

140153 RFC 03-10-2014

Douglas Shire Council

C/- GMA Certification

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Attention: Donna Graham

Re: **Requested Drainage Study**  
For **Lot 20 Paddys Lane, Wonga Beach**

It is our understanding that the requested change in zoning to House Rural Settlement is a relatively minor change and that the intended development under the new zoning (construction of a house) is consistent with the original zoning. The applicant proposes to construct a single dwelling / shed on the site in a similar fashion to other lots within the same estate. We believe the information requested by Council is a standard condition and is common on MCU applications where a large or total change of land use is proposed. This condition is common where:

- Rural land is proposed to be subdivided to a different residential zoning
- Residential land is proposed to be changed to a higher density residential zoning
- Residential land is proposed to be rezoned as commercial.

In all of these cases, there generally is an impact on the stormwater discharge from the proposed change to land use and zoning and the developer is required to satisfy the Council that the impact of the proposed changes either can be handled by existing Council infrastructure or that the proposed development contains mitigation measures to ensure a non-worsening effect on stormwater drainage for existing adjacent upstream and downstream properties.

In this case, the proposed zoning change will not have any impact on existing Council drainage infrastructure and can be summarised as follows:

- The existing allotment size will not change.
- The proposal includes construction of a single dwelling as allowed for in the previous zoning.
- This development will not increase or divert stormwater discharge from what was allowed for in the previous zoning.

This proposed development therefore will have a non-worsening impact on the existing Council drainage infrastructure.

The request for information can be answered as follows:

*Undertake a local drainage study of the site to determine the drainage impacts on adjoining upstream and downstream properties and the mitigation measures required to minimise such impacts. In particular, the study must address the following:*

- a. *The contributing catchment boundaries;*

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The stormwater drainage catchment boundaries will remain unchanged.

- b. *The extent of the 100 year ARI flood event in relation to the site both pre- and post-development*

The extent of Q100 flood event will remain unchanged.

- c. *Primary and secondary flow paths for the 5, 20, 50 and 100 year ARI flood events;*

The Primary and secondary flow paths for all ARI events will remain unchanged.

- d. *Identify any requirement for drainage easements;*

No drainage easements will be required.

- e. *Identify the need and tenure for flood detention areas to ensure a no worsening impact on downstream properties for the entire development ;*

As this development will not increase stormwater runoff from the site and has a non-worsening effect on adjacent properties, stormwater detention is not required.

- f. *Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development ;*

It has been assumed that associated with the construction of a single residential dwelling, roof stormwater drainage will be collected in eaves gutters and discharged appropriately either underground or overland to the legal point of discharge.

- g. *Lawful point of discharge.*

The lawful point of discharge is the existing open drain that crosses the site.

We hope that these responses adequately address Council's information request and please do not hesitate to contact the undersigned if you require further information or clarification of any issues.

Yours truly,



Robert F Colefax

RPEQ 993