

From:  
"Chloe Gordon" <chloe@steffanharries.au>  
Sent:  
Tue, 11 Jun 2024 11:25:03 +1000  
To:  
"RES - Mailbox - Planning" <Planning@burdekin.qld.gov.au>  
Subject:  
RE: MCU24/0005 - 2403-39758 SRA - Response to SARA advice notice - Tropical  
Vets  
Attachments:  
Appendix A - Revised Survey Plan.pdf, 2403-39758 SRA - GE77-N Advice  
notice.pdf, SARA Response.pdf

Good morning Megan,  
As part of our response (5/6) to SARA's advice notice (17/4), a change to the  
lot configuration  
has been proposed.  
Item 2 raised by SARA within the advice notice focused on ensuring a safe sight  
splay is always  
maintained along Queen Street. SARA raised concerns about how the sight splay  
would be  
protected in the future, subsequently an amended survey plan was provided. This  
amended  
plan incorporates the entire sight splay (as per the lodged Modus traffic impact  
assessment) into  
Lot 3. As a result, the lots sizes have slightly changed:  

- Lot 1 = 620sqm to 618sqm
- Lot 2 = maintained at 610sqm
- Lot 3 = 2076sqm to 2079sqm

From our review, this continues to comply with the lot sizes and frontages  
identified with Table  
6.2.2.3(b) of the Burdekin Shire Planning Scheme (Dec 2022). Subsequently, we  
request  
Council this be considered a minor change as per section 52 (3) of the Planning  
Act 2016.  
For context, we believe this should be considered a minor change due to the  
following:  

- Lot sizes and frontages are compliant with the Burdekin Shire Planning Scheme.
- No changes to the operation of the Veterinary Service
- No changes to access.
- Including the sight splay on the survey ensures it will be required to be  
maintained.

Can Council please confirm their position on the above. Happy to discuss  
further.  
Kind Regards,

Chloe Gordon  
Town Planner  
chloe@steffanharries.au  
07 3317 0042  
www.steffanharries.au  
Stones Corner Office | Ipswich Office

Document Set ID: 1817890  
Version: 1, Version Date: 12/06/2024

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From: RES - Mailbox - Planning <Planning@burdekin.qld.gov.au>

Sent: Tuesday, June 11, 2024 9:46 AM

To: Chloe Gordon <chloe@steffanharries.au>; RES - Mailbox - Planning <Planning@burdekin.qld.gov.au>

Subject: MCU24/0005 - 2403-39758 SRA - Response to SARA advice notice - Tropical Vets

Hi Chloe,

if you could please put through as a requested change and I can clarify then with our

Development assessment team.

Regards

Megan Bradford

Planning Assistant

Burdekin Shire Council

T (07) 4783 9800 D (07) 4783 9963

145 Young St | PO Box 974 | Ayr Qld 4807

megan.bradford@burdekin.qld.gov.au | www.burdekin.qld.gov.au

From: Chloe Gordon <chloe@steffanharries.au>

Sent: Monday, June 10, 2024 2:05 PM

To: RES - Mailbox - Planning <Planning@burdekin.qld.gov.au>

Cc: NQSARA <NQSARA@dsdilgp.qld.gov.au>

Subject: RE: 2403-39758 SRA - Response to SARA advice notice

Hi Megan,

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Can do. Just confirming would an email suffice explaining the change as a minor change as per section 52(3) of the Planning Act 2016?  
Kind Regards,

Chloe Gordon  
Town Planner  
chloe@steffanharries.au  
07 3317 0042  
www.steffanharries.au  
Stones Corner Office | Ipswich Office

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From: RES - Mailbox - Planning <Planning@burdekin.qld.gov.au>  
Sent: Monday, June 10, 2024 1:45 PM  
To: Chloe Gordon <chloe@steffanharries.au>; RES - Mailbox - Planning <Planning@burdekin.qld.gov.au>  
Cc: NQSARA <NQSARA@dsdilgp.qld.gov.au>  
Subject: RE: 2403-39758 SRA - Response to SARA advice notice

Hi Chloe,  
Yes please if you could put forward this change formally so I can update the files and notify our Development Assessment Team and adjust our webpage accordingly.  
Kind Regards

Megan Bradford

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Planning Assistant  
Burdekin Shire Council  
T (07) 4783 9800 D (07) 4783 9963  
145 Young St | PO Box 974 | Ayr Qld 4807  
megan.bradford@burdekin.qld.gov.au | www.burdekin.qld.gov.au

From: Chloe Gordon <chloe@steffanharries.au>  
Sent: Friday, June 7, 2024 8:12 AM  
To: RES - Mailbox - Planning <Planning@burdekin.qld.gov.au>  
Cc: NQSARA <NQSARA@dsdilgp.qld.gov.au>  
Subject: RE: 2403-39758 SRA - Response to SARA advice notice

Hi Megan,  
Yes, it's primarily the splay has been incorporated into lot 3. From our review, this continues to comply with the lot sizes and frontages identified with Table 6.2.2.3(b) of the planning scheme.  
Please let me know if you need something more formal clarifying the change.  
Kind Regards,

Chloe Gordon  
Town Planner  
chloe@steffanharries.au  
07 3317 0042  
www.steffanharries.au  
Stones Corner Office | Ipswich Office

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From: RES - Mailbox - Planning <Planning@burdekin.qld.gov.au>  
Sent: Thursday, June 6, 2024 3:58 PM  
To: Chloe Gordon <chloe@steffanharries.au>; NQSARA <NQSARA@dsdilgp.qld.gov.au>  
Cc: RES - Mailbox - Planning <Planning@burdekin.qld.gov.au>  
Subject: RE: 2403-39758 SRA - Response to SARA advice notice  
Hi Chloe,  
Just a quick question on the 'revised plans' etc that you have submitted to DTMR/SARA, will this be an actual change to your original application?  
Kind Regards

Megan Bradford  
Planning Assistant  
Burdekin Shire Council  
T (07) 4783 9800 D (07) 4783 9963  
145 Young St | PO Box 974 | Ayr Qld 4807  
megan.bradford@burdekin.qld.gov.au | www.burdekin.qld.gov.au

From: Chloe Gordon <chloe@steffanharries.au>  
Sent: Thursday, June 6, 2024 11:02 AM  
To: NQSARA <NQSARA@dsdilgp.qld.gov.au>  
Cc: RES - Mailbox - Planning <Planning@burdekin.qld.gov.au>  
Subject: 2403-39758 SRA - Response to SARA advice notice  
Good morning Helena,  
Please find attached our response to the SARA advice notice for 2403-39758 SRA - 239 and 241 Queen St and 42 Bower St, Ayr. Subsequently, we wish to withdraw the current stop the clock:  
I refer to application 2403-39758 SRA lodged over the site at 239 and 241 Queen St and 42 Bower St, Ayr. In accordance with Section 32.5(b)(ii) of the Development Assessment Rules under the Planning Act 2016, section 68(1), we are withdrawing the stop the current period.  
Please contact our office should you have any queries.

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Kind Regards,

Chloe Gordon  
Town Planner  
chloe@steffanharries.au  
07 3317 0042  
www.steffanharries.au  
Stones Corner Office | Ipswich Office

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23-05-24

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23-05-24

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GE77-N

SARA reference:  
2403-39758 SRA  
Applicant reference: STP3922  
Council reference: MCU24/0005  
17 April 2024  
Tropical Vets Properties Pty Ltd (TTE)  
C/- Steffan Harries  
PO Box 6258  
FAIRFIELD QLD 4103  
chloe@stpmail.com.au

Attention:

Ms Chloe Gordon

Dear Ms Gordon

SARA advice notice – 239, 241 Queen Street & 42 Bower Street, Ayr  
(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.

SARA has reviewed your application material, the following issues with the proposed development have been identified:

Stormwater and Overland Flow  
1.

Issue:

The application failed to demonstrate compliance with P08-P011 of State Code 1 and P012 – P014 and P016 of State Code 2. The Site Based Stormwater Management Plan, prepared by Design Engineers Queensland, dated 23/01/2024, job number 23.2157, issue 1.0 has not adequately demonstrated that development generated stormwater will not have an impact on the State-controlled road or railway corridors. In particular:



It's unclear how the rainwater tank will operate as an effective peak discharge mitigation as no information has been provided about how the tank will release to ensure its full capacity is available prior to relevant rain events (ordinarily rainwater tanks rely on manual release);



The report does not provide a peak discharge analysis for both points of discharge (being Bower Street and Queen Street) to demonstrate that the onsite detention will actually reduce peak discharge; and

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North and North West regional office  
Level 11, 445 Flinders Street, Townsville  
PO Box 5666, Townsville QLD 4810



It's unclear if there are any external catchments contributing to the site and where the site sits within the broader catchment. If the site is located within the bottom third of the catchment onsite detention could worsen stormwater impacts.

Action:

Demonstrate compliance with P08-P011 of State Code 1 and P012 – P014 and P016 of State Code 2 by providing a revised Site Based Stormwater Management Plan.

The revised Site Based 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 or

actionable nuisance 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, any 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. 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. A peak discharge analysis should be provided for both the Bower Street and Queen Street point of discharge. The design flood peak discharges should be shown for the mitigated case to demonstrate there is no worsening impact on the railway corridor.

Confirm the site's location within the catchment, specifically whether it is in the

bottom third of the catchment. Further information should also be provided to demonstrate how the proposed rainwater tank will operate as a detention and controlled release mechanism and detail how the tank will cater for concurrent storm events.

(iii)

Updated conceptual drainage layout. If responding to the above matters results in

modifications to the proposed 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.

(iv)

Mitigation measures. If responding to the above matters results in modifications to the proposed mitigation measures - 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 railway corridor.

Public Passenger Transport and Active Transport  
2.

Issue:

Queen Street facilitates pedestrian movement with footpaths. The Proposed Site Plan

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includes a safe sight splay of 2.5m x 2.0m to ensure safe pedestrian crossings. However, the sight splay is compromised by its location on newly created lot 1 along 239 Queen Street. The sight splay is not located within the commercial lot, and is not protected by an alternate measure (such as an easement). This raises concerns about how the sight splay will be protected in future. Consequently, compliance with provisions P021 to P023 of State code 1: Development in a State-controlled road environment of the State Development Assessment Provisions cannot be determined at this time.

Action:

To ensure a safe sight splay is maintained at all times, please provide one of the following solutions:



Option 1 (preferred): Provide an amended plan of subdivision incorporating the entire sight splay into lot 2.



Option 2: Provide an easement on lot 1 over the sight splay benefiting lot 2. This would ensure that the residential allotment cannot block or compromise the sight splay.

Proposal Plan  
3.

Issue:

The proposed development involves a Reconfiguring a Lot development (3 into 3 Boundary Realignment). However, the provided proposal plan has errors in the display of layers, causing the proposed new lot boundaries to not be displayed correctly. This may result in the application not being conditioned correctly.

Action:

Provide a revised site plan or subdivision plan that clearly displays the proposed new lot boundaries.

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 19 April 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.

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2403-39758 SRA

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

Graeme Kenna  
Manager (Planning)  
cc

Burdekin Shire Council, [planning@burdekin.qld.gov.au](mailto:planning@burdekin.qld.gov.au)  
Development details  
Description:

Development permit

Material change of use for a Veterinary Service  
Reconfiguring a lot for Boundary realignment (3 into 3)

SARA role:

referral agency

SARA trigger:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 2, Item 1—Reconfiguring a lot near a state-controlled road and a railway (10.9.4.2.2.1)
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—Material Change of Use of premises within 25m of a state-controlled road and a railway (10.9.4.2.4.1)

SARA reference:

2403-39758 SRA

Assessment criteria:

State Code 1: Development in a state-controlled road environment  
State Code 2: Development in a railway environment

State Assessment and Referral Agency

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