

From: "No Reply" <mydas-notifications-prod2@qld.gov.au>
Sent: Wed, 13 Mar 2024 16:26:17 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Helena.Xu@dsdilgp.qld.gov.au" <Helena.Xu@dsdilgp.qld.gov.au>;
"info@milfordplanning.com.au" <info@milfordplanning.com.au>
Subject: 2401-38728 SRA application correspondence
Attachments: Attachment 5 - Documents referenced in conditions.pdf, GE83-N
Representations about a referral agency response.pdf, 2401-38728 SRA - RA6-N Response with
conditions (1) (1).pdf
Importance: Normal

This Message Is From an External Sender

This message came from outside Townsville City Council. Please think carefully before clicking links or responding if you weren't expecting this email.

Please find attached a notice regarding application [2401-38728 SRA](#).

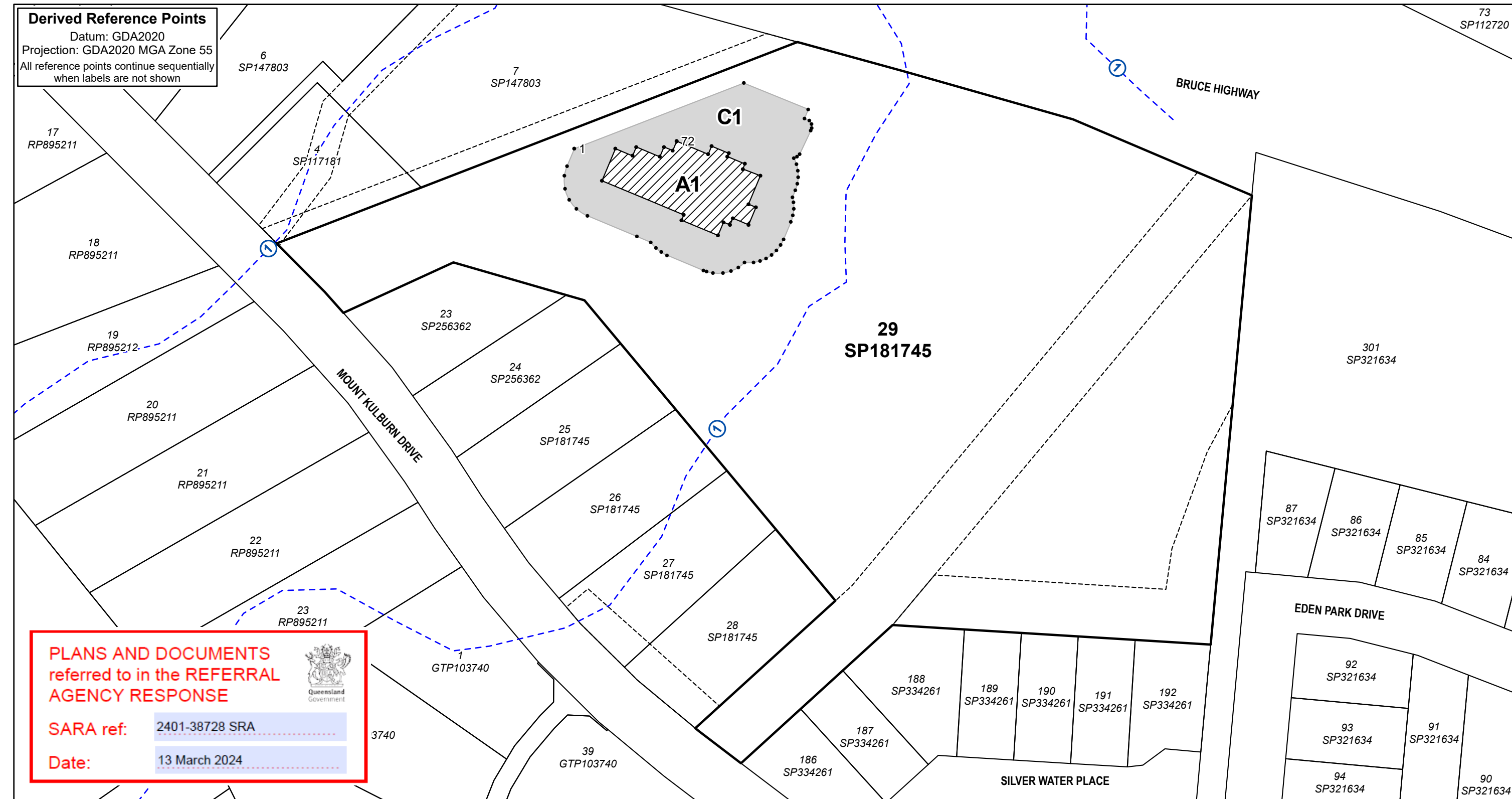
If you require any further information in relation to the application, please contact the State Assessment and Referral Agency on the details provided in the notice.

This is a system-generated message. Do not respond to this email.
RA6-N



Email Id: RFLG-0324-0020-0029

Derived Reference Points
Datum: GDA2020
Projection: GDA2020 MGA Zone 55
All reference points continue sequentially when labels are not shown



PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



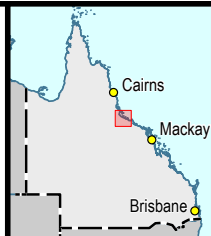
SARA ref: 2401-38728 SRA

Date: 13 March 2024

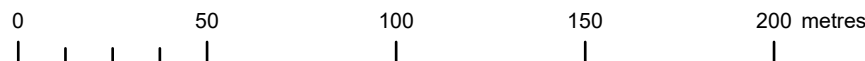
LEGEND

- 1 Derived Reference Points (see attachment)
- ▭ Subject Lot
- ▨ Area A - Clearing Permitted
- Area C - Firebreak/safety buffer (only certain infrastructure permitted)
- ① Watercourse and/or drainage feature (Stream order label)

Note: This is a colour map and must be reproduced in colour



SCALE 1:2,000 @ A3 paper size



Projection: UTM (MGA Zone 56)

Datum: GDA2020

Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder. Watercourse and drainage feature locations shown on the Vegetation Management Plan are derived from the certified Vegetation Management Watercourse and Drainage Feature Map. These alignments are approximate only and require ground truthing to identify the exact location of the watercourse or drainage feature. The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

Vegetation Management Plan

Plan of Area A (Part A1) and Area C (Part C1) in Lot 29 on Plan SP181745

This plan must be read in conjunction with conditions attached to 2401-38728 SRA

Version: 1

eLVAS Case ID: 2024/000678



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VMP
2401-38728 SRA
Sheet 1 of 1

Attachment to Plan: 2401-38728 SRA
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing
C1	1	462074	7873693
C1	2	462164	7873727
C1	3	462198	7873714
C1	4	462196	7873709
C1	5	462198	7873708
C1	6	462200	7873706
C1	7	462200	7873704
C1	8	462199	7873702
C1	9	462193	7873690
C1	10	462192	7873689
C1	11	462190	7873688
C1	12	462192	7873685
C1	13	462192	7873681
C1	14	462192	7873678
C1	15	462192	7873674
C1	16	462191	7873671
C1	17	462189	7873667
C1	18	462190	7873665
C1	19	462190	7873661
C1	20	462190	7873658
C1	21	462189	7873654
C1	22	462185	7873645
C1	23	462183	7873642
C1	24	462181	7873639
C1	25	462179	7873637
C1	26	462176	7873635
C1	27	462172	7873634
C1	28	462169	7873633
C1	29	462164	7873633
C1	30	462161	7873630
C1	31	462157	7873628
C1	32	462153	7873627
C1	33	462148	7873627
C1	34	462144	7873628
C1	35	462142	7873629
C1	36	462123	7873637
C1	37	462120	7873638
C1	38	462117	7873640
C1	39	462115	7873644
C1	40	462107	7873647
C1	41	462081	7873658
C1	42	462075	7873661
C1	43	462072	7873666
C1	44	462069	7873672
C1	45	462069	7873679
C1	46	462071	7873684
C1	47	462131	7873655
C1	48	462150	7873647
C1	49	462153	7873654
C1	50	462157	7873653
C1	51	462158	7873656
C1	52	462166	7873653
C1	53	462170	7873662
C1	54	462166	7873664
C1	55	462173	7873679
C1	56	462163	7873682
C1	57	462164	7873685
C1	58	462155	7873689
C1	59	462156	7873690
C1	60	462147	7873694

Part ID	Unique ID	Easting	Northing
C1	61	462145	7873690
C1	62	462128	7873697
C1	63	462126	7873692
C1	64	462122	7873694
C1	65	462119	7873689
C1	66	462107	7873694
C1	67	462105	7873689
C1	68	462096	7873693
C1	69	462089	7873676
C1	70	462132	7873658
C1	71	462131	7873655
A1	72	462128	7873697
A1	73	462145	7873690
A1	74	462147	7873694
A1	75	462156	7873690
A1	76	462155	7873689
A1	77	462164	7873685
A1	78	462163	7873682
A1	79	462173	7873679
A1	80	462166	7873664
A1	81	462170	7873662
A1	82	462166	7873653
A1	83	462158	7873656
A1	84	462157	7873653
A1	85	462153	7873654
A1	86	462150	7873647
A1	87	462131	7873655
A1	88	462132	7873658
A1	89	462089	7873676
A1	90	462096	7873693
A1	91	462105	7873689
A1	92	462107	7873694
A1	93	462119	7873689
A1	94	462122	7873694
A1	95	462126	7873692

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2401-38728 SRA

Date: 13 March 2024

4.0 STORMWATER MANAGEMENT

LIDAR contours of the subject site indicate that the existing topology falls north east towards the Bruce Highway. The site has three (3) catchment areas which are for Culvert 1, Culvert 2 and the sediment basin. Refer to **Figure 11** for the existing site contours.

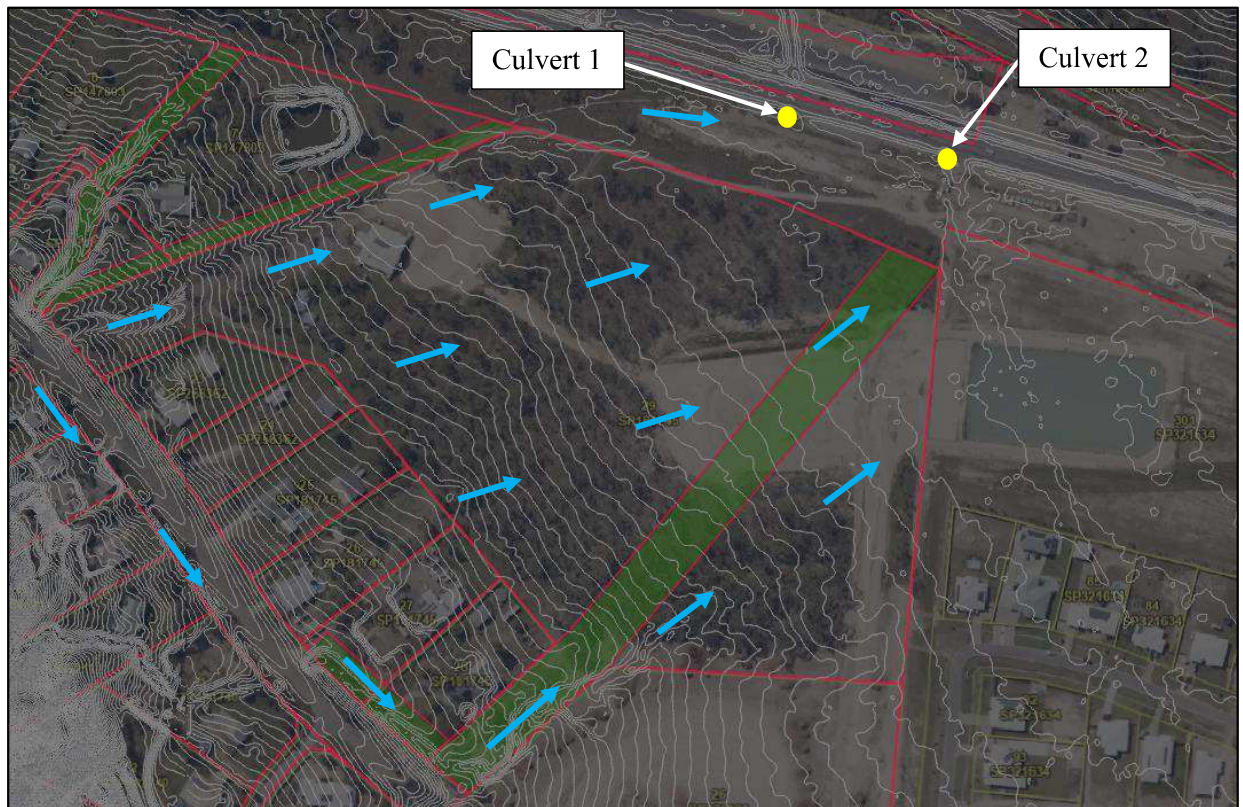


Figure 11. Existing Site Contours

4.1 HYDRAULIC ASSESSMENT

Hydraulic assessment of the site has been undertaken in accordance with the Queensland Urban Drainage Manual (QUDM) 2017. The rational method equations have been adopted:

$$Q_y = (C_y \cdot t_y \cdot A) / 360$$

Where:

- Q_y = peak flow rate (m³/s) for average recurrence interval (ARI) of “y” years
- C_y = coefficient of discharge (dimensionless) for ARI of ‘y’ years
- A = area of catchment (Hectares)
- t_y = average rainfall intensity (mm/h) for a design duration of ‘t’ hours and an ARI of ‘y’ years
- t = the nominal design storm duration as defined by the time of concentration

PLANS AND DOCUMENTS
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AGENCY RESPONSE

SARA ref: 2401-38728 SRA

Date: 13 March 2024



4.1.1 Pre-Development Stormwater

The catchment areas (green) and the longest flow path (blue line) are shown in **Figure 12** below. Culvert 1 has a catchment area of 5.89ha, Culvert 2 has a catchment area of 5.54ha and Catchment 3 has a catchment area of 16.97ha

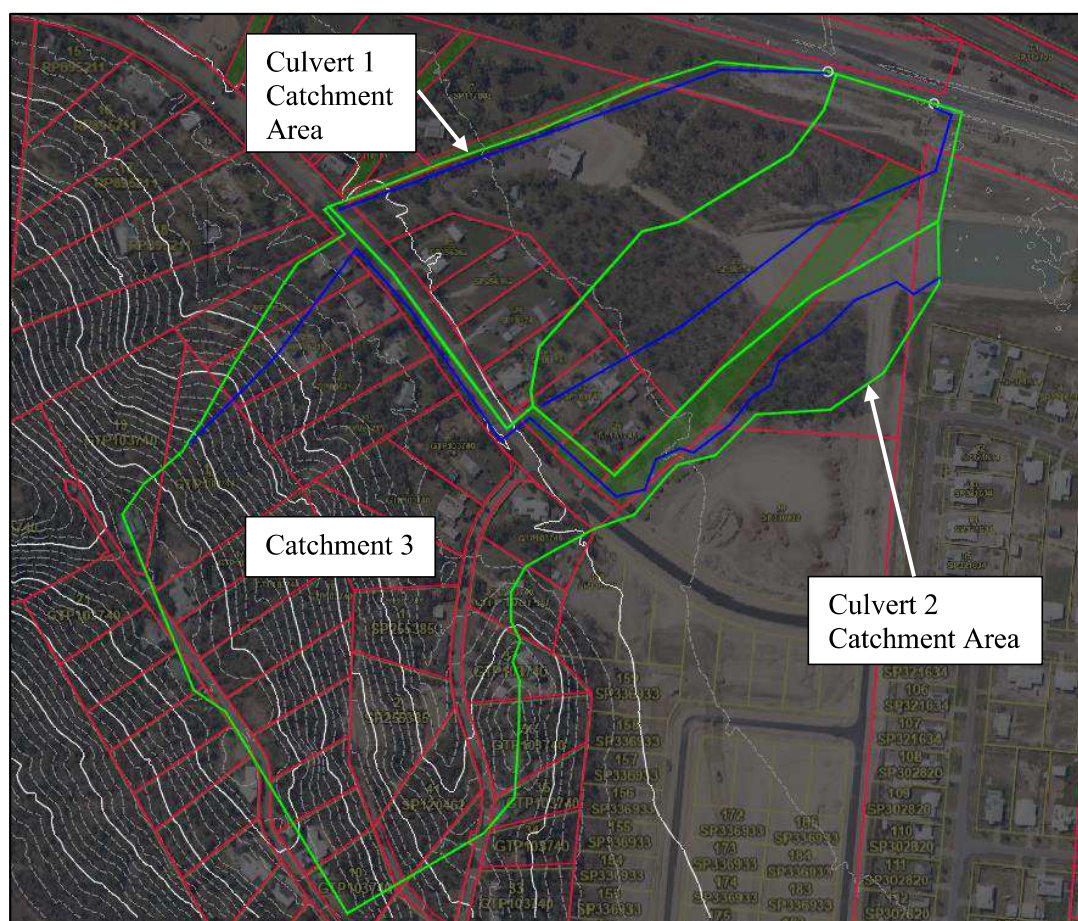


Figure 12: Pre Development Catchment Area

The pre-development catchments flow rates for a 1%, 2%, 5%, 10%, 20% and 50% AEP event are summarised in **Table 3** below.

Table 3. Pre Development Flow Rates

Catchment	AEP Event (m ³ /s)					
	1% AEP	2% AEP	5% AEP	10% AEP	20% AEP	50% AEP
Culvert 1	2.74	2.34	1.81	1.48	1.24	0.85
Culvert 2	1.86	1.59	1.22	1.00	0.84	0.57
Catchment 3	5.82	4.98	3.84	3.15	2.62	1.79

Refer to **Appendix B** for the calculations.

4.1.2 Post Development Stormwater

Please note that as is only located within the Culvert 1 catchment. Therefore, the post development flow rates for Culvert 2 and Catchment 3 will remain unchanged due to the development.



Figure 13: Post Development Catchment Area

The impervious area in the Culvert 1 catchment area has increased by 4,979m² due to the development. Refer to **Table 4** for the Culvert 1 post development flow rates.

Table 4. Culvert 1 Post Development Flow Rates

Catchment	AEP Event (m ³ /s)					
	1% AEP	2% AEP	5% AEP	10% AEP	20% AEP	50% AEP
Culvert 1	2.80	2.40	1.85	1.52	1.27	0.87

Refer to **Appendix C** for the calculations.

4.1.3 Stormwater Summary

The development is not located within the Culvert 2 catchment area or the Catchment 3 area and therefore the flow rates for these catchments will remain unchanged due to the development. The flow rate in the Culvert ~~2~~ catchment has a maximum increase of 0.06m³/s for a 1% and 2% AEP. This increase is insignificant and therefore the development will have an insignificant impact of the Culvert 1 catchment flow rate.

	AEP Event (m ³ /s)					
	1% AEP	2% AEP	5% AEP	10% AEP	20% AEP	50% AEP
Pre	2.74	2.34	1.81	1.48	1.24	0.85
Post	2.80	2.40	1.85	1.52	1.27	0.87
Increase	0.06	0.06	0.04	0.04	0.03	0.02

5.0 STORMWATER QUALITY

From State Planning Policy (SPP), 2017, Assessment benchmarks - Water Quality and Table B, Post construction phase – Stormwater management design objectives, performance outcomes apply only to development applications for a “material change of use for an urban purpose that involves premises 2,500m² or greater in size will result in an impervious area greater than 25% of the net developable area”.

The subject site has an increase in impervious area of 5% and thus, no does not trigger assessment against SPP Water Quality Objectives.

6.0 SUMMARY

This report has assessed the suitability of the proposed development and impacts associated with respect to water reticulation, sewerage reticulation and stormwater.

The report has found the following:

Water

- The building extension will generate an additional 2,190 L/day demand;
- The site is located in close proximity to the water reservoir so water pressure is expected to be adequate.

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2401-38728 SRA

Date: 13 March 2024

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



SARA reference: 2401-38728 SRA
Council reference: MCU23/0128
Applicant reference: M2059

13 March 2024

Chief Executive Officer
Townsville City Council
PO Box 1268
Townsville QLD 4810
developmentassessment@townsville.qld.gov.au

Attention: Mr Jake Kidner

Dear Mr Kidner

SARA referral agency response—13 Mount Kulburn Drive, Jensen

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 24 January 2024.

Response

Outcome:	Referral agency response – with conditions
Date of response:	13 March 2024
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material Change of Use for Place of Worship (Extension to Church)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 3, Division 4, Table 3, Item 1—Material Change of Use that involves clearing native vegetation (Planning Regulation	

2017)
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item1—
Material Change of Use of premises within 25m of a state-controlled
road (Planning Regulation 2017)

SARA reference: 2401-38728 SRA

Assessment manager: Townsville City Council

Street address: 13 Mount Kulburn Drive, Jensen

Real property description: Lot 29 on SP181745

Applicant name: Beaches Church C/- Milford Planning

Applicant contact details: PO Box 5463
TOWNSVILLE CITY QLD 4810
info@milfordplanning.com.au

Human Rights Act 2019 considerations: A consideration of the *Human Rights Act 2019* sections 15 to 35 has been undertaken as part of this response. It has been determined that this response does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Helena Xu, Senior Planning Officer, on (07) 3452 6724 or via email NQSARA@dsdilp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc Beaches Church, info@milfordplanning.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material Change of Use – Place of worship (Church extension)		
10.3.4.3.1.1—Material Change of Use that involves clearing native vegetation—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Resources to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	Clearing of vegetation must only: <ul style="list-style-type: none"> (a) occur within Area A (Part A1) and Area C (Part C1) as shown on the attached: <ul style="list-style-type: none"> (i) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2401-38728 SRA, Sheet 1 of 1, version 1; and (b) not exceed 0.86 hectares. 	At all times
2.	Built infrastructure, other than fences, roads, underground services, must not be established, constructed or located within Area C (Part C1) as shown on the attached: <ul style="list-style-type: none"> (a) Vegetation Management Plan, prepared by Queensland Government, reference VMP 2401-38728 SRA, Sheet 1 of 1, version 1. 	At all times
10.9.4.2.4.1—Material Change of Use of premises within 25m of a state-controlled road— The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
3.	Direct access is not permitted between the Bruce Highway and the subject site.	
4.	<ul style="list-style-type: none"> (a) Carry out the stormwater management of the development generally in accordance with: <ul style="list-style-type: none"> • Section 4 of Engineering Services Report, prepared by Langtree Consulting Engineers, dated 29 February 2024, drawing number R-AR0174, revision C, as amended in red by SARA. (b) Submit RPEQ certification to North.Queenland.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with part (a) of this condition. 	<ul style="list-style-type: none"> (a) At all times (b) Prior to commencement of use

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

The proposed development is considered to achieve the relevant assessment benchmarks of State code 1 of SDAP. Specifically the development

- does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of state-controlled road;
- does not adversely impact the structural integrity or physical condition of state-controlled road;
- does not adversely impact road transport infrastructure, public passenger transport infrastructure or active transport infrastructure;
- does not adversely impact the function and efficiency of state-controlled road;
- does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure; and,
- does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure.

The proposed works, with conditions, comply with the relevant provisions of State code 16 of the SDAP, Specifically, the development:

- avoids clearing, or where avoidance is not reasonably possible, minimises clearing to:
 - o conserve vegetation;
 - o avoid land degradation;
 - o avoid the loss of biodiversity;
 - o maintain ecological processes;
- minimises contributions to greenhouse gas emissions;
- for vegetation retention purposes, is undertaken in a manner that retains or regenerates vegetation by sustainably managing the impacts of the clearing on regional ecosystems, biodiversity and ecological processes over time;
- is consistent with any notice requiring compliance on the land subject to the development application unless a better environmental outcome can be achieved;
- is consistent with vegetation management requirements for particular regulated areas unless a better environmental outcome can be achieved;
- avoids impacts on vegetation and minimises and mitigates impacts on vegetation where avoidance is not possible;
- does not result in a significant residual impact on a matter of state environmental significance unless the significant residual impact is acceptable, and an offset is provided (where appropriate). An offset is not appropriate for acceptable significant residual impacts on a connectivity area unless the clearing is for development that is a coordinated project, natural channel diversion or contaminants removal.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*

- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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