

APPENDIX J

Technical Memorandum prepared by Design Flow

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TECHICAL MEMORANDUM

To: David Argent - Urbex
From: Ralph Williams - DesignFlow
Reviewed: Shaun Leinster (RPEQ 15637) - DesignFlow
Date: 5th December 2025
Subject: Somers & Hervey Estate – Precinct 4 - Stage 12A development

1 INTRODUCTION

This technical memorandum describes stormwater quality management relevant to Somers and Hervey Estate to support Precinct 4 Stage 12A development.

2 BACKGROUND

In support of the Somers and Hervey Estate development, stormwater quality management requirements under ultimate development conditions have been assessed. A stormwater treatment strategy was derived to treat stormwater runoff from the site to meet State Planning Policy objectives. The latest assessments are reported in the following documents:

- *Bluewattle Development, Rasmussen – Updated Stormwater Quality Management Plan* (DesignFlow, August 2022)
- *Bluewattle Development – Precinct 1 Stormwater Treatment (DesignFlow Tech Memo, 7 March 2023)*

3 PRECINCT 4 STAGE12A DEVELOPMENT

Precinct 4 Stage 12A development covers an area of ~2.6ha. The stormwater treatment strategy previously reported has been completed for ultimate development conditions. The catchment and drainage assumptions made relating to future development are still valid for Stage 12A development and the stormwater treatment strategy previously reported is unaltered with the inclusion of Stage 12A development.

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