

12 October 2017

Reedlodge Pty Ltd
C/- Urban Sync Pty Ltd
PO Box 2970
CAIRNS QLD 4870

Officer: Carl Ewin
Direct Telephone: 07 4086 4656
Our Reference: MCU/17/0011
Your Reference: 17-230

Dear Applicants,

Information Request

Planning Act 2016

I refer to your application and advise that Council requires further information to satisfactorily assess the proposal.

APPLICATION DETAILS

Application No:	MCU/17/0011
Proposal:	Application for Development Permit for Material Change of Use - Shopping Centre
Street Address:	232 Byrnes Street, Mareeba
Real Property Description:	Lot 78 on SP152626
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

INFORMATION REQUIRED

The information requested is set out below:

Stormwater Drainage

The proposed development has the potential to significantly impact on the capacity of downstream stormwater drainage networks, particularly along Byrnes Street and to the west of the site which drains to Basalt Gully through a series of open and underground drains, some of which run through private residential properties.

Council's Technical Services department have requested that a thorough investigation into stormwater discharge from the development site (post development) be undertaken by a Registered Professional Engineer of Queensland (RPEQ).

The requested stormwater investigation should include a preliminary stormwater management plan which demonstrates a non-worsening effect on surrounding land as a consequence of the development. Given the large impervious surface area proposed, on-site detention will likely be required.

The investigation should also address the existing condition of downstream stormwater infrastructure and include any recommended upgrades/repairs to off-site drainage infrastructure that may be affected by the development.

End of Information Request

Under the provisions of the *Development Assessment Rules 2017*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

- (a) all of the information requested; **or**
- (b) part of the information requested; **or**
- (c) a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

Please be aware that under the *Development Assessment Rules 2017*, the applicant is to respond to any Information Request within **3 months** of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

Should any referral agency make an information request, you are reminded of your obligation to provide council with a copy of the information response provided to that referral agency.

You may wish to follow the progress of this application using PD Online on Council's website www.msc.qld.gov.au.

Should you have any further queries in relation to the above, please do not hesitate to contact Councils Planning Officer, Carl Ewin on the above number.

Yours faithfully



BRIAN MILLARD
SENIOR PLANNER