

Our Ref: 10823rb01/tah

29 June 2015

EDQ Development Assessment
Department of Infrastructure, Local Government & Planning
Level 6, 63 George Street
BRISBANE QLD 4000

Attention: Mr Eamon McDermot
Eamon.McDermot@dilgp.qld.gov.au

Dear Sir,

**RE: ENGINEERING ASSESSMENT – CIVIL ENGINEERING ASSESSMENT OF
REVISED STORMWATER MANAGEMENT PLAN FOR THE PROPOSED
STORMWATER DESIGN ON LOTS 5, 6 AND 7 OF RP10094
FOLKESTONE STREET, BOWEN HILLS QLD**

We refer to your recent Emailed correspondence dated 11th June 2015. This correspondence stipulated that further information needed to be provided prior to endorsement of a revision to the current approved Stormwater Management Plan (SMP) for the proposed development site.

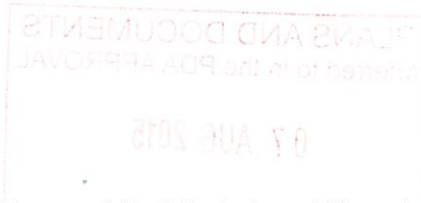
We are seeking amendment to condition 14(a)(i), which states that the site stormwater drainage must be designed generally in accordance with the Site Based Stormwater Management Plan for the Multi-Unit Residential Development prepared by WC Designs, WCD-044 Rev B, dated 2 December 2014. This amendment specifically involves the removal of the 10,000L stormwater detention tank.

From our detailed analysis of this current approved SMP and the associated calculations, we have identified that the provision for on-site stormwater detention is in contradiction to Section 7.5.2 Sub-section 3(b) of the Brisbane City Council Planning Scheme:

3. *Stormwater detention measures may be waived where:*

(b) the site discharges into the lower catchments of creeks or major drains where it would generally be undesirable to have detention where it may allow peak flows to coincide with the wider catchment peak flood.

Although the current approved SMP addresses the site-based stormwater issues associated with the development in isolation, the plan does not address the implications of the locality of the site within a regional flood storage area. As dictated by the Brisbane City Plan 2014, the site is located within the bottom third of a catchment culminating in a regional flood storage area within Perry Park. This park is frequently inundated in major storm events because of



its proximity to the Brisbane River and its tributaries. Although the subject site lies outside any council designated flood planning areas, the outfall from the regional catchment is located within the flood plain. It has consequently been deduced that in a major storm event, (a) the local underground infrastructure will be completely submerged, and (b) this will cause the flooding peaks of both the regional catchment and the development site catchment to coincide. This greatly increases the risk of backflow through the system and inundation of properties as a result. It is therefore proposed to remove this detention tank to minimise this risk.

Please be advised that no further amendments to the existing approved SMP are proposed. The site stormwater runoff will be designed in accordance with condition 14 of the Development Approval package.

Should you require any further clarification of any of the above, please don't hesitate in contacting the undersigned on Ph. 3236 1100.

Yours faithfully
INTELARA PTY LTD

Thomas Hay
Senior Civil Designer

Michael Lethlean RPEQ 6029
Managing Director