

Economic Development Queensland
C/- Lodge Management
Quay Quarter Tower
Level 2, 50 Bridge Street
SYDNEY NSW 2000

Attention: Tiana Hill

PROPOSED LAND LEASE COMMUNITY – COLLEGE DRIVE, FLAGSTONE EDQ FURTHER ISSUES LETTER RESPONSE – EDQ REF. DEV2024/I532

We have reviewed the further issues letter from Economic Development Queensland (EDQ) dated 29 January 2025 and a subsequent email dated 12 February 2025 in response to development application for the above project. The following responses are offered to facilitate further assessment of the application by EDQ.

Drainage Swales

7. Provide further information on the size and location of the northern swale and how it is connected to the wider system.

The drawings have been updated to show a typical section of the northern swale. Along the northern swale there is drainage with field inlets that will capture flows that fall into the swale. It is noted that the units adjacent to the swale all fall towards the road, thus only the runoff from the swale itself will be captured and conveyed to the closest discharge point to the west or east.



Figure 1 – Sub-catchment delineation of northern swale drain

The total catchments and 1% AEP peak flow rates for the northern swale are divided as follows, using a very conservative impervious fraction of 90% for rational calculations:

Catchment	Area (m ²)	Q100 Peak Flow (L/s)
North-Western	342	26.8
North-Eastern	171	13.4

Figure 2 – Summary of peak discharge Rational Calculations for northern swale

The expected 1% AEP peak runoff rates from the swale catchments are less than 30 L/s in either direction. These very low peak flow rates will be contained within the pipe system, or can be readily contained within the swale with 100% pipe blockage.

8. Provide confirmation if drainage easements are needed for both the northern and eastern swale.

Drainage easements will not be required because the swales only convey runoff from the subject site and not external properties or public land.

9. Confirm the maximum depth of flows within the northern swale and any impacts on the proposed boundary fence and adjoining northern residences.

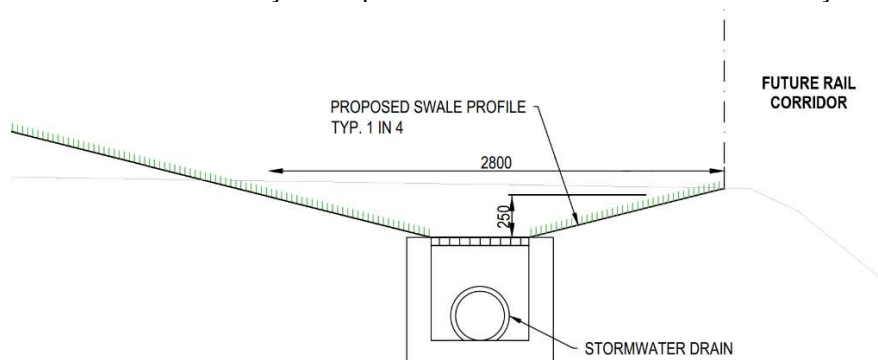
Given the very minor catchments involved, peak Q100 runoff in the northern swale will be contained within the pipe system. However, conservatively assuming 100% pipe blockage the maximum flow depth in the swale will be approximately 95mm at the western end of the swale.

Subsequent Email dated 12 February 2025

While the response is generally satisfactory, the following additional information is requested as part of your formal response to further issues:

- A cross -section of the swale that is located along the eastern railway corridor
- Confirmation who will own the northern swale and the pipe located underneath.

A cross-section of the swale along the eastern rail corridor is provided below. We understand that draft SARA / DTMR approval conditions require no discharge of stormwater runoff to the rail corridor and that the applicant is accepting that condition. The pipe and swale drain will be privately owned and maintained by the operator of the land-lease community.



We trust that this additional information will facilitate assessment and approval of the development application by EDQ. In our opinion these matters can be readily addressed with standard conditions of approval.

Please do not hesitate to contact the undersigned if you wish to discuss or clarify any aspects of this proposal.

Yours faithfully
For and on behalf of
Hurley Consulting Engineers Pty Ltd

CRAIG HURLEY BE(Civil) MIEAust CPEng RPEQ
DIRECTOR
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