

SARA reference: 2606-52701 SRA
Applicant reference: NP24.236
Council reference: MCU19/0095.02

19 June 2026

Heatley Medical & Skin Care Centre
C/- Northpoint Planning
PO Box 4
TOWNSVILLE CITY QLD 4810
hello@northpointplanning.com.au

Attention: Mary McCarthy

Dear Sir/Madam

SARA information request – 4 Tyler Street and 79 Nathan Street, Heatley

(Notice issued under section 12 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) has undertaken a preliminary review of the material provided in support of the above referenced application which was deemed properly referred on 9 June 2026.

From this review, SARA has identified a range of matters relating to State Code 1 that it wishes to draw to your attention.

1. Stormwater, Overland Flow and Flooding

In reviewing the application material, it has been noted that the proposed development involves the construction of a new two-storey building and ten (10) additional car parking spaces, resulting in an increase in impervious area across the site compared to pre-development conditions, which may lead to higher peak flow discharges onto the State-controlled road (SCR).

As no stormwater quantity information has been provided in supporting application material for the proposed development, it cannot be confirmed that the proposed development will not worsen stormwater conditions on the SCR.

Given this, the proposed development in its current form is therefore not considered to comply with PO8-PO14 of State code 1: Development in a State-controlled road environment of the *State Development Assessment Provisions – Version 3.6*.

Response requested:

Please provide a Stormwater Management Plan (SMP), certified by a RPEQ, to demonstrate compliance with PO8-Po14.

The SMP must include:

- Identification of all lawful points of discharge.
- Peak runoff calculations for all storm events (63%, 50%, 20%, 10%, 5%, 2% and 1% AEP) for pre- and post-development conditions with a tabulated comparison demonstrating no worsening impact on the SCR.
- Where post-development peak flows exceed pre-development conditions, appropriate mitigation measures including detailed design information such as on-site detention volumes and outlet specifications to ensure peak discharges are equal to or less than predevelopment conditions.
- For all flood events up to 1% AEP, demonstration that the development results in negligible impacts (within +/- 10mm) to existing flood levels, peak velocities and time of submergence within the State-controlled road.

How to Respond

In accordance with section 13 of the Development Assessment Rules (DA Rules), you have three months to respond to this Information Request. The due date of a response to SARA is 21 September 2026.

You can choose to respond to all, some, or none of the matters raised in this notice.

If you decide not to respond to the matters raised, SARA will finalise its assessment on the material provided to date in support of the application.

It would be appreciated if you would provide your response to SARA using the 'manage documents' function in [MyDAS2](#).

If you require further information or have any questions about the above, please contact Kellie Galletta, Principal Planning Officer, North and North-West Queensland, on 07 4758 3423 or via email NQSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Peter Mulcahy
Principal Planning Officer

cc Townsville City Council, developmentassessment@townsville.qld.gov.au