

From: "No Reply" <mydas-notifications-test@qld.gov.au>
Sent: Mon, 17 Mar 2025 12:39:20 +1000
To: "Anne.Zareh@braziermotti.com.au" <Anne.Zareh@braziermotti.com.au>
Cc: "Zinal.Chand@dsdilgp.qld.gov.au" <Zinal.Chand@dsdilgp.qld.gov.au>;
"Hinchinbrook Shire Council" <council@hinchinbrook.qld.gov.au>
Subject: 2502-44839 SRA application correspondence
Attachments: 2502-44839 SRA - SARA Information Request.pdf
Importance: Normal
Categories: Register;Melise

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Please find attached a notice regarding application [2502-44839 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-0325-0023-2007



SARA reference: 2502-44839 SRA
 Applicant reference: 40396-005-01
 Council reference: MCU25\0001

17 March 2025

Development Enterprises Pty Ltd
 C/- Brazier Motti Pty Ltd
 595 Flinders Street
 TOWNSVILLE QLD 4810
 Anne.Zareh@braziermotti.com.au

Attention: Ms Anne Zareh

Dear Ms Zareh

SARA Information Request & Further Advice – 28, 32 & 36 Lynn Street, Ingham; 79, 85 & 87 Herbert Street, Ingham

(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 State code 1: Development in a state-controlled road environment (State code 1) of the State Development Assessment Provisions (SDAP v3.2) has not been provided.

Information Requested	
Stormwater and Flooding	
1.	<u>Issue:</u> The application material includes an engineering report prepared by Premise Australia which outlines the proposed stormwater infrastructure. The information provided is limited and does not allow for a full assessment of the likely impacts of the development on the safety and operation of the State-controlled road. The proposed development appears to increase impervious area across the site, particularly along the western portion of the site. However, it is unclear what the exact increase will be compared to the existing. The concept stormwater design caters to a 10% AEP storm (minor event) and a 1% AEP storm (major event). SARA requires that management of stormwater demonstrates that post-development can achieve no worsening impact (on the pre-development condition) for <u>all</u> flood and stormwater events up to a 1% AEP. For an increase in impervious areas to a site of this size, a stormwater management plan should be prepared and certified by a Register of Professional Engineers (RPEQ) and assess the potential stormwater and flooding impacts on the state-controlled road, including road transport infrastructure in accordance with

Performance outcomes (POs) 8 – PO11 of State Code 1 of SDAP (v3.2).

Additionally, the proposed development will result in earthworks undertaken within a flood-prone area. As such, to demonstrate compliance with PO12 of State Code 1, SARA requires a flood impact assessment is prepared as part of the above stormwater management plan.

Action:

Provide a Stormwater Management Plan, including a Flood Impact Assessment, to demonstrate compliance with PO8 – PO13 of State Code 1.

The Stormwater Management Plan, including a Flood Impact Assessment, should demonstrate that the management of stormwater and flooding post-development can achieve no worsening impact (on the pre-development condition) for all flood and stormwater events that exist before 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. Stormwater management for the proposed development must ensure no worsening to the road caused by peak discharges, flow velocities, water quality, sedimentation and scour effects. The report should also demonstrate that flood storage capacity and overland flow paths/ hydraulic conveyance are maintained on the site as part of the proposed development.

In particular, the following should be addressed:

- i. Verify the pre-development condition:
 - o Provide information to verify the existing drainage characteristics of the site, particularly concerning the road corridor. All legal points of discharge for the development site should be identified.
- ii. Maintain the pre-development condition:
 - o 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, landscaping, buildings and structures or any other works to the land should be designed to include provision for drainage so as not to adversely impact the road corridor. The development design will need to address any concentration of flows, potential for back-up/ponding and scour/erosion which may undermine the road corridor.
- iii. Catchment analysis:
 - o Provide pre-development and post-development catchment plans and analysis that 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. Advice is provided that the road corridor may be an external catchment to the site.
- iv. Flood impact assessment:
 - o Provide a hydraulic and hydrological analysis demonstrating the design of flood peak discharges for the site and surrounding area which exist in the pre-development 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. The flood model needs to adequately encompass the road

	corridor. 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. v. Water quantity assessment: - o 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. The design flood peak discharges should be shown for the mitigated case to demonstrate there is no worsening impact on the road corridor. vi. Mitigation measures: - o Include details of the mitigation measures proposed to address any potential stormwater and flooding impacts of the proposed development. All mitigation measures must be located on the site and not in the road corridor.
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How to respond

You have three months to respond to this request and the due date to SARA is **17 June 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 Zinal Chand, A/Planning Officer, at (07) 3432 2410 or via email at NQSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc Hinchinbrook Shire Council, council@hinchinbrook.qld.gov.au

Development details	
Description:	Development Permit Material change of use for Medium Impact Industry (Furniture Manufacturing, Display and Sales)
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) of the Planning Regulation 2017 - Material change of use of premise within 25 metres of a State transport corridor (road)
SARA reference:	2502-44839 SRA
Assessment criteria:	State code 1 of SDAP v3.2