

YOUR REF: 031213
OUR REF: ROL 125/2014 (419293)

10 April 2014

Mr W S Storey
PO Box 1285
INNISFAIL QLD 4860

Dear Sir

**INFORMATION REQUEST FOR RECONFIGURING A LOT (1 LOT INTO 106
LOTS) STAGES 4 & 5 SHEPHERD VALLEY ESTATE
52-80 CORAL SEA DRIVE AND CONNOLLY STREET MOSSMAN
S.276 SUSTAINABLE PLANNING ACT 2009**

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

1. Lawful Point of Discharge

The submitted stormwater and layout plans indicate a lawful point of discharge for the north west "triangle." The current concept appears to show the runoff being concentrated near the rear of lots 93/94 and discharging to private, neighbouring land from this point. The proposed discharge point will not constitute a lawful point of discharge per the tests set out in QUDM. Provide Council advice that proposed discharge point is associated with an easement or discharge agreement has been secured with the neighbouring land owner to provide certainty.

2. Rainfall Runoff co-efficient and channel flow roughness coefficients.

Council has concerns with the sensitivity on sensitivity of the catchments and drains to these inputs. There may be potential for a requirement to increase the width of flow paths through the site. Please review the rainfall co-efficient and channel flow roughness coefficients and clarify the sufficiency of the submitted design.

As an applicant, your responsibilities in regard to the information request are outlined in section 278 of the *Sustainable Planning Act 2009*, which is attached for your information.

Please note that the information response to Council should include two (2) complete copies of the response and if plans form part of the response then two (2) sets of such plans at scale should also be provided.

Should you require any further information or assistance, please contact Jenny Elphinstone of Council's Development and Environment Branch on telephone number (07) 4099 9482.

Yours faithfully

Donna Graham
Manager Development & Environment

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