



2 June 2026

Planning Officer: Carl Ewin
Direct Telephone: 07 4086 4656
Our Reference: RAL/26/0007

Wylandra Properties Pty Ltd
C/- Freshwater Planning Pty Ltd
17 Barronview Drive
FRESHWATER QLD 4870

Email: freshwaterplanning@outlook.com

Dear Applicants,

Information Request

Planning Act 2016

I refer to the below mentioned application which was taken to be properly made on 21 April 2026 with a Confirmation Notice issued on 24 April 2026. I wish to advise that Council requires further information to satisfactorily assess the proposal.

APPLICATION DETAILS

Application No:	RAL/26/0007
Proposal:	Application for Development Permit for Reconfiguring a Lot – Subdivision (1 into 309 Lots)
Street Address:	Ray Road, Gallo Drive and Wylandra Drive, Mareeba
Real Property Description:	Lot 224 on SP276715
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

INFORMATION REQUIRED

The information requested is set out below:

Stormwater Management Plan

Please provide a Stormwater Management Plan (SMP) and Report, prepared by an RPEQ that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.

The SMP must specifically investigate the sites existing contribution to the Ray Road drainage catchment (including previous stages of Wylandra Estate) and demonstrate a non-worsening effect as a consequence of the development on downstream catchments, including the Ray Road catchment.

The application did include some stormwater plans and methodology. Council engaged a third party consulting RPEQ to review the submitted material, and the following issues were identified that need to be addressed as part of the required SMP:

- 1. The plans submitted by Stellen Civil are inconsistent with the proposed lot layout prepared by Twine Surveys. The second sentence in Paragraph 2 on page 4 of the Town Planning report states, "This development Application has been provided over the Approved Balance Area of RAL/24/0009 as per Twine Surveys Pty Ltd Sketch Plans". The immediate next section then introduces the Stellen Civil Engineering Report and discusses how that report demonstrates the development can provide stormwater management. The Stellen layout is not consistent with the Twine Survey layout.*

In addition, the Stellen layout does not include lot numbering or road numbering to allow referencing within the site. The applicant is requested to clarify the proposed development layout for the site and update all plans with lot and road numbering/labels. The development layout must show existing contours to assist with reviewing the drainage arrangement proposed for the site.

- 2. The Development layout(s) indicate several north-south, and east-west road and drainage corridors are proposed. This is considered beneficial to conveying runoff towards the downstream drainage corridors, (Chinaman Creek and Coolamon Close).*

As previously advised, it is recommended that as much of the catchment be directed towards Chinaman Creek as possible to limit the flows to Coolamon Close. The Chinaman Creek corridor has greater opportunities and less constraints for provision of additional drainage capacity. Conversely, the Coolamon Close drainage corridor has less capacity (and limited upgrade potential) compared with the Chinaman Creek corridor based on TEC's assessment of the Ray Road stormwater catchment area. Generally, the development layout on both the Stellen and Twine Survey plans appear to continue to direct a large portion of the stormwater catchment towards Coolamon Close.

It is requested that the applicant provide advice clarifying the development constraints that impact maximisation of the internal and external stormwater catchments directed towards the Chinaman Creek drainage corridor. There appears to be an opportunity to optimise/maximise the flows to Chinaman Creek by conveying catchment runoff from the existing drain in Lot 275 (between existing Lot 107 and 108) west towards the Chinaman Creek drainage corridor (between proposed Lots 35 and 36 shown on the Twine Survey Development Plan Sheet 1 of 4). This opportunity does not appear to be adopted in the development layouts proposed on the Stellen or Twine Survey plans.

It is also requested that the applicant provide supporting pre- and post-catchment hydrology calculations that were used to inform the size of the detention basins proposed on the Development Plan.

- 3. A low-lying area appears to be located within the topography of the site at the western boundary, (approximately from Lot 31 to 33 on Twine Survey Development Plan Sheet 1 of 4), in the vicinity of proposed Lots 28 to 39.*

The Development layout appears to propose a swale drain along the western boundary. However, the existing contours appear to indicate this drain would need to be in the order of 2.5m to drain to an existing lawful point of discharge corridor, (and may be too deep to connect to drainage infrastructure on Ray Road).

The applicant is requested to provide supporting information demonstrating the western swale drain would:

- a) Be free draining;*
 - b) Daylight to an existing lawful point of discharge corridor; and*
 - c) Fit within the nominated drainage corridor nominated on the Development Plan.*
- 4. The drainage outlet nominated on Stellen plan 008 appears to propose runoff discharged into private property, west from the development site. The applicant is requested to revise this drainage arrangement to direct stormwater runoff from the site to a lawful point of discharge, (i.e. not into private property) unless supporting evidence is provided.*
 - 5. It is unclear how drainage will work in the south-eastern section of the site as there does not appear to be good alignment of road and drainage corridors to the existing contours and low-lying areas of the site, (refer road adjoining Lots 159 to 164 and the cul-de-sac adjoining Lots 170 to 175).*
 - 6. The Twine Survey development layout indicates down sloping cul-de-sacs to Lots 90/91 and to Lots 99/100. This is based on the existing high point (hill) on this area of the site. The drainage concepts need to be updated to demonstrate the feasibility of this layout.*

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):

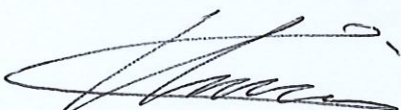
- (a) all of the information requested; **or**
- (b) part of the information requested; **or**
- (c) a notice that none of the information will be provided.

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.

Should you have any further queries in relation to the above, please do not hesitate to contact the undersigned.

Yours faithfully



CARL EWIN
SUPERVISOR PLANNING & BUILDING