

AE Design Partnership  
3/ 780 Darling St,  
Rozelle NSW 2039

25 September 2018

Attention: Ms Danica Canozza

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**Cobaki Development – Mod 8 Support  
Request for Advice – Civil Engineering Services**

**Our Reference: A003-10018065-AAP-01**

Dear Danica

**Cobaki Residential Development  
Response to MP 06\_0316 Mod 8 Application**

We refer to the Secretary's Environmental Assessment Requirements (SEAR) in respect of an application to modify the Cobaki Estate Concept Plan (MP 06\_0316 Mod 8). The modification application includes:

- Reduction of approved location for the town centre in Precinct 5:
  - Northern portion of approved town centre (from connector road) replaced with residential uses;
  - Retain southern portion of approved town centre (from connector road).
- Amendments to increase building heights in Precinct 15 and Precinct 17.
  - Precinct 5: adjoining ridgeline/knoll in land zoned Environmental Protection Area to the north;
  - Precinct 15: adjoining ridgeline/knoll in land zoned Environmental Protection Area to the west.
  - Precinct 17: adjoining ridgeline/knoll in land zoned Environmental Protection Area to the west.

In relation to the following two SEAR's assessments requested we respond as follows:

**9. Flooding and Stormwater**

The proposed amendments will not create any additional Flood Risks on the Cobaki Development due to the following considerations;

The existing Flood Management Plan details the extent of the Flood impacts and Flood Risks for the Cobaki development. The flood Management Plan provides for the approved Designated Flood Levels, and minimum building floor

heights, flood free access and exit routes, and is based on, and inclusive of climate change impacts.

The additional Building heights and reduced Town Centre location proposed under the above modifications will not necessitate any revisions to Flood Management as the precincts are above the Designated Flood Level and will have no impact on the Hydraulic modelling of flood impacts and or flowpaths.

The above modifications will have no impacts on stormwater and drainage management. The reduced layout of the Town Centre, and increased heights in the respective Precincts 5, 15 & 17 and the retention of the Central Open Space area that functions as a drainage reserve, all have not changed in shape, area or levels from that approved under the current Development Stormwater Management Concept Plan. The localities related to the above modifications are all consistent with stormwater quantity and quality requirements currently identified in the Stormwater Management Concept Plan. As such, there are no changes required to the Stormwater Management Concept under the amendments proposed to the Concept Plan, so that a revised Stormwater Management Concept Plan is not necessary.

#### **18. Utilities**

The existing demands of servicing the Development have not changed as there are no changes proposed to the Development yield within the proposed modifications. No further augmentation of the utilities is necessary as a result of the proposed Concept Plan modifications. Staging and servicing of the Development will remain as identified in the current Development Concept Plan servicing strategy.

We trust the enclosed is as requested

Yours sincerely



**Gerard Dick**

Gold Coast Technical Director – Urban Development & Regeneration  
07 5503 4845

Cc Leda Manorstead Pty Ltd – Attention Mr Reg Van Rij