

Our Ref: BE250306 20260610-Response to Outstanding Matters  
Enquiries to: Jack Shao

15 June 2026

Economic Development Queensland  
GPO Box 2202  
BRISBANE QLD 4001

**Attention: Rachel Ritchie**

Dear Rachel,

**Re: Proposed Reconfiguring a Lot (2 Lots into 17 Lots)  
4745-4759 and 4761-4773 Mount Lindesay Highway, North Maclean  
Lots 7 and 8 on RP137101  
Response to Outstanding Matters  
EDQ Reference: DEV2025/1676**

We refer to your Outstanding Matters Letter dated 6 May 2026 regarding the above project. Please find below appropriate response to Item 2 Flooding and Stormwater matters raised.

### Submission

| Outstanding Matters        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| 2. FLOODING AND STORMWATER |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| a)                         | <p><b>Information Required:</b></p> <p>Submit an amended Hydraulic Report for local and regional floods, including the hydrology and hydraulic modelling files, demonstrating no net material worsening on private land and the State-controlled road corridor for all flood events up to the 1% annual exceedance probability (AEP);</p> <p><b>Response:</b></p> <p>An amended Hydraulic Report has been prepared to assess both local and regional flood behaviour for all relevant flood events up to and including the 1% AEP event.</p> <p>The proposed industrial collector road has been incorporated into both the pre-development and post-development scenario modelling. This ensures that the hydraulic assessment appropriately represents the ultimate road network condition and that any potential impacts associated with the proposed road formation are accounted for in the flood modelling.</p> |



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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>The amended modelling demonstrates that the proposed development does not result in a net material worsening of flood levels, flood extents, velocities or flood hazard on or within the State-controlled road corridor for the assessed flood events up to the 1% AEP event.</p> <p>Hydrology and hydraulic modelling files have been provided with the amended Hydraulic Report to support EDQs review of the assessment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| b)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <table><tr><td><b>Information Required:</b></td></tr><tr><td><p>Provide amended earthworks and stormwater plans/engineering drawings, certified by a RPEQ, demonstrating the proposal will not result in adverse flooding or stormwater impacts on private land and the Mount Lindesay Highway / State-controlled road corridor and does not compromise the future development of the Department of Transport and Main Road's (DTMR's) protected planning area. The drawing is to include indicative drainage lines to the point of discharge, and any drainage easement that may be required.</p><p>Note:</p><ul style="list-style-type: none"><li>• If flood storage compensation is not proposed, the applicant needs to demonstrate there is no cumulative impact to surrounding properties. The applicant is required to reasonably assume filling for all other developable land in the flood plain (Lot 3-9 RP137101, Lot 1 RP121663) and demonstrate there is no impact to flood levels.</li><li>• DTMR has indicated that any increase in water level outside of the road reserve but within the protected planning area is unacceptable.</li></ul></td></tr><tr><td><b>Response:</b></td></tr><tr><td><p>Amended earthworks and stormwater plans have been prepared and are provided as part of the response material. The amended plans have been certified by a RPEQ.</p><p>The earthworks design has been amended to remove any impacts over the State-controlled road corridor. The amended design also ensures that the proposed development does not result in adverse flooding or stormwater impacts on the Mount Lindesay Highway / State-controlled road corridor.</p><p>The proposed industrial collector road has been included in both the pre-development and post-development hydraulic modelling scenarios. The modelling therefore accounts for the ultimate earthworks and road formation condition and confirms that the proposal will not result in a net material worsening of flood behaviour.</p></td></tr></table> | <b>Information Required:</b> | <p>Provide amended earthworks and stormwater plans/engineering drawings, certified by a RPEQ, demonstrating the proposal will not result in adverse flooding or stormwater impacts on private land and the Mount Lindesay Highway / State-controlled road corridor and does not compromise the future development of the Department of Transport and Main Road's (DTMR's) protected planning area. The drawing is to include indicative drainage lines to the point of discharge, and any drainage easement that may be required.</p> <p>Note:</p> <ul style="list-style-type: none"><li>• If flood storage compensation is not proposed, the applicant needs to demonstrate there is no cumulative impact to surrounding properties. The applicant is required to reasonably assume filling for all other developable land in the flood plain (Lot 3-9 RP137101, Lot 1 RP121663) and demonstrate there is no impact to flood levels.</li><li>• DTMR has indicated that any increase in water level outside of the road reserve but within the protected planning area is unacceptable.</li></ul> | <b>Response:</b> | <p>Amended earthworks and stormwater plans have been prepared and are provided as part of the response material. The amended plans have been certified by a RPEQ.</p> <p>The earthworks design has been amended to remove any impacts over the State-controlled road corridor. The amended design also ensures that the proposed development does not result in adverse flooding or stormwater impacts on the Mount Lindesay Highway / State-controlled road corridor.</p> <p>The proposed industrial collector road has been included in both the pre-development and post-development hydraulic modelling scenarios. The modelling therefore accounts for the ultimate earthworks and road formation condition and confirms that the proposal will not result in a net material worsening of flood behaviour.</p> |
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If additional information is needed or you require clarification on any of the issues addressed, please do not hesitate to contact the undersigned on (07) 5509 6400.

Yours faithfully

**JACK SHAO**  
Civil Engineer & Project Manager

