DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

SARA reference: 2608-54051 SRA
Your reference: DA022-26
Council reference: MCU26/0072

3 September 2026

Orange Health Care
C/- BNC Planning
PO Box 5493
TOWNSVILLE QLD 4810
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Attention: Mr Sai Santoso-Miller

Dear Mr Santoso-Miller

SARA information request – 719 Ross River Road, Kirwan

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

The State Assessment and Referral Agency (SARA) has undertaken a review of the material provided in support of the above referenced application. 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 and flooding impacts on the state-controlled road

In reviewing the application material, it is noted that the proposal involves an increase of impervious areas on a site which generally drains towards the state-controlled road and contains areas of medium flood hazard. The proposed development has the potential to adversely impact the safety of users of the state-controlled road during a variety of rainfall events.

Response requested:

Please provide an assessment of the stormwater and flood impacts, prepared and certified by a suitably qualified RPEQ, together with supporting civil drainage plans. The assessment must:

- identify existing and proposed catchments, flow paths, lawful points of discharge and drainage infrastructure;
- quantify pre-development and post-development peak flows and demonstrate no actionable worsening to the State-controlled road corridor or its drainage infrastructure;
- assess relevant flood events and demonstrate that the development does not worsen flood levels, velocities, duration, hazard or flood storage affecting the road corridor;
- demonstrate that stormwater quality, sediment, erosion and scour will be appropriately managed;
- identify finished surface levels and any changes to overland flow paths arising from the building, parking and associated works; and,
- detail all mitigation, detention, treatment and scour protection measures required to protect the safety, structural integrity and operating performance of Ross River Road and Thuringowa Drive.

2. Impacts of parking layout on pedestrian safety

In reviewing the carparking arrangement detailed within the Site Layout Plan, prepared by Nth Qld Construction Consulting Pty Ltd, Sheet 13, revision B, it is noted that the access arrangements are not compliant with AS2890.1, which requires sight splays on the exit side of the driveway crossover and onsite queuing provisions for the protection of pedestrians.

Response requested:
Please provide an amended layout plan which:

- removes CAR PARK 01 and designates CAR PARK 02 as staff only to minimise turnover during peak periods; and,
- includes a pedestrian sight splay on the exit side of the driveway crossover in accordance with AS2890.1.

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 3 December 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 Magnus Kuttainen, Senior Planning Officer 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

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