



*Dedicated to a better Brisbane*

*Urban Management Division  
Subdivision and Development Guidelines  
Part C Water Quality Management Guidelines*

## **APPENDIX 3**

### **GENERIC TABLE OF CONTENTS FOR A SITE BASED STORMWATER MANAGEMENT PLAN**

**APPENDIX 3 GENERIC TABLE OF CONTENTS FOR SBSMP**

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**TABLE OF CONTENTS**

1.0	INTRODUCTION .....	1
2.0	SITE CHARACTERISTICS.....	1
3.0	DATA .....	1
4.0	OPPORTUNITIES AND CONSTRAINTS.....	2
5.0	WATER QUANTITY (HYDROLOGY & HYDRAULICS).....	2
6.0	WATER QUALITY .....	2
7.0	STORMWATER MANAGEMENT OPTIONS .....	3
8.0	LIFECYCLE COST ASSESSMENT .....	3
9.0	WATER QUALITY MONITORING PROGRAM.....	3
10.0	MAINTENANCE PLANS .....	3
11.0	ASSET HAND-OVER .....	3
12.0	REFERENCES .....	3





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The following topics should be addressed in a typical SBSMP for a 'high risk development' (see Glossary, Chapter 16 of Part C of this document). SBSMPs for 'low risk developments' would only typically need to address the topics marked by an asterisk (\*).

Note that the content of SBSMPs will typically be generated in two major phases:

- Firstly, **a conceptual design phase**, where enough investigation, calculations and high level design work is done to demonstrate that the performance criteria in the *City Plan* can be met.
- Secondly, **a detailed design and documentation phase**, where details such as design drawings, plans, Maintenance Plans, Monitoring Programs, etc are prepared.

## **1.0 INTRODUCTION**

- description of proposed development\*
- study team\*
- risk classification for the site ('high' or 'low')\*

## **2.0 SITE CHARACTERISTICS**

- location (including catchment and planning unit)\*
- topography\*
- site survey plan to Australian Height Datum (AHD), including existing and preliminary design contours at 0.2 m intervals extending a minimum of 10 m into adjoining properties (larger contour intervals may be required for steep slopes)
- drainage patterns through the site\*
- existing land use (on-site and adjacent properties)\*
- proposed land use\*
- soils\*
- watercourses (within or adjacent to the site)\*
- vegetation within the waterway corridor (within or adjacent to the site)\*

## **3.0 DATA**

- previous waterway-related studies (regional and local)\*
- hydrologic data
- hydraulic data
- water quality and/or stream health data
- description of existing stormwater/waterway infrastructure (regional and local)\*



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## **4.0 OPPORTUNITIES AND CONSTRAINTS**

- summary of key site characteristics (eg amount of impervious surfaces, increased runoff from site, potential for stormwater pollution, potential for infiltration of stormwater, etc)\*
- existing drainage pattern (if retaining) or proposed modification (modification to ensure no adverse flooding impact on adjoining properties)\*
- requirements from previous studies (regional and local)\*
- waterway corridor requirements from *City Plan* (where relevant)\*
- parkland contributions (where relevant)\*
- key stakeholder needs/wants

## **5.0 WATER QUANTITY (HYDROLOGY & HYDRAULICS)**

- methodology adopted\*
- selection of analytical approach\*
- model analysis (if required)
- verification of model results (if required)
- impact on upstream overland stormwater flows due to the development and proposed management measures (if any)\*
- comparison of existing and proposed conditions in terms of increased runoff and its redistribution and flood levels\*
- detailed drainage plan showing the proposed routes of the drainage networks (natural channel design techniques need to be applied for all open channels within the drainage network)\*
- proposed mitigation measures due to development (structural and non-structural)\*

## **6.0 WATER QUALITY**

- pollutants of concern\*
- receiving waters, Environmental Values and Water Quality Objectives
- model selection
- modelling assumptions
- existing conditions\*
- impact of development (only qualitative assessment for 'low risk' development)\*
- potential management strategies/SQBMPs (structural and non-structural)\*



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## **7.0 STORMWATER MANAGEMENT OPTIONS**

- selection and assessment of water quantity controls\*
- selection and assessment of water quality controls (SQBMPs)\*
- integration with waterway corridor\*
- recommended stormwater management strategy (including actions, responsibilities, deadlines, etc)\*

## **8.0 LIFECYCLE COST ASSESSMENT**

- capital cost of proposed strategy\*
- maintenance cost of proposed strategy\*
- asset life of proposed strategy\*
- lifecycle cost of proposed strategy\*

## **9.0 WATER QUALITY MONITORING PROGRAM**

- proposed program (including actions, frequencies, responsibilities, reporting, data management, QA/QC, etc)

## **10.0 MAINTENANCE PLANS**

- inspection forms and plans (for large structural controls)
- responsibilities for maintenance of structural controls (eg role of Body Corporate or similar)

## **11.0 ASSET HAND-OVER**

- process and timing for asset hand-over to Council (where relevant)

## **12.0 REFERENCES**

- detailed design and/or policy references

