



- Subdivision Developments
- Multi-Unit Developments
- 1 into 2 Developments
- Commercial Developments

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23 March 2021

Attention: Tonnia Plail
Logan City Council
PO Box 3226
LOGAN CITY DC QLD 4114

Dear Tonnia,

RE: INFORMATION REQUEST - APPLICATION NO: RL/5/2021
PROPERTY ADDRESS: 26-28 CLARKS ROAD, LOGANHOLME QLD 4129
PROPERTY DESCRIPTION: LOT 4 RP 111785
APPLICATION DESCRIPTION: RECONFIGURING A LOT - ONE LOT INTO FOUR LOTS

Please see set out below our response to the information request for the above property.

1. GENERAL INFORMATION

Stormwater

1.1. The applicant will need to provide a concept stormwater management plan to address the following:

1.1.1. demonstrate how the development will achieve the principal of 'no worsening' in accordance with section 3.6 of Planning Scheme Policy 5 – Infrastructure.

DRW Response: In the Site Based Stormwater Management report, a 5 kL stormwater aboveground detention tank is proposed with multiple orifices for each lot. As a result, the development achieves flow 'no worsening'.

1.1.2. Demonstrate how the development will not result in an increase in peak discharge from the development site, for all storm events up to and including the 1% AEP.

DRW Response: In the Site Based Stormwater Management report, a 5 kL stormwater aboveground detention tank is proposed with multiple orifices for each lot. For all storm events up to 1% AEP, the flows are mitigated to be no more than the flow from pre-development scenario. Only for 20% AEP storm event, there is 2L/s flow increase observed after the mitigation, which is regarded to be negligible.

1.1.3. it is expected that detention will be required to mitigate any increase in the runoff rate from the development site to pre-development flows, unless it can be demonstrated that the existing stormwater system has adequate capacity to convey the increased runoff.

DRW Response: In the Site Based Stormwater Management report, a 5 kL stormwater aboveground detention tank is proposed with multiple orifices for each lot.

Advice Note:

Where above ground detention tanks are proposed, submit an amended DA Form 1 that includes a Material Change of Use component for building envelopes. The MCU component is required to address the alternative design solution for stormwater (i.e. above ground detention tanks), allowing for Conditions to be imposed requiring these tanks which are installed at MCU stage.

Earthworks/Retaining

- 1.2. Confirm if earthworks or retaining proposed. If earthworks are proposed, provide a conceptual earthworks plan will be required to demonstrate how the development will comply with section 3.3 of Planning Scheme Policy 5 – Infrastructure. The plans must show the location of any proposed cut/fill, proposed batter slopes (max. 1:4) and the location and height of any proposed retaining structures. There is no mention in the application, this will need to be confirmed.

DRW Response: Earthworks proposed for stormwater and sewerage serviceability. Refer to amended plan 4484-SK01-PB.

**2. LOGAN WATER
Water & Sewer**

- 2.1. The services layout plan number 4484-SK01 Revision “PA” prepared by DRW consulting and Dated 01.12.2020 needs to be reviewed:

2.1.1. It seems that proposed Lot 4 can be serviced from the existing sewer main located in the footpath on Clarks Road. If levels permit, applicant to check and confirm. This will avoid the PC service for this Lot 4 being in the middle of the proposed driveway.

DRW Response: New sewer pc has been provided accordingly. Refer to 4484-SK01-PB for details.

2.1.2. Review proposed design to ensure clearances are achieved as per the SEQ code and confirm that there are no clashes on the proposed services (i.e. stormwater and sewer PC);

DRW Response: Clearances can be maintained between the proposed stormwater and sewer pipes

2.1.3. The proposed sewer manhole at the entrance of the driveway is to be provided with a trafficable lid. This will be conditioned at the time of approval.

DRW Response: This will be detailed at operational works design.

2.1.4. Place a note on plan referring to the internal private water conduits are subject to a plumbing and drainage application to Council.

DRW Response: Refer to 4484-SK01-PB for details.

2.1.5. Place a note on plan about the existing water meter to be removed /disconnected by Council at the applicant’s expense, and the re-connection to occur at building stage for Lot 2.

DRW Response: Refer to 4484-SK01-PB for details.

Contact the office should you have any questions.

Yours sincerely

DRW CONSULTING PTY LTD



Dave Weston
Director