



SARA reference: 2401-38814 SRA
 Applicant reference: P72321
 Council reference: MCU/23/0025

5 November 2024

9-11 Thongon St Kuranda Pty Ltd
 c/- Planz Town Planning
 PO Box 181
 EDGE HILL QLD 4870
 info@planztp.com

Attention: Nikki Huddy

Dear Sir / Madam

SARA advice notice - 9-11 Thongon Street, Kuranda; 9-11 Thongon Street, Kuranda

(Advice notice given under section 35 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) advises that your development application has not adequately demonstrated compliance with the State Development Assessment Provisions (SDAP).

Subsequent to your response of 21 October 2024 to SARA's information request, SARA has reviewed the information you provided and as discussed in the email on 5 November 2024 the following issue(s) with the proposed development application have been identified:

SDAP State code 6: Protection of State transport networks	
1.	<p>Issue:</p> <p>The Engineering & Traffic Impact Assessment Report, prepared by Civil Walker, dated 04.10.24, document number 262-001-001R, revision B has not adequately responded to item 1 of the SARA information request, 15 February 2024 (SARA ref: 2401-38814 SRA) because it has not included:</p> <ul style="list-style-type: none"> • an analysis of the pre and post development peak discharge to demonstrate the proposed mitigation will ensure no material worsening of stormwater impacts in the railway corridor • the calculations that support the sizing of the required detention tanks and • the conceptual stormwater management plan referred to as appendix G (262-001-SK06). <p>This information is critical to ensure that the proposed development does not increase peak</p>

discharge to the existing swale drain located at the rear of the site and ultimately the railway corridor.

Action:

The applicant is therefore requested to provide a Stormwater Management Plan to demonstrate compliance with PO14 – PO16 and PO19 State Code 6: Protection of State Transport Networks of the SDAP.

The Stormwater Management Plan should demonstrate that the management of stormwater post development 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 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 railway corridor, including rail transport infrastructure, caused by peak discharges, flow velocities, water quality, sedimentation and scour effects.

In particular, the following should be addressed:

- (i) *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.
- (ii) *Water quantity assessment.* Provide a peak discharge analysis which provides adequate details of the pre and post development impervious area of the site and gives adequate consideration to the detention basin requirements of the QUDM, Fourth Edition. The design flood peak discharges should be shown for the pre-development and post development (mitigated) scenario for at least the following flood and stormwater events: 63.2%, 50%, 20%, 10%, 5%, 2% and 1% AEP to demonstrate there is no worsening impact on the railway corridor.
- (iii) *Maintain the pre-development condition.* The pre-development flow scenario will need to be replicated in the post development condition. The site is above the level of the railway corridor and potentially runoff from the site and any upstream external catchments may flow into the railway corridor as sheet flow. This external flow will need to be accommodated by the development and not impeded. The development design will need to address any changes in stormwater discharge to the railway corridor, any concentration of flows, the capacity of existing drainage infrastructure and potential for scour/erosion which may undermine the railway corridor.
- (iv) *Conceptual drainage layout.* Provide a conceptual stormwater drainage layout plan showing the proposed internal stormwater network on the site, including roofwater connections, pit and pipe network, field inlets and any detention basins/tanks and demonstrating how all roof and surface water flows will be collected and conveyed to the legal points of discharge.

Provide a conceptual design for the proposed detention tank and supporting hydraulic/hydrological analysis and calculations to demonstrate that it will be adequately sized/have sufficient capacity for all relevant design events. This should include a layout/design plan, sections, cross sections and elevations, as well as details of the volume, outlet size and height, and the discharge arrangement to the existing swale drain located at the rear of the site.

Please note that unlike an information request, **assessment timeframes do not stop** when advice is provided by SARA.

How to respond

It is recommended that you address these issues promptly and provide a response to SARA by **18 March 2024**. If you decide not to respond, your application will be assessed and decided based on the information provided to date.

Under the [Development Assessment Rules](#) (DA Rules), the issuing of advice does not stop the assessment timeframes. If you intend to provide additional information, it should be provided in a timely manner to allow sufficient time for the information to be considered. As such, you are strongly encouraged to consider using the 'stop the clock' provisions under s32 of the DA rules, to allow sufficient time for you to consider and respond to SARA's advice; and for SARA to consider any new or changed material provided.

If you wish to utilise the 'stop the clock' provisions, you should give notice to the assessing authority (assessment manager or referral agency) whose current period you wish to stop. This can be done through MyDAS2 or via correspondence.

You are requested to upload your response using the 'manage documents' function in [MyDAS2](#).

If you require further information or have any questions about the above, please contact Tony Croke, Principal Planner, on 40373205 or via email CairnsSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc Mareeba Shire Council, planning@msc.qld.gov.au

Development details	
Description:	Development permit Material Change of Use for Multiple Dwelling (56 Residential Units)
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017) - Development impacting on state transport infrastructure and thresholds (more than 50 dwellings)
SARA reference:	2401-38814 SRA
Assessment criteria:	State code 6 – Protection of State transport networks