



SARA reference: 2302-33134 SRA
Applicant reference: NP22.099
Council reference: RAL2023/0001

17 February 2023

Goldtower Properties C/- Northpoint Planning
PO Box 4
TOWNSVILLE QLD 4810
hello@northpointplanning.com.au

Attention: Mrs Meredith Hutton

Dear Mrs Hutton

SARA information request - 60-76 New Queen Road, Queenton; 78-84 New Queen Road, Queenton

(Given under section 12 of the Development Assessment Rules)

This notice has been issued because the State Assessment and Referral Agency (SARA) has identified that information necessary to assess your application against the relevant provisions of the State Development Assessment Provisions has not been provided.

Missed Referral	
1	<p><u>Issue:</u></p> <p>The development application seeks approval of a development permit for reconfiguring a lot resulting in the subdivision of land that is intended to support future industry activities and involves a combined site area exceeding 16,000m². As such, the proposed development triggers referral to the State Assessment and Referral Agency (SARA) and subsequently the Department of Transport and Main Roads (TMR) pursuant to the Planning Regulation 2017 (Planning Regulation), Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1.</p> <p>The development application has not been referred in accordance with the requirements of this trigger and therefore has missed a referral.</p> <p><u>Action:</u></p> <p>The Applicant is required to be notified of their missed referral and re-refer the development application in accordance with all triggers of the Planning Regulation. The Applicant should also provide for TMR's consideration, a full and comprehensive assessment of the proposed development against State code 6: Protection of State Transport Networks of the</p>

	State Development Assessment Provisions – Version 3.0 (SDAP).
Stormwater, Flooding and Drainage Infrastructure	
2	<p><u>Issue:</u></p> <p>The Applicant has not provided an engineering services report, flood impact assessment or stormwater management plan in support of their development application. Rather, the Applicant has stated that the stormwater management regime and flood mitigation measures were assessed, approved and implemented in accordance with the previous bulk earthworks approval over the subject site (SARA reference: 2107-23725 SRA).</p> <p>However, the previous approval for bulk earthworks and its associated stormwater infrastructure did not take into consideration the future development of the subject site. Of note, the information request response prepared by Northern Consulting Engineers dated 24 September 2021 and included as an approved document within the referral response states "<i>... the application is purely for bulk earthworks as the future use is unknown, subsequently there is no change to the imperviousness of the proposed works. Future applications (MCU, RaL, OPW) over the subject land will require assessment of the proposed change in impervious area and subsequently mitigation measures to ensure non-worsening.</i>"</p> <p>As such, the proposed development is required to consider its own stormwater management and flood mitigation regime, taking into account the anticipated future industrial development to be accommodated by the new lots. As an engineering services report, flood impact assessment and stormwater management plan were not provided with the development application, TMR cannot confirm that the proposed development and its ultimate expected land use does not result in an adverse impact upon the State-controlled road corridor due to an intensification of stormwater flows or flooding impacts. The proposed development therefore does not demonstrate compliance with PO8 to PO14 of State code 1: Development in a State-controlled road environment or PO14 to PO20 of State code 6: Protection of State transport networks of SDAP.</p> <p><u>Action:</u></p> <p>Provide for TMR's assessment, an engineering services report, stormwater management plan and flood impact assessment that have been prepared by a suitably qualified RPEQ demonstrating compliance with the requirements of State code 1 and State code 6. The reports must take into consideration the anticipated development that will be supported by the industrial subdivision to ensure that this application accommodates the increase in stormwater generation and mitigates any potential impact upon the State-controlled road network.</p> <p>At a minimum, the reports must demonstrate that the management of stormwater and flooding post development can achieve a no worsening impact (on the pre-development condition) for all flood and stormwater events that exist prior to development and up to a 1% Annual Exceedance Probability (AEP). This should include at least the following flood and stormwater events: 63.2%, 50%, 20%, 10%, 5%, 2% and 1% AEP.</p> <p>Stormwater management for the proposed development must ensure no worsening or actionable nuisance to the State-controlled road caused by peak discharges, flow velocities, water quality, sedimentation and scour effects. The report should also demonstrate that flood storage capacity is maintained on the site with the development. Overland flow paths/ hydraulic conveyance should be maintained on the site as part of the proposed</p>

development.

The reports must be supported by, at a minimum:

- (a) Earthworks Plans where the extent of earthworks differs from the previously approved works associated with 2107-23725 SRA. The plans and any required supporting technical details must clearly show the location and extent of proposed excavation and filling (earthworks), the resulting cut: fill balance, existing site levels and finished/design levels. The applicant should clearly demonstrate how the site will be graded so that all internal and external catchments, including surface and roofwater flows enter defined drainage paths and the detention storage.
- (b) A catchment analysis that provides pre-development and post-development catchment plans and clearly identifies all internal catchments on the site, external catchments draining into the site, the flow paths (direction of flow) within each catchment, the size of each catchment and the legal point of discharge for each catchment.
- (c) A conceptual drainage layout that illustrates the proposed internal stormwater network on the site, including anticipated roofwater connections, pit and pipe network, field inlets and any detention basins/tanks and demonstrating how all impervious surface water flows will be collected and conveyed to the legal points of discharge. This should include details of the mitigation measures proposed to address any potential stormwater and flooding impacts of the proposed development as well as critical finished levels.

How to respond

You have three months to respond to this request and the due date to SARA is 17 May 2023.

You may respond by providing either: (a) all of the information requested; (b) part of the information requested; or (c) a notice that none of the information will be provided. Further guidance on responding to an information request is provided in section 13 of the [Development Assessment Rules](#) (DA Rules).

It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

You are requested to upload your response and complete the relevant tasks in [MyDAS2](#).

As SARA is a referral agency for this application, a copy of this information request will be provided to the assessment manager in accordance with section 12.4 of the DA Rules.

If you require further information or have any questions about the above, please contact Helena Xu, Senior Planning Officer, on 073452 6724 or via email NQSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Graeme Kenna
Manager (Planning)

cc Charters Towers Regional Council, mail@charterstowers.qld.gov.au

Development details	
Description:	Development permit Reconfiguring a lot - three lots into eleven lots
SARA role:	referral agency
SARA trigger:	10.9.4.2.1.1 – State-controlled road and railway 10.9.4.1.1.1 – Schedule 20
SARA reference:	2302-33134 SRA
Assessment criteria:	State Code 1, 2 and 6