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Building Civil Group
Brian Johnston

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" innovative thinking, practical solutions "
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Dear Brian

Lot 2 Karingal Drv, Pimpama

Please find enclosed our design documentation for the reinstatement of the above property at 2 Karingal Drive Pimpama to its original state.
The purpose of this reinstatement is to generally tidy the block so that it can be presented better for sale for development purposes for and behalf of the client/owner.
It can clearly be demonstrated by the photos (refer Dwg N01) enclosed dating back to 1960's that the site has had substantial excavation within the watercourse depression forming part of the site for the storage of water for irrigation purposes by the previous owner of the site who ran a landscaping business upon the total site.

As can be seen from aerial shot from 1974 that all trees on the site are regrowth, as previously the block was cleared for the purpose of crop farming.
It should also be noted that the size of the watercourse near the western alignment where the railways have recently run the large box culverts under the rail line was only very small depression and obviously the re diversion of the water from the western side of the old highway has caused substantial erosion to our clients property.
If you also go back in your photos you will see there was a massive storage dam where the go-kart complex is now located, since backfilled and it would appear that this water was diverted directly into the railways culverts causing the additional erosion.
You will also note by the early photos that the dam to the right-hand side of the North Eastern alignment of the property now forming the adjoining property was also only a slight depression until excavated along with another dam to the direct East some 100 m away in the 70s.

Our design clearly demonstrates that the property subdivision to the south has provided its own detention/bio retention basin, that the Queensland Rail culverts coming underneath their infrastructure is contained within their own detention facility within their own land near the dogleg in the western fence line. So as not to cause any issues from this site, we have designed our own detention basin to the north east part of the waterway prior to entering the adjoining eastern property.
During inspection of the site, it was noted that the pipes running under Council Road are half bore, full with water back up to the properties to the north and I believe it has requested that Council tend to this matter as this backup of water would obviously cause grievance to the 2 adjoining properties to the south of the roadway. There is no development proposal at this time to submit with this application.

Obviously once a formal development application is submitted for approval by the future owner/developer of the project, then said formal stormwater management plan will be lodged within an approval process.

We suggest that all of the spoil that has been removed to form the damning and the water storage areas will be replaced back into the watercourse area reinstating the watercourse to its original situation and that obviously when it comes time to construct within the area of the watercourse, then any foundations that may encroach that area will be designed as uncontrolled fill for any structural foundations.
We fully understand that Council have certain conditions in place where you can only build within certain distance of the centre line of the watercourse and similar to the recent approval on 40 Gawthorne Drive, we anticipate that it will be the same 10 m as approved on that site.
We also fully understand that part of that said condition was for a wider distance from the centre of the watercourse if there were in fact embankments and given that we will be reinstating this property back to its original state, we do not envisage that there will be any embankments and that the watercourse itself will be replaced back to its original per the 1960s photos as simply a depression, thus eliminating any possible embankments and therefore the 10 m rule either side of centre of the watercourse would apply per the other surrounding site approvals.

Your Sincerely

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