

Our Ref: 26007 RFI Response

21 August 2026

The Chief Executive Officer
Douglas Shire Council
Po Box 723
MOSSMAN QLD 4873

ATTENTION: NEIL BECK

**12 DAVIDSON STREET, PORT DOUGLAS
RFI RESPONSE- DUAL OCCUPANCY
OP 2026_5967/1, LOT 706 PTD PLN 2092**

Dear Neil,

On behalf of our client and in response to Douglas Shire Council's Information Request (RFI) dated 16 July 2026, Applin Consulting has been engaged to prepare and compile a response to Council's RFI.

For ease of assessment, the responses are repeated below in the order in which the items appeared in the RFI.

Included with this response are the following documents:

- Maked up photo of driveways and fall directions
- Drainage calculations

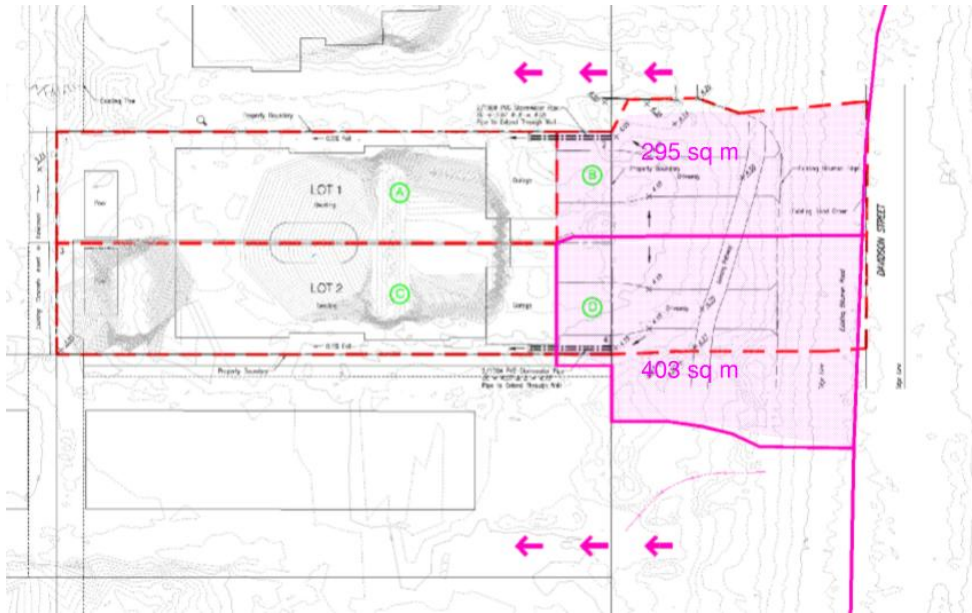
Query 1

Provide catchment boundaries and hydrology calculation to confirm peak runoff at the critical points of interest for the internal and external catchments. Based on this information, provide hydraulic calculations for the drainage elements to demonstrate the drainage corridors and drainage profiles proposed have capacity for conveyance of flows without impacting adjacent properties.

Item 1 Response

Current LiDAR and site inspections were used to determine the catchments to each driveway. It should be noted that the catchments are small in nature and generally cover the allotment frontage to the road crown directly in front of each duplexes garage.

A sketch of these catchments is shown below:



As flow paths and piped drainage down both side boundaries are the same, flow calculations have been based on the larger of the 2 catchments whilst assuming the Q100 piped drainage line is 100% blocked – which is considered highly unlikely.

Calculations are attached and confirms overland flow depths down the sides of the duplexes are minimal and will not flood the duplexes or enter the garages in a 1%AEP event.

Query 2

Provide design contours and/or spot levels to demonstrate the site grading for stormwater purposes from the front boundary to the rear stormwater easement. Reference is made to RECS Drawing WD2 dated 21/01/2026.

The drain grading and level information must demonstrate that:

- *The required site grading can be achieved for free draining conditions to the rear of the lot and the drainage invert within the easement;*
- *the levels in the drainage path (from front of lot to rear of lot) integrate with any opening to the dwelling and do not require additional steps or encroachments into the stormwater flow path; and*
- *any level difference between the drain invert levels and the adjacent properties on each side are identified and treatment measures nominated, (retaining walls or batters).*

Item 2 Response

Sufficient spot levels were provided previously to show that the allotment drains from the front to the rear, as it always has.

We have provided level input to the builder and conducted a site inspection during construction to ensure sufficient falls and set downs based on drainage overland flow calculations (i.e. 75mm) from garage levels are complied with to ensure no flooding of the duplexes will occur.

Refer photographs and markups attached.

Query 3

Consider providing an updated stormwater design removing the piped drainage adjacent the garages and replace with open lined drains adjacent the dwellings.

Advice Note: Officers are not supportive of the proposed piped solution noting that the consequence of blockage will be to divert runoff onto third party property. Ponding levels for pipes to run full may also divert runoff to adjacent sites.

Item 3 Response

The piped system remains as it is our view that this pipe is highly unlikely to ever be blocked and a piped solution with an emergency overland flow path is a more desirable, robust and practical solution.

We consider it bad design to only have an overland flow path down the side of a residential property as this solution relies solely on water flowing down a narrow corridor whenever it rains, and given the minimal fall available, this area would remain damp and bogey during extended periods of rainfall and this is not a good solution for any property.

Query 4

Provide stormwater easement within each lot adjacent to the side boundary to enable the management of stormwater within the catchment consistent with the easement to the northeast of the site.

Item 4 Response

No easements are proposed.

We refer Council to the existing easement on the adjoining property which was created to accommodate this overland flow. We note the existing lot is clearly in breach of this easement obligation by building a raised garden bed on the easement and thus forcing stormwater to now flow into our client's property and down their side boundary.

Query 5

Provide an updated earthworks plan for the lot frontage and confirm how the invert levels at each side of the property frontage interface with existing surface levels for the adjoining properties. Reference is made to RECS Drawing WD2 dated 21/01/2026 and RECS Drawing "Earthworks Plan – Driveways" Sheet OP1;

Advice Note: the design levels adjacent the southern boundary appear to undermine the existing planting and driveway levels for the adjoining property.

Item 5 Response

As per item 2 response, please refer the marked up site photos.

We trust that the attached provides sufficient supporting information to enable Council to approve the Operational Works Permit for the driveways.

If you have any queries or require further information, please do not hesitate to contact this office.

Yours faithfully
APPLIN CONSULTING

GREG APPLIN
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