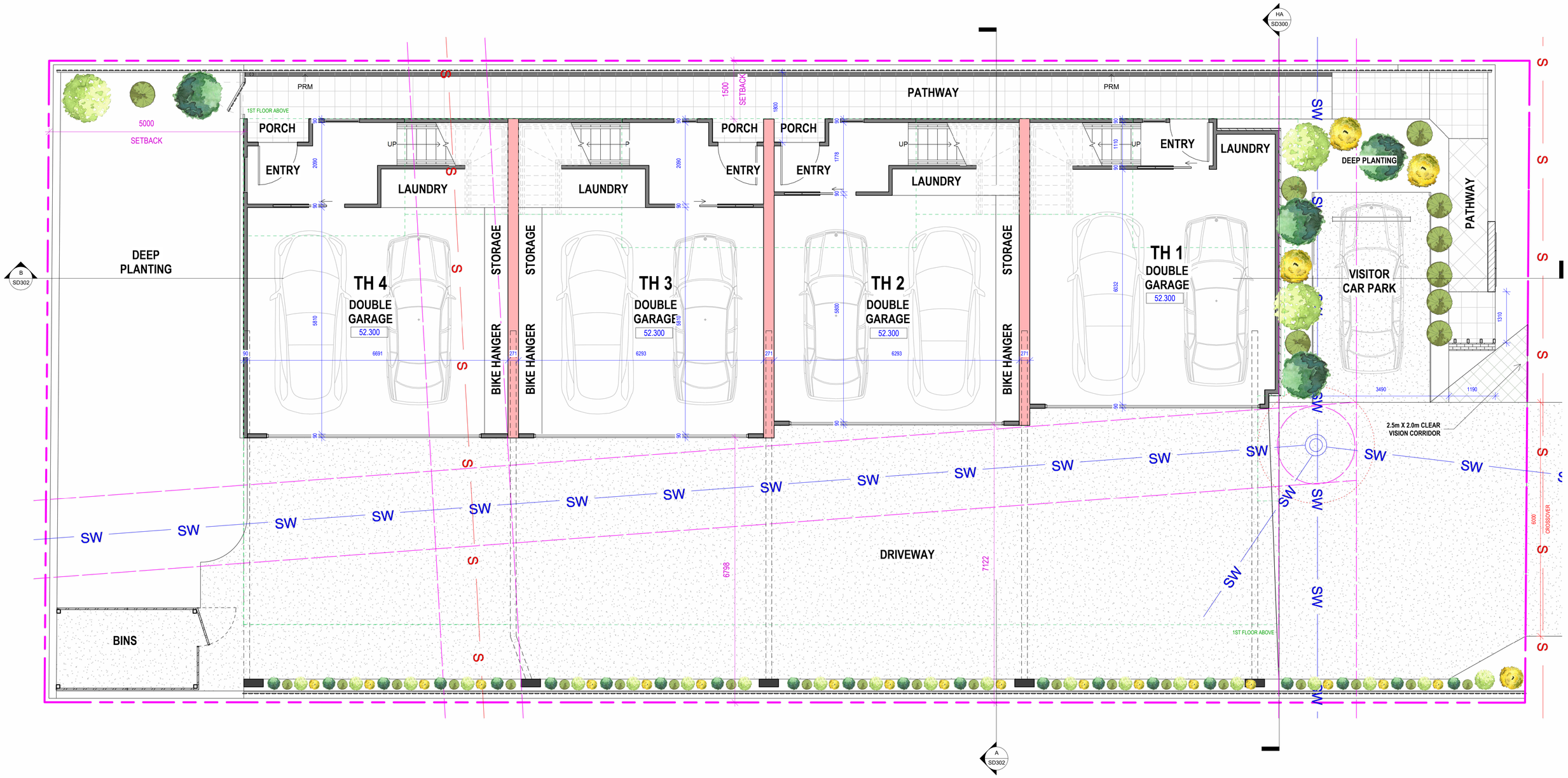
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26
C	CROSSOVER AMENDED, 2x2.5 METER VISUAL CLEARANCE TO CROSSOVER NOTED,TH 1 ENSUITE AMNEDED, VISITOR CAR PARK RELOCATED, ENTRY PATHWAY RELOCATED, SITE COVER AREA CORRECTED	TJ	07-04-26

DRAWN BY:	Tarun	JOB No:	5225
CHECKED BY:	Tarun	SHEET No:	SD101
ISSUE DATE:	07-04-26	REVISION:	C



1 GROUND FLOOR
1 : 50

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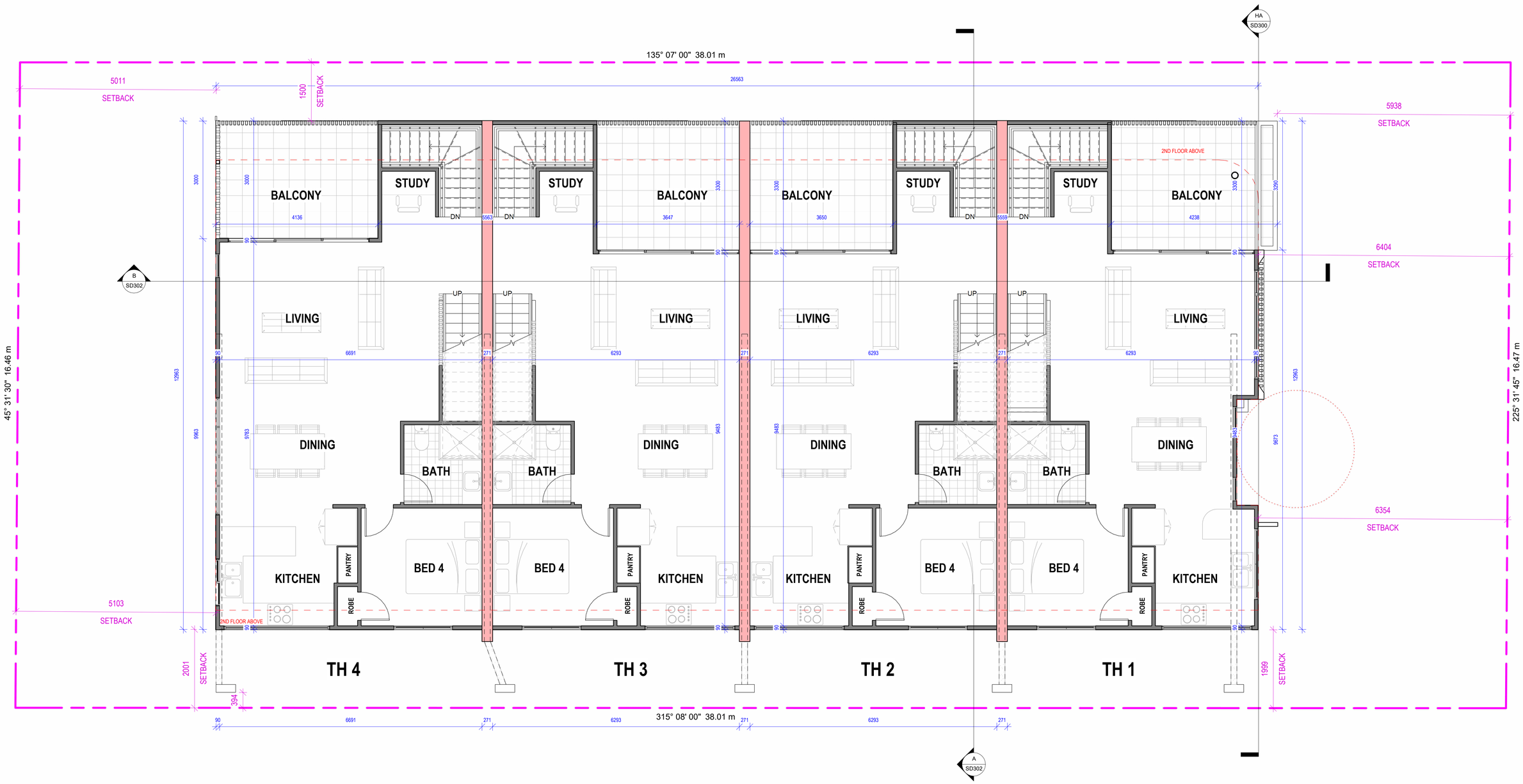

1 FIRST FLOOR
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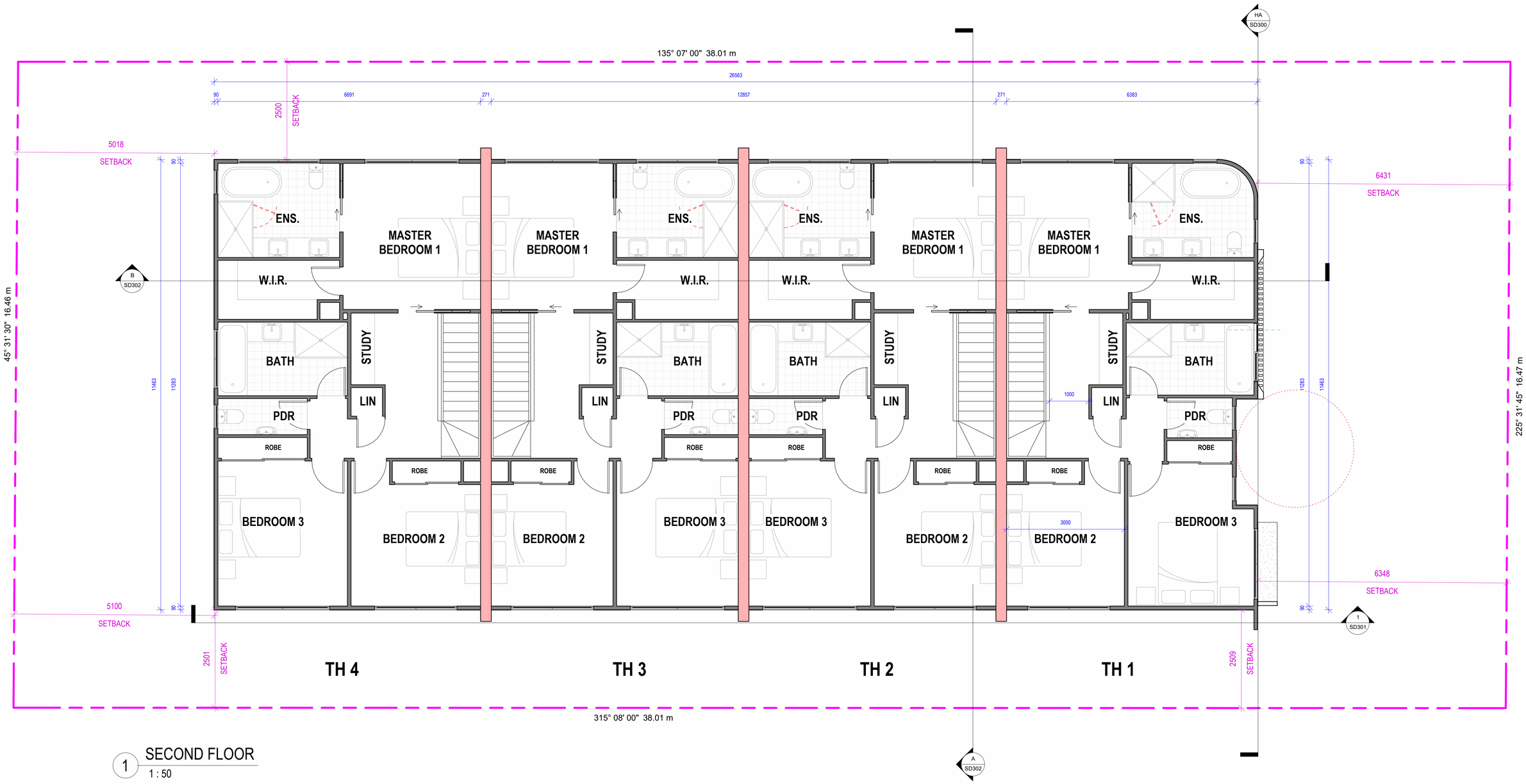

1 SECOND FLOOR

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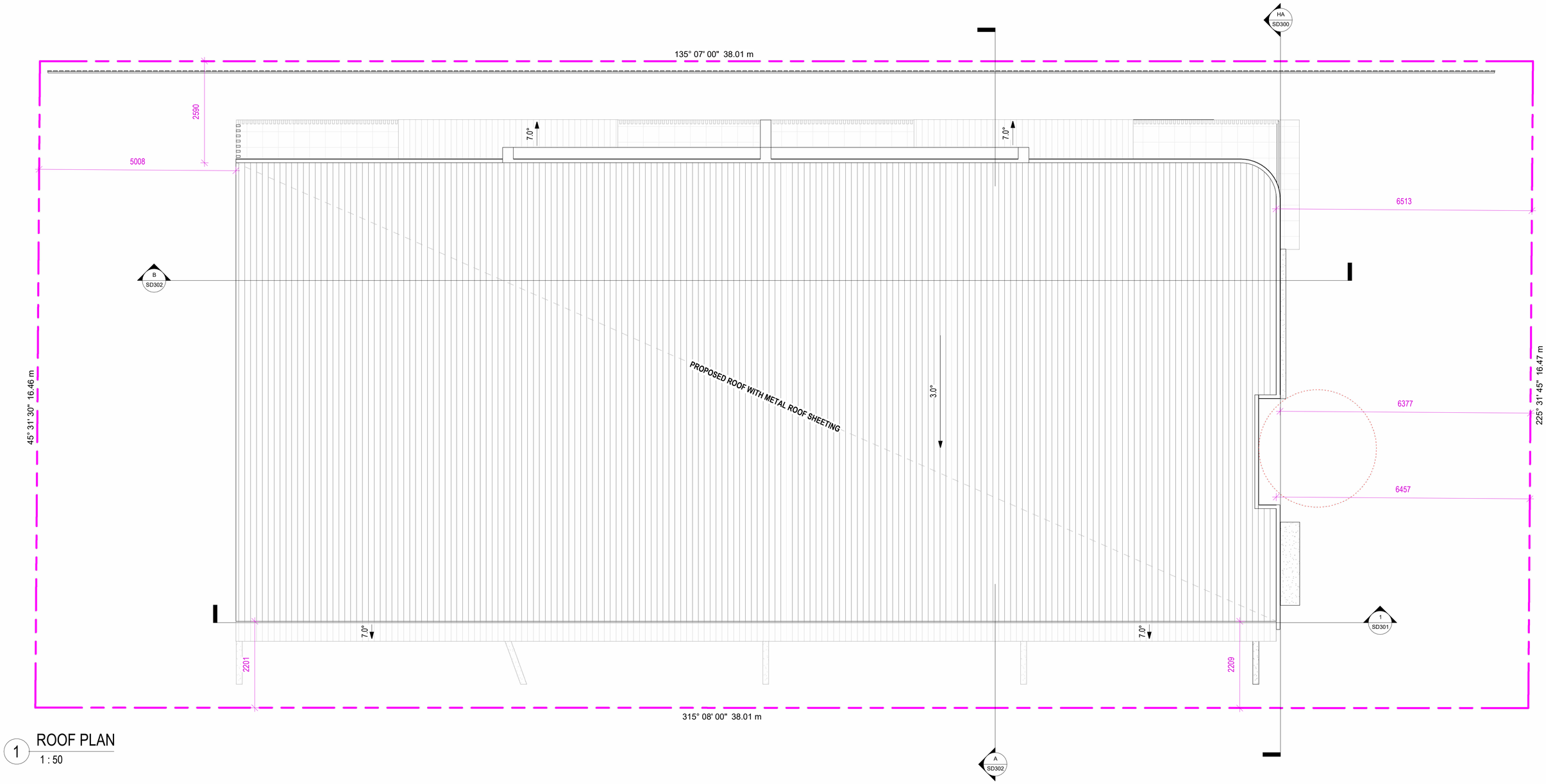

1 ROOF PLAN
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ISSUE DATE:	07-04-26	REVISION:	B

LEGEND

CODE	DESCRIPTION
AFD	ALUMINIUM-FRAMED DOOR
AFG	ALUMINIUM-FRAMED GLAZING
BINS	BINS
CCMC	COLORBOND CORRUGATED METAL CLADDING
CL	COLUMN
CSOD	COLORBOND SECTIONAL OVERHEAD DOOR
HR	HANDRAIL (1100mm-HEIGHT)
PRFC	PAINTED RENDERED FIBROUS CEMENT
PRLC	PAINTED RENDERED LIGHT WEIGHT CONSTRUCTION
PRM	PAINTED RENDERED MASONRY
SC	STONE CLADDING
TC	TIMBER CLADDING
TFB	TIMBER-FEATURE BATTENS
TPF	TIMBER PALE FENCE

1 EAST ELEVATION
1 : 50

2 WEST ELEVATION
1 : 50

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CLIENT:	**REHJAM PTY LTD ATF REHMAT FAMILY TRUST**
PROJECT:	**PROPOSED MULTI UNIT DEVELOPMENT**
LOCATION:	**36 SELBORNE STREET, MOUNT GRAVATT EAST**

REVISION SCHEDULE

A	AMENDED 3D MODEL,UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26

DRAWN BY:	ALP	JOB No:	5225
CHECKED BY:	TJ	SHEET No:	SD201
ISSUE DATE:	07-04-26	REVISION:	B

LEGEND

CODE	DESCRIPTION
AFD	ALUMINIUM-FRAMED DOOR
AFG	ALUMINIUM-FRAMED GLAZING
BINS	BINS
CCMC	COLORBOND CORRUGATED METAL CLADDING
CL	COLUMN
CSOD	COLORBOND SECTIONAL OVERHEAD DOOR
HR	HANDRAIL (1100mm-HEIGHT)
PRFC	PAINTED RENDERED FIBROUS CEMENT
PRLC	PAINTED RENDERED LIGHT WEIGHT CONSTRUCTION
PRM	PAINTED RENDERED MASONRY
SC	STONE CLADDING
TC	TIMBER CLADDING
TFB	TIMBER-FEATURE BATTENS
TPF	TIMBER PALE FENCE

1 NORTH ELEVATION

1 : 50

2 SOUTH ELEVATION

1 : 50

PRELIMINARY ONLY - NOT FOR CONSTRUCTION |PRINT ON A1

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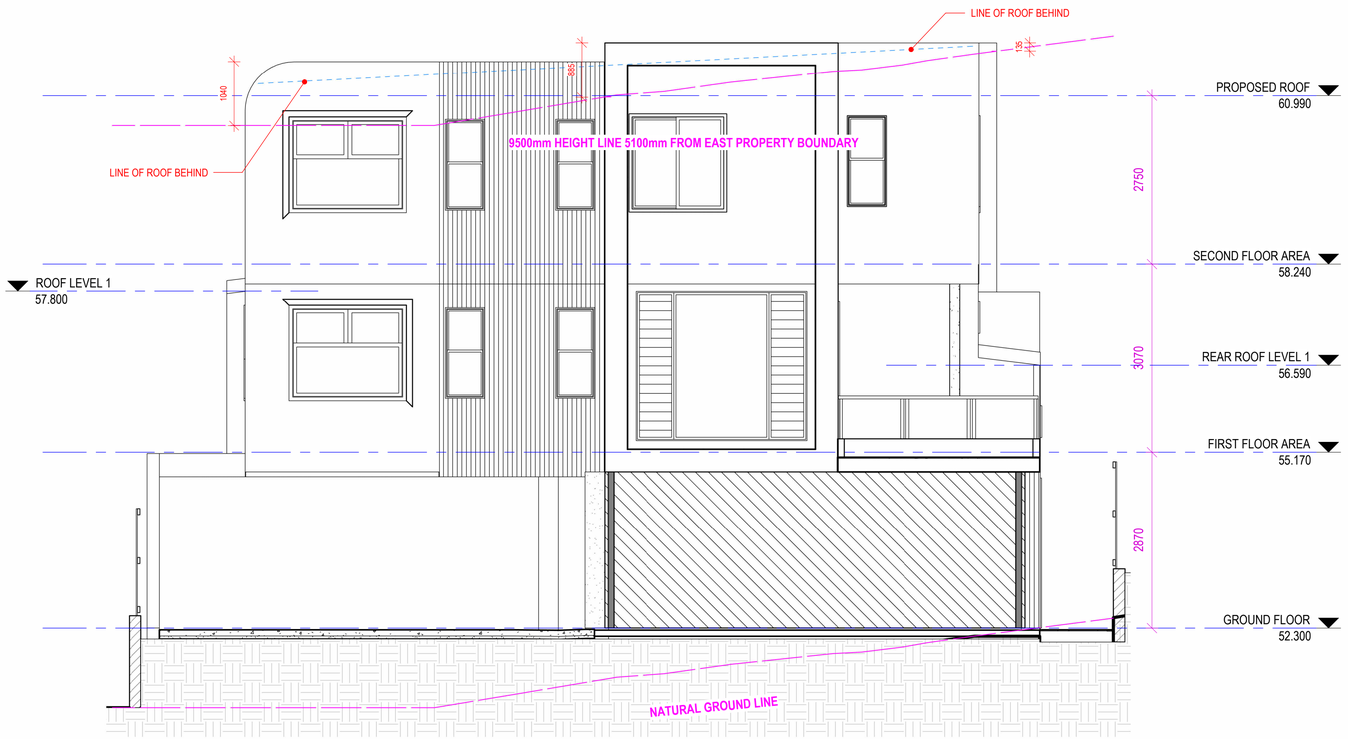
PROJECT:	**PROPOSED MULTI UNIT DEVELOPMENT**
LOCATION:	**36 SELBORNE STREET, MOUNT GRAVATT EAST**

REVISION SCHEDULE

A	AMENDED 3D MODEL,UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26
C	CROSSOVER AMENDED, 2x2.5 METER VISUAL CLEARANCE TO CROSSOVER NOTED,TH 1 ENSUITE AMNEDED, VISITOR CAR PARK RELOCATED, ENTRY PATHWAY RELOCATED, SITE COVER AREA CORRECTED	TJ	07-04-26

DRAWN BY:	ALP	JOB No:	5225
CHECKED BY:	TJ	SHEET No:	SD202
ISSUE DATE:	07-04-26	REVISION:	C



HA HEIGHT SECTION A

1 : 50

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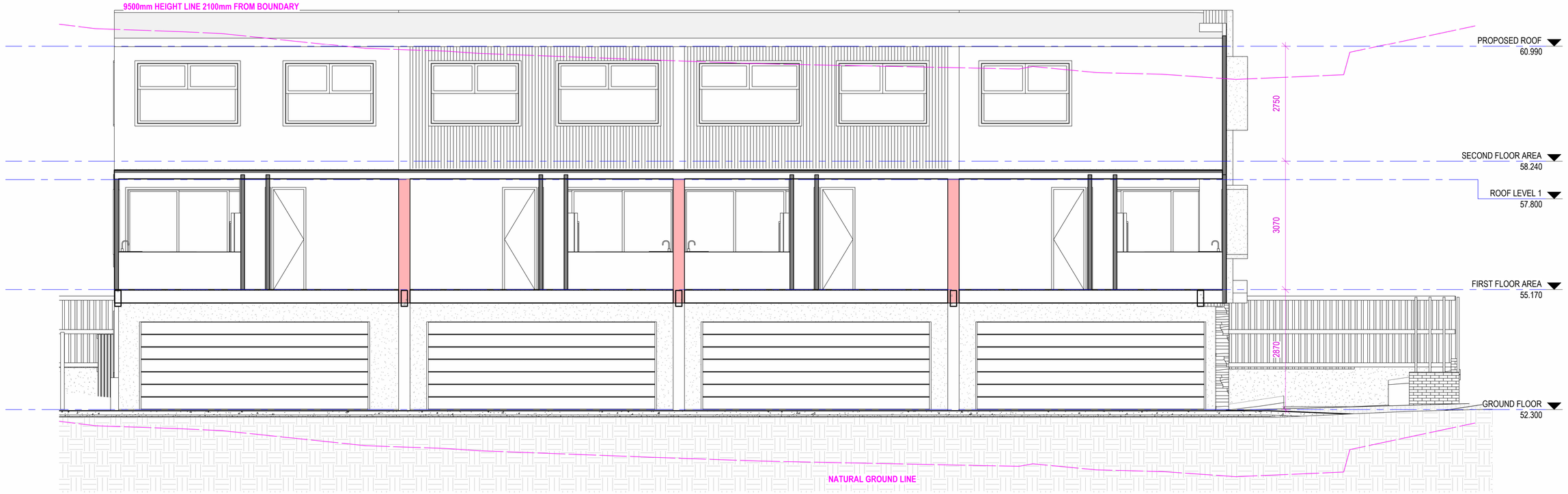
CLIENT:	**REHJAM PTY LTD ATF REHMAT FAMILY TRUST**
PROJECT:	**PROPOSED MULTI UNIT DEVELOPMENT**
LOCATION:	**36 SELBORNE STREET, MOUNT GRAVATT EAST**

REVISION SCHEDULE

A	AMENDED 3D MODEL,UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26

DRAWN BY:	ZT	JOB No:	5225
CHECKED BY:	TJ	SHEET No:	SD300
ISSUE DATE:	07-04-26	REVISION:	B



1 HEIGHT SECTION B

1 : 50

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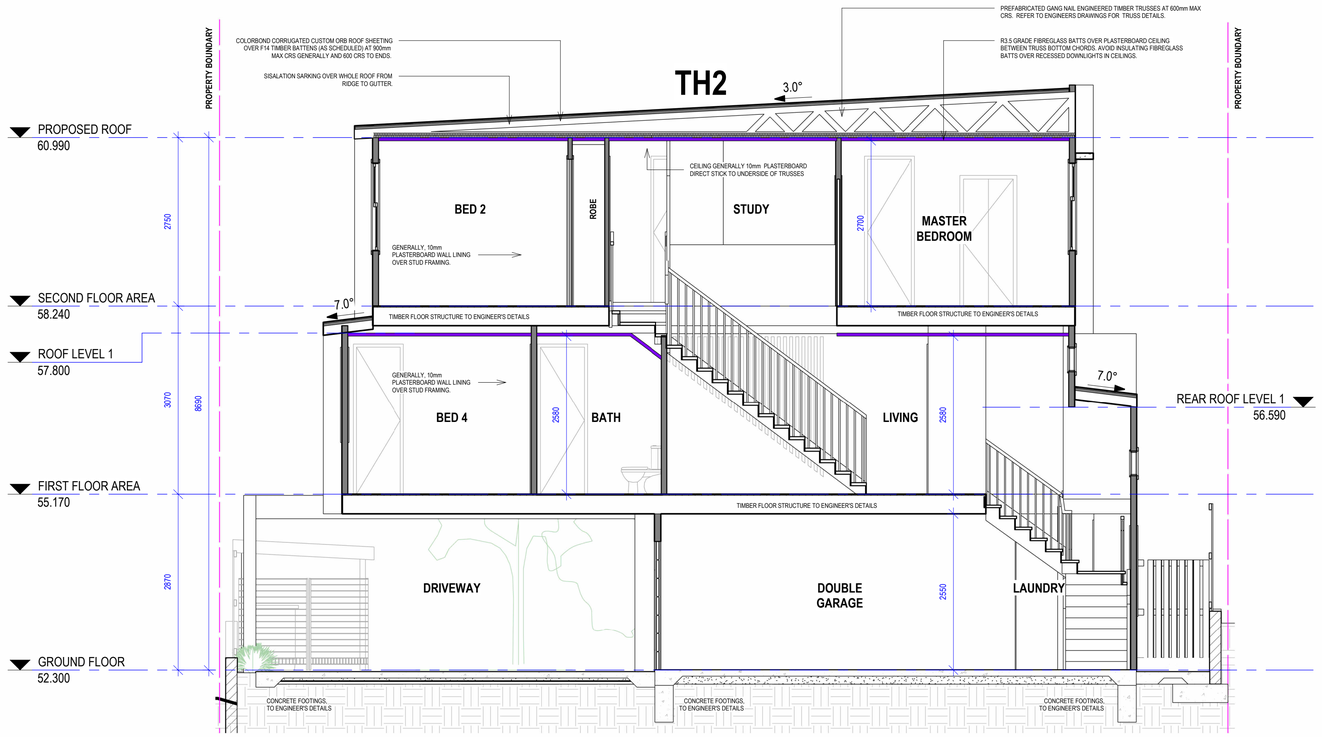
CLIENT:	**REHJAM PTY LTD ATF REHMAT FAMILY TRUST**
PROJECT:	**PROPOSED MULTI UNIT DEVELOPMENT**
LOCATION:	**36 SELBORNE STREET, MOUNT GRAVATT EAST**

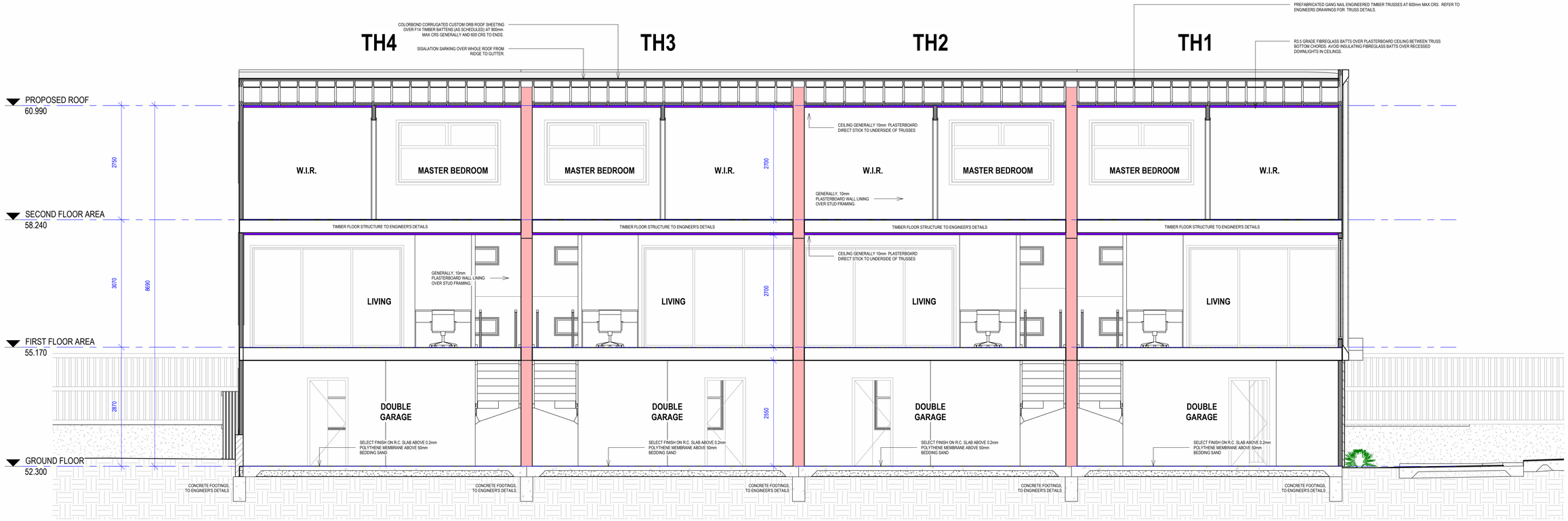
REVISION SCHEDULE

A	AMENDED 3D MODEL,UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26
C	CROSSOVER AMENDED, 2x2.5 METER VISUAL CLEARANCE TO CROSSOVER NOTED,TH 1 ENSUITE AMNEDED, VISITOR CAR PARK RELOCATED, ENTRY PATHWAY RELOCATED, SITE COVER AREA CORRECTED	TJ	07-04-26

DRAWN BY:	ZT	JOB No:	5225
CHECKED BY:	TJ	SHEET No:	SD301
ISSUE DATE:	07-04-26	REVISION:	C



A SECTION A
1 : 50



B SECTION B
1 : 50

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CLIENT:	**REHJAM PTY LTD ATF REHMAT FAMILY TRUST**
PROJECT:	**PROPOSED MULTI UNIT DEVELOPMENT**
LOCATION:	**36 SELBORNE STREET, MOUNT GRAVATT EAST**

REVISION SCHEDULE

A	AMENDED 3D MODEL,UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26

DRAWN BY:	ZT	JOB No:	5225
CHECKED BY:	TJ	SHEET No:	SD302
ISSUE DATE:	07-04-26	REVISION:	B

Appendix B: Detail Survey Plan

N

Scale 1: 150 @ A3 — Lengths are in Metres.

10 0 10

LEGEND

- Kerb Line
- Channel
- Fence Line
- Water Line
- Retaining Wall
- Overhead Power
- Gas Main
- Subject Boundary
- Stormwater Line
- Tree/Vegetation
- Sewer MH
- Road Sign
- Fire Hydrant
- Power Pole
- Telstra Pit
- Stormwater Pit
- Water Meter
- TBM–Screw in Conc RL: 53.71
- Natural Contours

SERVICES WARNING
SANTOSHI DEVELOPMENT CONS P/L TAKE NO RESPONSIBILITY FOR THE LOCATION, SPECIES, HEIGHTS, OTHER DETAILS OF TREES ON SITE. TREE DETAIL WILL BE PROVIDED BY OTHERS ON SEPARATE SURVEYS.

HEIGHTS BY GNSS
HEIGHTS HAVE BEEN MEASURED BY GNSS EQUIPMENT AND DO NOT NECESSARILY AGREE WITH AHD LEVELS.

TITLE SEARCH WARNING
SANTOSHI DEVELOPMENT CONS P/L HAS NOT CARRIED OUT A TITLE SEARCH FOR THIS SURVEY. CHECK D.N.R.M FOR EASEMENTS AND ENCUMBRANCES.

SERVICES WARNING
SANTOSHI DEVELOPMENT CONS P/L TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY NON VISIBLE SERVICES.
GAS, SEWER AND WATER MAINS ARE PLOTTED FROM INFORMATION AVAILABLE FROM DIAL BEFORE YOU DIG AND MUST BE LOCATED BY UNDERGROUND LOCATION SERVICES PRIOR TO ANY EXCAVATIONS.

IDENTIFICATION SURVEY WARNING
THIS CONTOUR AND FEATURE SURVEY, AS PREPARED BY SANTOSHI DEVELOPMENT CONS P/L, DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. PLEASE CONTACT THIS OFFICE FOR A QUOTE OR FURTHER ADVICE.

JOB No: SDC2241	
SURVEYED: CI	
DRAWN: CI	
CHECKED: DK	
QT: DK	
DATE: 6.11.25	
ORIGIN: GNSS	SCALE: 1:150
ASSOCIATES:	DRAWING No.: SDC2241–209
	AMEND. No:

CLIENT: Shahid Ali

TITLE: Contour & Detail Survey
36 Selborne Street
Mt Gravatt East
LOT 18 on RP66329

PARISH:	LEVEL DATUM: AHD
COUNTY:	AZIMUTH: ARB
COORD SYSTEM: ARB	ORIGIN: PSM10470

SANTOSHI™ DEVELOPMENT CONSULTANTS
38 Lochside Drive, North Lakes, QLD, 4509
P: 3886 5183 F: 3886 5183 M: 0403 629 381
E: deepak@santoshi.com.au
PO BOX 986, North Lakes QLD 4509

DATE	No.	AMENDMENT DESCRIPTION

NOTES :

Boundary dimensions have been adopted from survey plans & others.
Services noted on the plan are located from field surveys only. The person utilizing the information shown on this plan should make detailed investigations prior to carrying out any excavations.
This note is an integral part of this plan.

19
SP314466

18
625m²
RP66329
SINGLE STOREY TIMBER HOUSE
EAVE TO WALL: 0.7
APEX RL: 58.54

17
RP66329

45°31'30"
46.463

135°07'00"
46.012

45°31'45"
16.474

315°08'00"
38.013

SELBORNE STREET

GARAGE
SHED
BUILDING GUTTER LINE
RETAINING WALL FENCE
FENCE LINE
DRIVEWAY

Sewer MH *found*
LL: 53.67
DEPTH: 2.87m

Sewer MH *found*
LL: 53.59
DEPTH: 1.89m

Stormwater Pipe *not located*
approximate location shown

Indicative Stormwater Line

Indicative Sewer Line

Indicative Gas Main

STORMWATER PIPE
DSIL: 49.96 (appx)
DIA: 300 (appx)
MAT: CONC

STORMWATER PIPE
DSIL: 50.33 (appx)
DIA: 300 (appx)
MAT: CONC

STORMWATER PIPE
USIL: 48.41 (appx)
DIA: 500 (appx)
MAT: CONC

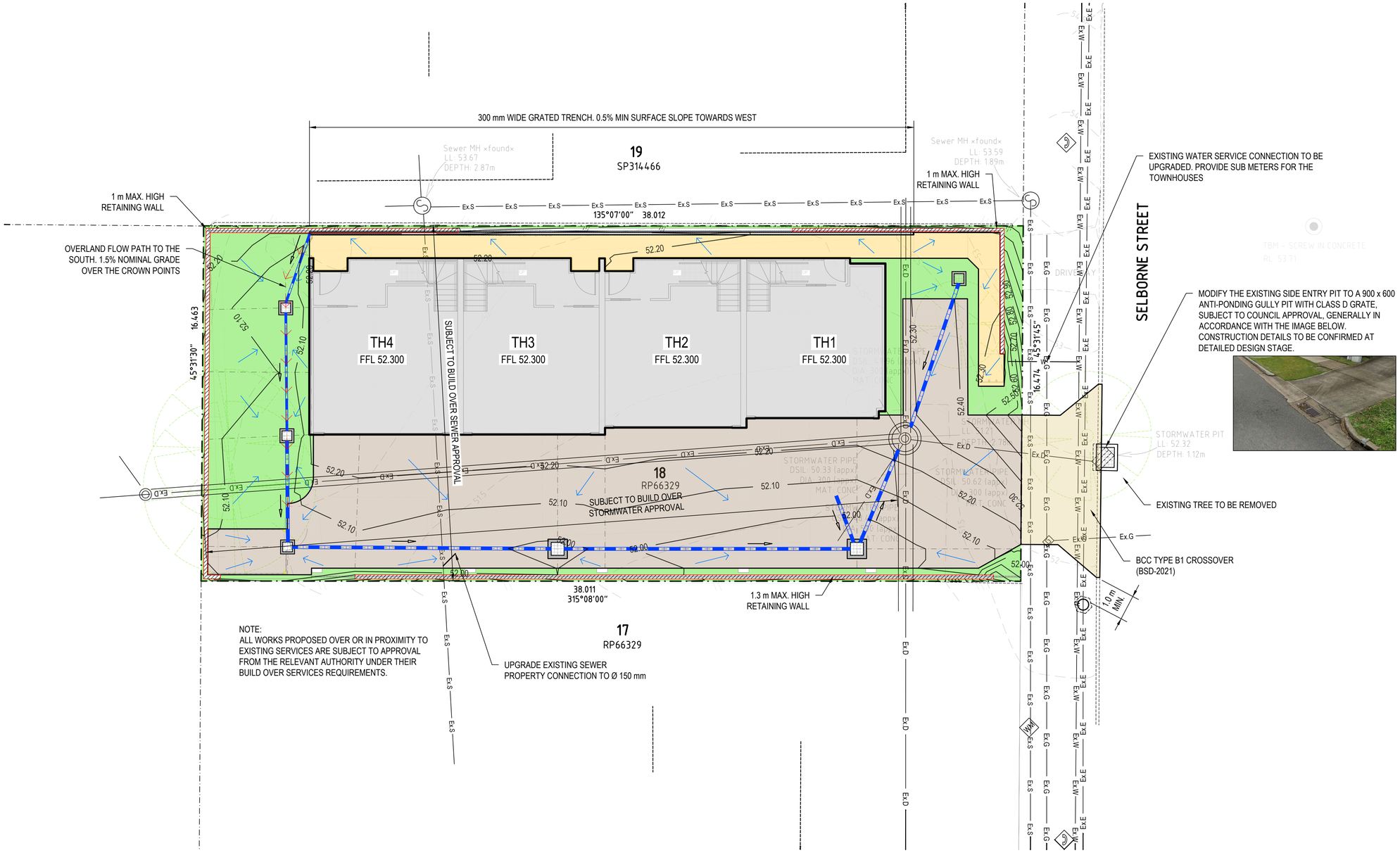
STORMWATER MH
LL: 51.21
DEPTH: 2.78m

STORMWATER PIPE
DSIL: 50.62 (appx)
DIA: 300 (appx)
MAT: CONC

STORMWATER PIT
LL: 52.32
DEPTH: 1.12m

TBM – SCREW IN CONCRETE
RL: 53.71

Appendix C: Stormwater Management Plan



NOTE:
ALL WORKS PROPOSED OVER OR IN PROXIMITY TO EXISTING SERVICES ARE SUBJECT TO APPROVAL FROM THE RELEVANT AUTHORITY UNDER THEIR BUILD OVER SERVICES REQUIREMENTS.

DRAWING LEGEND

SYMBOL	DESCRIPTION
	PROPOSED
	PROPOSED BUILDING FOOTPRINT
	PROPOSED DRIVEWAY CROSSOVER (TYPE B1 - BSD-2021)
	PROPOSED DRIVEWAY PAYMENT (DETAIL DESIGN)
	PROPOSED FOOTPATH PAVEMENT (DETAIL DESIGN)
	PROPOSED LANDSCAPE (REFER LANDSCAPE DRAWINGS)
52.10	PROPOSED CONTOURS
	DIRECTION OF FALL (PROPOSED SURFACE)
	PROPOSED STORMWATER PIT, LINE AND FLOW DIRECTION
	CHANGE OF GRADE LINE (RIDGE OR VALLEY)
	PROPOSED OVERLAND FLOW PATH
	PROPOSED RETAINING WALL
	EXISTING
51.50 +	EXISTING (PRE-DEVELOPMENT) SURFACE LEVEL
515	EXISTING CONTOURS
Ex.D	EXISTING STORMWATER
Ex.S	EXISTING SEWER
Ex.W	EXISTING WATER
Ex.E	EXISTING ELECTRICITY
Ex.T	EXISTING COMMUNICATION LINE
S SW	EXISTING SEWER AND STORMWATER MANHOLES
	ABBREVIATIONS
BCC	BRISBANE CITY COUNCIL
FFL11.850	PROPOSED FINISHED FLOOR LEVEL

PRELIMINARY
NOT FOR CONSTRUCTION

0 1 2 3 4 5m
SCALE 1:100 AT ORIGINAL SIZE

LEGACY ENGINEERS
Consulting Civil & Structural Engineers
ABN 91161686326 ACN 161 686 326
1/936 Logan Road, Holland Park West, QLD 4121
T. 1300 136 198 E. info@legacyengineers.com.au
W. www.legacyengineers.com.au

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CHECKED AND CERTIFIED BY:
SALANTHA KALUARACHCHI
RPEQ 13033

REV.	DESCRIPTION	DRAWN	CHECKED	DATE
A	CONCEPT DESIGN ISSUE	PC	SK	21/04/2026

SHEET 4

CLIENT: REHJAM PTY LTD ATF REHMAT FAMILY TRUST

DESIGNED: SK | DRAWN: PC | CHECKED: SK | SCALE: 1:100

PROJECT TITLE: PROPOSED MULTI UNIT DEVELOPMENT
36 SELBORNE STREET,
MOUNT GRAVATT EAST, QLD 4122

DRAWING TITLE: CONCEPT CIVIL WORKS PLAN

PROJECT No. 132549
DATE APRIL 2026
SHEET SIZE A1
DRAWING No. DA-30
REVISION A

Appendix D: DRAINS Software Results

DRAINS results prepared from Version 2025.01.9147.24925

PIT / NODE DETAILS Version 8

Name	Max HGL	Max Pond HGL	Max Surfac Flow Arrivi (cu.m/s)	Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
Pit3/2	51.49	52.02	0.004	0.1	0.51	0	Inlet Capacity
Pit2/2	51.4	52.01	0.001	0.1	0.6	0	Inlet Capacity
Pit1/2	51.33	52.05	0.001	0.1	0.71	0	Inlet Capacity
Pit2/1	51.23	52.01	0.004	0.1	0.75	0	Inlet Capacity
Pit1/1	50.89	51.95	0.02	0.4	1.01	0	Inlet Capacity
EXISTING N	50.7		0				

SUB-CATCHMENT DETAILS

Name	Max Flow Q (cu.m/s)	Paved Max Q (cu.m/s)	Grassed Max Q (cu.m/s)	Paved Tc (min)	Grassed Tc (min)	Supp. Tc (min)	Due to Storm
Cat 3/2	0.003	0.002	0.001	5	5	2	10% AEP, 10 min burst, Storm 4
Cat2/2	0.001	0	0.001	5	5	2	10% AEP, 10 min burst, Storm 4
Cat1/2	0.001	0	0.001	5	5	2	10% AEP, 10 min burst, Storm 4
Cat2/1	0.005	0.005	0	5	5	2	10% AEP, 5 min burst, Storm 1
Cat1/1	0.021	0.02	0.001	5	5	2	10% AEP, 5 min burst, Storm 1
PRE DEVE	0.029	0.021	0.01	5	5	2	10% AEP, 10 min burst, Storm 4

PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
PIPE3/2-2/	0.003	0.73	51.468	51.414	10% AEP, 10 min burst, Storm 4
Pipe22-1/2	0.004	0.79	51.395	51.341	10% AEP, 10 min burst, Storm 6
Pipe1/2-2/	0.005	0.52	51.329	51.23	10% AEP, 10 min burst, Storm 6
Pipe2/1-1/	0.009	1.01	51.211	51.031	10% AEP, 10 min burst, Storm 6
Pipe1/1-EX	0.029	1.53	50.837	50.703	10% AEP, 10 min burst, Storm 8

CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm

OVERFLOW ROUTE DETAILS

Name	Max Q U/S	Max Q D/S	Safe Q	Max D	Max DxV	Max Width	Max V	Due to Storm
OF3/2-2/2	0	0	0.259	0	0	0	0	
OF2/2-1/2	0	0	0.495	0	0	0	0	
OF1/2-2/1	0	0.002	0.381	0.034	0.01	0.27	0.31	10% AEP, 10 min burst, Storm 8
OF2/1-1/1	0	0.01	0.37	0.077	0.02	0.62	0.28	10% AEP, 5 min burst, Storm 1
OF1/1-N1	0	0	0.915	0	0	0	0	

DETENTION BASIN DETAILS

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level

Run Log for DRAINS v2025.01.9147.24925 - 36 selborne st Mt gravatt east V1
Run Log for DRAINS v2025.01.9147.24925 - 36 selborne st Mt gravatt east V1.drn run at 16:43:52 on 20/4/2026.

No water upwelling from any pit.
Freeboard was adequate at all pits.

Flows were safe in all overflow routes.

DRAINS results prepared from Version 2025.01.9147.24925

PIT / NODE DETAILS Version 8

Name	Max HGL	Max Pond HGL	Max Surfac Flow Arrivi (cu.m/s)	Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
Pit3/2	51.55	52.03	0.006	0.1	0.45	0	Inlet Capacity
Pit2/2	51.46	52.02	0.002	0.1	0.54	0	Inlet Capacity
Pit1/2	51.37	52.06	0.001	0.1	0.67	0	Inlet Capacity
Pit2/1	51.32	52.01	0.006	0.2	0.66	0	Inlet Capacity
Pit1/1	51.02	51.97	0.026	0.5	0.88	0	Inlet Capacity
EXISTING N	50.73		0				

SUB-CATCHMENT DETAILS

Name	Max Flow Q (cu.m/s)	Paved Max Q (cu.m/s)	Grassed Max Q (cu.m/s)	Paved Tc (min)	Grassed Tc (min)	Supp. Tc (min)	Due to Storm
Cat 3/2	0.005	0.003	0.002	5	5	2	1% AEP, 5 min burst, Storm 1
Cat2/2	0.002	0	0.002	5	5	2	1% AEP, 10 min burst, Storm 4
Cat1/2	0.001	0.001	0.001	5	5	2	1% AEP, 10 min burst, Storm 4
Cat2/1	0.007	0.007	0	5	5	2	1% AEP, 5 min burst, Storm 1
Cat1/1	0.032	0.031	0.001	5	5	2	1% AEP, 5 min burst, Storm 1
PRE DEVE	0.046	0.031	0.015	5	5	2	1% AEP, 5 min burst, Storm 1

PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
PIPE3/2-2/	0.005	0.75	51.484	51.458	1% AEP, 5 min burst, Storm 1
Pipe22-1/2	0.006	0.87	51.437	51.366	1% AEP, 10 min burst, Storm 5
Pipe1/2-2/	0.008	0.6	51.352	51.317	1% AEP, 10 min burst, Storm 10
Pipe2/1-1/	0.014	1.13	51.233	51.054	1% AEP, 10 min burst, Storm 5
Pipe1/1-EX	0.042	1.7	50.868	50.728	1% AEP, 10 min burst, Storm 6

CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm

OVERFLOW ROUTE DETAILS

Name	Max Q U/S	Max Q D/S	Safe Q	Max D	Max DxV	Max Width	Max V	Due to Storm
OF3/2-2/2	0	0.001	0.764	0	0	0	0	1% AEP, 10 min burst, Storm 7
OF2/2-1/2	0	0	1.458	0	0	0	0	
OF1/2-2/1	0	0.003	1.125	0	0	0	0	1% AEP, 5 min burst, Storm 1
OF2/1-1/1	0	0.015	1.09	0.09	0.03	0.72	0.31	1% AEP, 5 min burst, Storm 1
OF1/1-N1	0	0	0.918	0	0	0	0	

DETENTION BASIN DETAILS

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level

Run Log for DRAINS v2025.01.9147.24925 - 36 selborne st Mt gravatt east V1
Run Log for DRAINS v2025.01.9147.24925 - 36 selborne st Mt gravatt east V1.drn run at 16:44:15 on 20/4/2026.

No water upwelling from any pit.
Freeboard was adequate at all pits.

Flows were safe in all overflow routes.

Appendix E: Erosion Hazard Assessment

BRISBANE CITY COUNCIL ABN 72 002 765 795

Erosion Hazard Assessment

Brisbane City Council (BCC), *Erosion Hazard Assessment* form must be read in conjunction with the *Erosion Hazard Assessment- Supporting Technical Notes* (June 2014 or later version) for explanatory terms and Certification information.

What is an Erosion Hazard Assessment?
Soil erosion and sediment from urban development, particularly during construction activities, is a significant source of sediment pollution in Brisbane's waterways. The Erosion Hazard Assessment determines whether the risk of soil erosion and sediment pollution to the environment is 'low', 'medium' or 'high'.

When is the EHA required?
An Erosion Hazard Assessment form must be completed and lodged with BCC for any Development Application (ie MCU or ROL) that will result in soil disturbance OR Operational Works or Compliance Assessment Application for 'Filling' or Excavation.

Failure to submit this form during lodgement of an application may result in assessment delays or refusal of the application.

Privacy Statement
The personal information collected on this form will be used by Brisbane City Council for the purposes of fulfilling your request and undertaking associated Council functions and services. Your personal information will not be disclosed to any third party without your consent, unless this is required or permitted by law.

Assessment Details

1 Please turn over and complete the erosion hazard assessment.

2 Based on the erosion hazard assessment overleaf, is the side:

☐ ***A 'low' risk site***

Best practice erosion and sediment control (ESC) must be implemented but no erosion and sediment control plans need to be submitted with the development application. Factsheets outlining best practice ESC can be found at https://waterbydesign.com.au/download/erosion-sediment-control-for-small-construction-sites

☑ ***A 'medium' risk site***

If the development is approved, the applicant will need to engage a Registered Professional Engineer (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC) to prepare an ESC Program and Plan and supporting documentation — in accordance with the requirements of the Infrastructure Design Planning Scheme Policy.

☐ ***A 'high' risk site***

If the development is approved, the applicant will need to engage a RPEQ and CPESC to prepare an ESC Program and Plan and supporting documentation — in accordance with the requirements of the Infrastructure Design Planning Scheme Policy. The plans and program will need to be certified by a CPESC.

3 Site Information and Certification

Application number (if known)

Site address

36 Selborne Street,
Mt Gravatt East.
Postcode **4122**

I certify that:

☑ I have made all relevant enquiries and am satisfied no matters of significance have been withheld from the assessment manager.

☑ I am a person with suitable qualifications and/or experience in erosion and sediment control.

☑ The Erosion Hazard Assessment was completed in accordance with the Erosion Hazard Assessment Supporting Technical Notes and the BCC Infrastructure Design Planning Scheme Policy.

☑ The Erosion Hazard Assessment accurately reflects the site's overall risk of soil erosion and sediment pollution to the environment.

☑ I acknowledge and accept that the BCC, as assessment manager, relies, in good faith, on this certification as part of its development assessment process and the provision of false or misleading information to the BCC constitutes an offence for which BCC may take punitive steps/ action against me/ enforcement action against me.

Certified by *(Print name)*
Salantha Kaluarachchi

Certifier's signature
Digitally signed by Sal Kaluarachchi
DN: cn=Sal Kaluarachchi, c=AU, o=Legacy Engineers Pty Ltd, email=sal@legacyengineers.com.au
Date: 2026.04.21 14:36:42 +10'00'

Date
/ /

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Assessment Table

Table 1: Low Risk Test

		Yes	*No*
1.1	is the area of land disturbance > 1000 m2?	☐	☑
1.2	does any land disturbance occur in a BCC mapped waterway corridor?	☐	☑
1.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 5%?	☑	☐
1.4	does any land disturbance occur below 5 m AHD?	☐	☑
1.5	does development involve endorsement of a staging plan?	☐	☑
1.6	is there an upstream catchment passing through the site > 1 hectare?	☐	☑

If you answered ***'No'*** to **ALL** of these questions, then the site is **low risk** with respect to erosion and sediment control. (Do not continue to Table 2)

If you answered ***'Yes'*** to **ANY** of these questions, then proceed to ***Table 2***

Table 2: Medium Risk Test

		Yes	*No*
2.1	is the area of land disturbance > 1 hectare?	☐	☑

If ***'No'*** then the site is **medium risk** with respect to erosion and sediment control. (Do not continue to Table 3)

If ***'Yes'*** then proceed to ***Table 3***

Table 3: High Risk Test

		Yes	*No*
3.1	is there an upstream catchment passing through the site > 1 hectare?	☐	☐
3.2	does any land disturbance occurs in a BCC mapped waterway corridor?	☐	☐
3.3	is there any slope on site (longer than three metres in length) before, during or after construction that is steeper than 15%?	☐	☐

If you answered ***'No'*** to **ALL** of these questions, then the site is also **medium risk** with respect to erosion and sediment control.

If you answered ***'Yes'*** to **ANY** of these questions, then the site is **high risk** with respect to erosion and sediment control.

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