

From: "No Reply" <mydas-notifications-prod2@qld.gov.au>
Sent: Thu, 19 Dec 2024 15:32:04 +1000
To: "Emma.Staines@braziermotti.com.au" <Emma.Staines@braziermotti.com.au>
Cc: "Helena.Xu@dsdilgp.qld.gov.au" <Helena.Xu@dsdilgp.qld.gov.au>;
"Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: 2411-43630 SRA application correspondence
Attachments: 2411-43630 SRA - GE33-N Information request.pdf
Importance: Normal

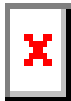
This Message Is From an External Sender

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 [2411-43630 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.
GE33-N



Email Id: RFLG-1224-0022-5274

SARA reference: 2411-43630 SRA
Applicant reference: 26700-342-01
Council reference: MCU24/0117 and RAL24/0075

19 December 2024

Parkside Development Pty Ltd
C/- Brazier Motti
595 Flinders Street
TOWNSVILLE QLD 4810
Emma.Staines@braziermotti.com.au

Attention: Ms Emma Staines

Dear Ms Staines

SARA information request - 182 Shaw Road, Shaw

(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 (SDAP) has not been provided.

Stormwater Management and Flood Impact

- | | |
|----|--|
| 1. | <p><u>Issue:</u></p> <p>Your application has not provided sufficient information to inform SARA's assessment against Performance outcomes (PO) PO8-PO14 of State Code 1: Development in a state-controlled road environment (State code 1) and PO14-PO18 of State code 6: Protection of state transport networks of the SDAP.</p> <p>The subject site, namely at the location of proposed Lots 1 to 3, is impacted by a major local overland flow path that discharges into the Bohle River to the east and is affected by flood hazard to varying degrees.</p> <p>The application material did not include a stormwater management (quantity) plan or any drainage information. Rather, the application states that stormwater drainage design will be in accordance with the Townsville City Council, City Plan. A Masterplan Flood Assessment prepared by AECOM, dated 25 March 2010 was provided as part of this application, however the hydrology (design storms) used in this report are completely superseded give the passage of time and cannot be used to inform SARA's an adequate assessment.</p> <p><u>Action:</u></p> |
|----|--|

	<p>You are requested to provide a detailed Stormwater Management Plan including a Flood Impact Assessment demonstrating that the management of stormwater and flooding post construction of the material change of use (Stage 1) and reconfiguring a lot (i.e. to facilitate the intended commercial and industrial land uses on proposed Lots 1-3) 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 must include at least the following flood and stormwater events: 63.2%, 50%, 20%, 10%, 5%, 2% and 1% AEP. 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. In particular, the following should be addressed:</p> <ul style="list-style-type: none"> a) Verify the pre-development condition. Verify the existing drainage characteristics of the site in relation to the road corridor. All relevant legal points of discharge for the development site should be identified. b) Catchment Analysis. Provide pre-development and post-development catchment plans that clearly identify 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) Flood impact assessment. Provide a hydraulic and hydrological analysis demonstrating the design flood peak discharges for the site and surrounding area which exist in the pre and post development scenarios for all flood and stormwater events up to a 1% Annual Exceedance Probability. This should include at least the following flood and stormwater events: 63.2%, 50%, 20%, 10%, 5%, 2% and 1% AEP. Mapping (afflux, water level/depth and velocity impact maps) should be provided to clearly illustrate the pre-development scenario, and the post development impacts for all relevant design events. 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 development. d) Maintain the pre-development condition. The pre-development flow scenario will need to be replicated in the post development condition. The proposed development should not impede or interfere with any drainage, stormwater, or floodwater flows, including sheet flows, from the road corridor or vice versa. Retaining structures, filling/excavation, and structures or any other works to the land should be designed to include provision for drainage so as not to adversely impact on the state-controlled road corridor. The development design will need to address any concentration of flows, potential for backup/ ponding and scour/erosion which may undermine the road. e) Water quantity assessment. The peak discharge analysis should provide adequate details of the pre and post development impervious area of the site and give adequate consideration to the detention basin requirements of the QUDM, Fourth Edition. f) Conceptual drainage layout. Provide a conceptual stormwater drainage layout plan showing the proposed drainage network on the site, including the ring tanks, and demonstrating how all water flows will be collected and conveyed to the legal point of discharge. g) Mitigation measures. Include details of the mitigation measures proposed to address any potential stormwater and flooding impacts of the proposed development. The design flood peak discharges should be shown for the mitigated case to demonstrate there is no worsening impact on the state-controlled road.
--	---

How to respond

You have three months to respond to this request and the due date to SARA is **19 March 2025**.

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).

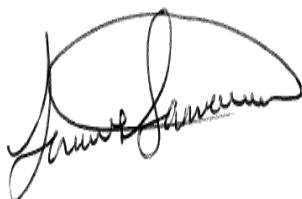
It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

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 (07) 3452 6724 or via email NQSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Javier Samanes
A/ Manager (Planning)

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

Development details	
Description:	<p>Development permit</p> <p>Reconfiguring a Lot - Two Lots into Five Lots, New Road and Easements</p> <p>Material Change of Use - Child Care Centre (120 Children), Service Station, Car Wash, Low Impact Industry and Food & Drink Outlets (Stage 1 of the Greater Ascot District Centre)</p>
SARA role:	referral agency
SARA trigger:	<ul style="list-style-type: none"> Schedule10, Part 9, Division 1, Table 1, Item 1—Development on premises that are subject of a Ministerial designation Schedule10, Part 9, Division 4, Subdivision 1, Table 1, Item 1—Development impacting on state transport infrastructure Schedule10, Part 9, Division 4, Subdivision 2, Table 1, Item 1—Reconfiguring a lot near a state transport corridor Schedule10, Part 9, Division 4, Subdivision 2, Table 3, Item 1—Reconfiguring a lot within 100m of a state-controlled road intersection Schedule10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—Material Change of Use of premises within 25m of a state-controlled road (Planning Regulation 2017)
SARA reference:	2411-43630 SRA
Assessment criteria:	<p>State code 1: Development in a state-controlled road environment</p> <p>State code 6: Protection of state transport networks</p>