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Please quote Our Ref on all correspondence

Our Ref: YC0229_L066

Your Ref:

1 December 2015

Attention: Reg Van Rij
Leda Manorstead Pty Ltd
Suite 14, Level 1,
46 Cavill Avenue
Surfers Paradise QLD 4217

Dear Sir

**Cobaki Residential Development
Response to MP 06_0316 Mod 4 Application**

We refer to the Secretary's Environmental Assessment Requirements in respect of an application to modify the Cobaki Estate Concept Plan (MP 06_0316 Mod 4). The modification application includes:

- Alteration of school site locations;
- Locate a Registered Club in the Southern Special Purpose Precinct;
- Re-locate the Council community facilities to the Town Centre.

We respond to two of the assessment requirements as follows:

11. Stormwater and Drainage

The above modifications will have no impacts on stormwater and drainage. The layout of the Central Open Space area that functions as a drainage reserve has not changed in shape, area or levels from that approved under the Concept Plan. The localities related to the above modifications are all above flood level and no further flood modelling in relation thereto is necessary. Further, there are no changes required to the Stormwater Management Concept under the Concept Plan, so that a revised Stormwater Management Concept Plan is not necessary.

13. Servicing

No augmentation of the sewer and water infrastructure is required as the result of the proposed modification, having regard to the infrastructure servicing report under the approved Concept Plan as amplified by the Sewer & Water Infrastructure Strategy report dated 22nd October 2015, a copy of which is provided herewith.

We trust the above is to your satisfaction. Should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully

Craig Siganto
Project Director