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ULDA Ref No: DEV2011/142
Our Ref: 874_Response ULDA Info Req Item 1 Stormwater Management

19 July 2011

Mr Matt Toon
Principal Planner, Development Assessment
Urban Land Development Authority
GPO Box 2202
Brisbane Qld 4001.

Dear Sir

STORMWATER MANAGEMENT REPORT
47 FAY STREET, BLACKWATER ON LOT 50 B33715

We acknowledge receipt of the ULDA letter dated 23 June 2011 in regard to this application and advise hereunder on behalf of the Applicant on item 1 as set out in that letter.

1. Stormwater management

Please submit to the ULDA a stormwater management report identifying:

- *A legal point of discharge for proposed lot 1*
- *How the development will manage anticipated stormwater flows*
- *Water quality measures.*

Response:-

a) Legal point of Discharge for Proposed Lot 1

The proposed Lot 1 is flat and has frontage to Fay Street.

Under the QUDM's two point test, a legal point of discharge exists with Council control over the outlet point at the road reserve provided no actionable nuisance is caused.

The proposed rear allotment (lot 1) is less than 500 square metres in area exclusive of the access strip. Consequently storm flows that are not harvested by the future residence's roof system and collected in the proposed Onsite Storage Tank (OST) will be generated by a very small area of about 300 square metres. Consequently there is little prospect of an actionable nuisance being caused on the existing flat grades from such a small area given this almost identical situation exists at each and every Fay Street allotment's street frontage.

b) Management of Stormwater Flows

Potable water demand shall be reduced with the roofwater from the future residence's roof area being discharged to a 5,000 litre storage tank as required for Class 1 detached buildings by MP4.2 of the Queensland Development Code's Water Savings Targets. This WSUD element requires the tank to be connected to recycle to the toilets and laundry.

Any surface flows will be less than existing flows, shall be minor due to the small area, cannot attain any velocity due to the flatness of the terrain and in part shall run to the Fay Street road reserve via the driveway access strip which shall be grass and concrete surfaced.

c) Water Quality Measures

This is a most minor infill development and no earthworks of any consequence are required as the site is relatively flat. The site does not require cutting and retaining and has no natural depressions. Therefore there will not be any potential for significant contamination of stormwater by eroding soils and building waste pollutants. In addition due to the small scale of the development there are no opportunities to integrate and incorporate, in any significant practical manner, best practice Water Sensitive Urban Design principles such as bio-retention basins, grassed swales and buffer zones. Given the small scale of the development and that it will be infill development, this is not considered a detriment in this instance.

The site already has a watermain past its frontage and is already serviced by electricity and telephone. Consequently the "land development" effects in this instance are very minor and do not involve major earthworks nor require provision of extensive services.

An Erosion and Sediment Control Plan (ESCP) would be a normal requirement of any operational works approval process. The ULDA, if it determines that an ROL approval is appropriate can impose development approval conditions that require:-

a) An environmental management and erosion protection plan as part of any future operational works permit; and

b) The approved environmental management and erosion protection plan must be implemented prior to operational work commencing onsite.

Summary

In summary, given the small scale of this infill development, the ULDA could reasonably approve the development subject to imposing standard approval requirements for:-

A. An Erosion and Sediment Control Plan to be approved as part of any future Operational Works Permit;

B. The Erosion and Sediment Control Plan to be implemented and functional before any operational works start onsite.

C. The stormwater management and drainage from the development require:-

1. A 5,000 kl tank storage on the future residence plumbed to recycle water to the toilets and laundry;
2. A sealed driveway for the full length of the access strip to the kerb and channel to provide for overland flows.

Yours faithfully

Signed by Noel Gardner RPEQ No 2393 on behalf of

N G Gardner & Associates Pty Ltd