

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](tel:0733170042)



www.steffanharries.au



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Initial **informal** advice via email or phone is given to the best of our ability with the information available at the time of enquiry, should you wish to receive **formal** advice please let one of our staff know and we can organise an engagement form so we can provide you certified advice. The contents of this email and any attachments are confidential and may be legally privileged and the subject of copyright. If you have received this email in error, please notify the sender immediately and erase all copies of the email and the attachments. Virus scanning software is used. However, Steffan Harries is not liable for viruses present in this email or in any attachment.

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@dasilgp.qld.gov.au>

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

Hi Megan,

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](tel:0733170042)



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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@dSDLGP.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

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](tel:0733170042)



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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](mailto:megan.bradford@burdekin.qld.gov.au)
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.

Kind Regards,



Chloe Gordon

Town Planner



chloe@steffanharries.au



[07 3317 0042](tel:0733170042)



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Initial ***informal*** advice via email or phone is given to the best of our ability with the information available at the time of enquiry, should you wish to receive ***formal*** advice please let one of our staff know and we can organise an engagement form so we can provide you certified advice. The contents of this email and any attachments are confidential and may be legally privileged and the subject of copyright. If you have received this email in error, please notify the sender immediately and erase all copies of the email and the attachments. Virus scanning software is used. However, Steffan Harries is not liable for viruses present in this email or in any attachment.

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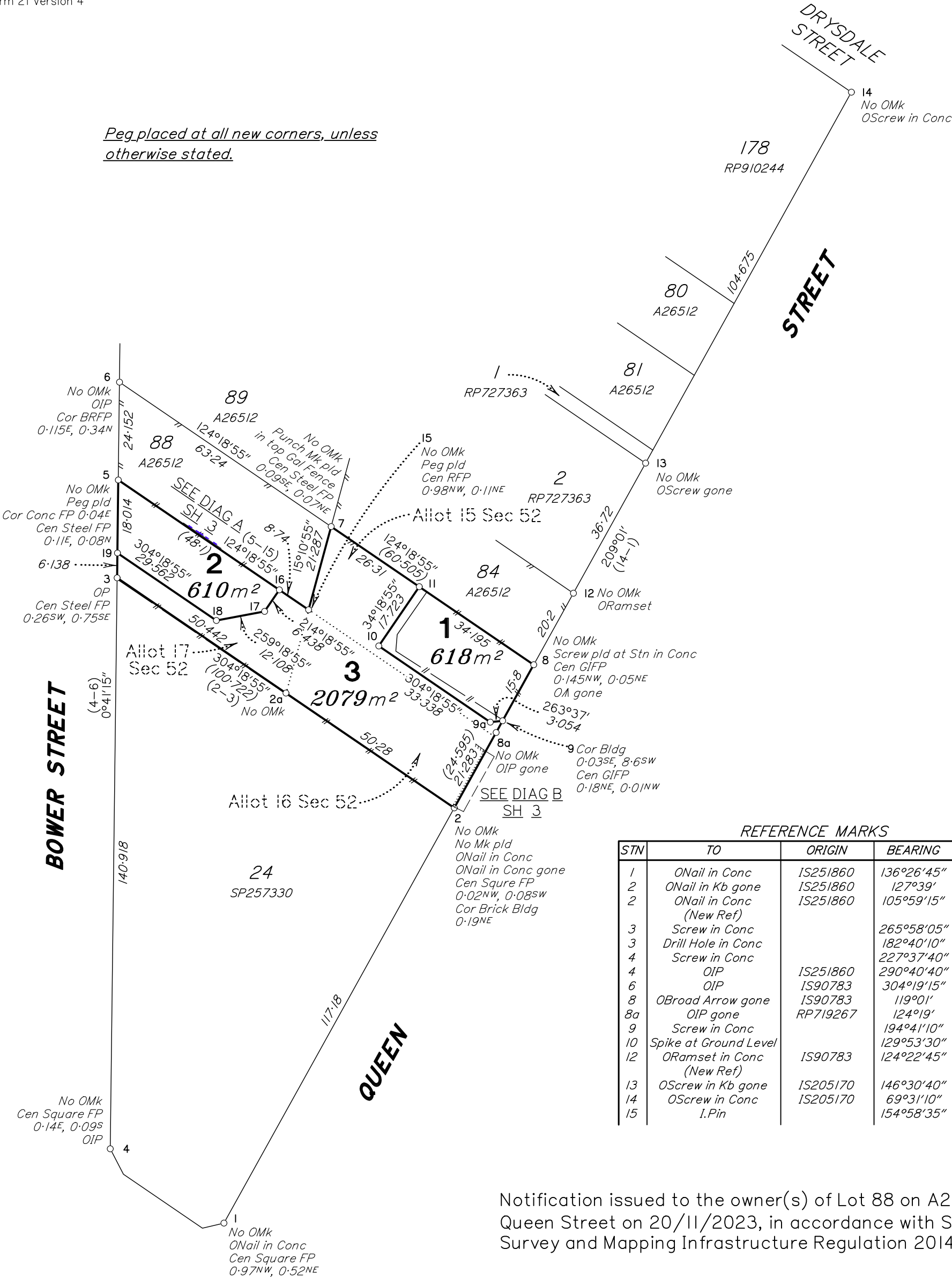
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Peg placed at all new corners, unless otherwise stated.

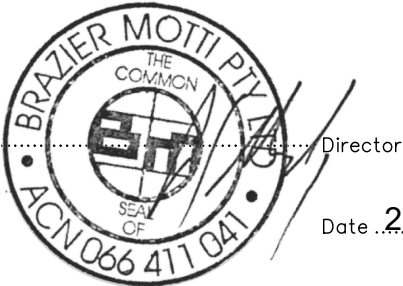


REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	ONail in Conc	IS251860	136°26'45"	29.5
2	ONail in Kb gone	IS251860	127°39'	3.965
2	ONail in Conc (New Ref)	IS251860	105°59'15"	4.06
3	Screw in Conc		265°58'05"	0.887
3	Drill Hole in Conc		182°40'10"	44.052
4	Screw in Conc		227°37'40"	4.353
4	OIP	IS251860	290°40'40"	17.07
6	OIP	IS90783	304°19'15"	3.015
8	OBroad Arrow gone	IS90783	119°01'	1.205
8a	OIP gone	RP719267	124°19'	0.986
9	Screw in Conc		194°41'10"	7.286
10	Spike at Ground Level		129°53'30"	0.868
12	ORamset in Conc (New Ref)	IS90783	124°22'45"	26.67
13	OScrew in Kb gone	IS205170	146°30'40"	4.165
14	OScrew in Conc	IS205170	69°31'10"	2.02
15	I.Pin		154°58'35"	1.161

Notification issued to the owner(s) of Lot 88 on A26512 and Queen Street on 20/11/2023, in accordance with S.18 of the Survey and Mapping Infrastructure Regulation 2014.

BRAZIER MOTTI PTY LTD (ACN 066 411 041) hereby certify that the land comprised in this plan was surveyed by the corporation, by Jason Trevor Walter HARCH, Surveying Associate, for whose work the corporation accepts responsibility, under the supervision of Peter John MURPHY, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 14th May, 2024.



Director
Date 23-05-24

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150mm

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Scale: 1:1000

Format: STANDARD

SP344597

Plan of Lots 1, 2 & 3

Cancelling Lots 1 & 2 on RP719267 and Lot 87 on A26512

LOCAL GOVERNMENT: BURDEKIN SHIRE COUNCIL

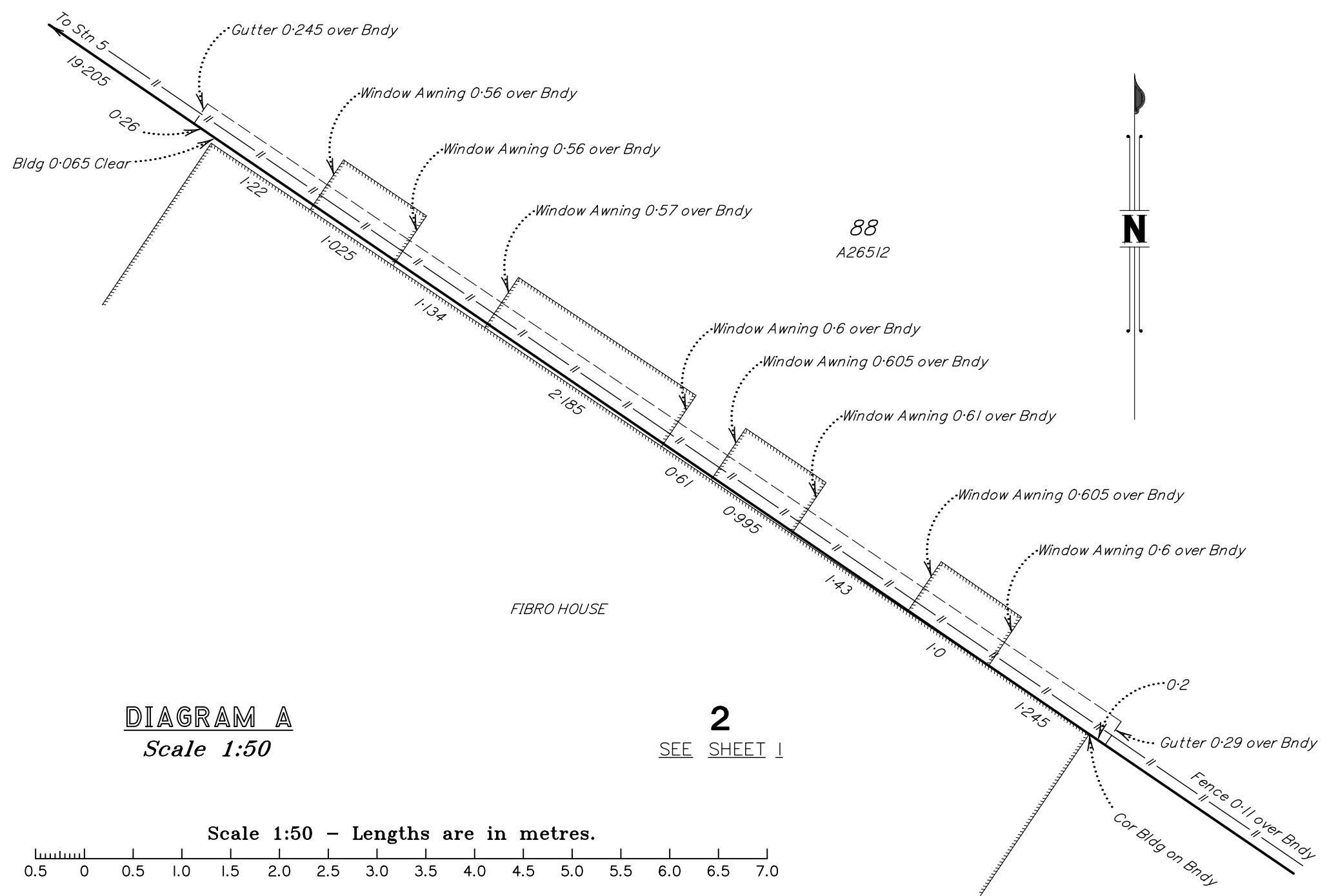
LOCALITY: AYR

Meridian: vide IS251860

Survey Records: No

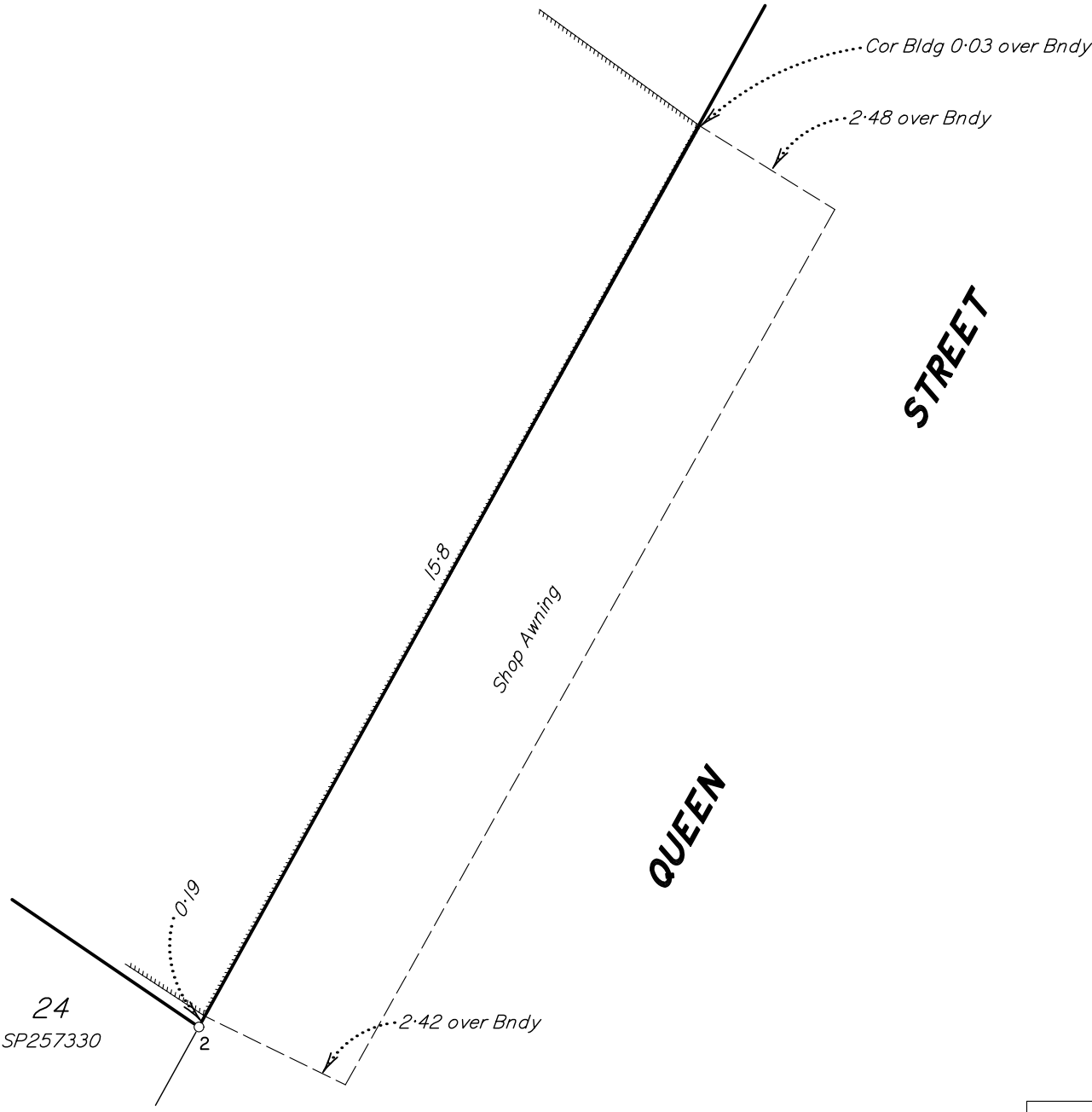
(Include address, phone number, email, reference, and Lodger Code)

8. Insert
Plan
Number



3
SEE SHEET 1

DIAGRAM B
Scale 1:100



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.	<p><u>Issue:</u></p> <p>The application failed to demonstrate compliance with PO8-PO11 of State Code 1 and PO12 – PO14 and PO16 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:</p> <ul style="list-style-type: none">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

	<ul style="list-style-type: none"> 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. <p><u>Action:</u></p> <p>Demonstrate compliance with PO8-PO11 of State Code 1 and PO12 – PO14 and PO16 of State Code 2 by providing a revised Site Based Stormwater Management Plan.</p> <p>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.</p> <p>In particular, the following should be addressed:</p> <ul style="list-style-type: none"> (i) <i>Catchment Analysis.</i> 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) <i>Water quantity assessment.</i> 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. <p>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.</p> <ul style="list-style-type: none"> (iii) <i>Updated conceptual drainage layout.</i> 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) <i>Mitigation measures.</i> 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.	<p><u>Issue:</u></p> <p>Queen Street facilitates pedestrian movement with footpaths. The Proposed Site Plan</p>

	<p>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 PO21 to PO23 of State code 1: Development in a State-controlled road environment of the State Development Assessment Provisions cannot be determined at this time.</p> <p><u>Action:</u></p> <p>To ensure a safe sight splay is maintained at all times, please provide one of the following solutions:</p> <ul style="list-style-type: none"> 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.	<p><u>Issue:</u></p> <p>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.</p> <p><u>Action:</u></p> <p>Provide a revised site plan or subdivision plan that clearly displays the proposed new lot boundaries.</p>

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](#).

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

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:	<ul style="list-style-type: none"> • 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

Our ref: STP3922
Contact: Chloe Gordon | chloe@steffanharries.au
Website: www.steffanharries.au
Phone: 07 3317 0042



Wednesday, 5 June 2024

State Assessment and Referral Agency (SARA)
North and North West Regional Office
PO Box 5666
Townsville QLD 4810

Attention: State Assessment and Referral Agency
Via: NQSARA@dsdilgp.qld.gov.au

Copy: Burdekin Shire Council
Via email: planning@burdekin.qld.gov.au

RE: RESPONSE TO INFORMATION REQUEST

Veterinary Clinic & Boundary Realignment
SARA REF: 2403-39758 SRA
Burdekin Shire Council REF: **MCU24/0005**
239 & 241 Queen Street, and 42 Bower Street, Ayr QLD 4807
Lot 1 & 2 RP719267, Lot 87 on A26512

Dear SARA,

I refer to the Advice Notice received from SARA dated 17th of April 2024 in relation to the development application lodged a Veterinary Clinic & Boundary Realignment at 239 & 241 Queen Street, and 42 Bower Street, Ayr. On behalf of the applicant, Steffan Harries provides the following response in addition to the following attachments:

- **Appendix A** – Revised Survey Plan
- **Appendix B** – Revised Site Based Stormwater Management Plan
- **Appendix C** – Revised Concept Plans (Engineering)

1. Stormwater and Overland Flow

Issue: The application failed to demonstrate compliance with PO8-PO11 of State Code 1 and PO12 – PO14 and PO16 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
- 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 PO8-PO11 of State Code 1 and PO12 – PO14 and PO16 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.

Response: Please refer to the revised Site Based Stormwater Management Plan and corresponding concept plans, attached as **Appendices B** and **C** respectively.

2. Public Passenger Transport and Active Transport

Issue: Queen Street facilitates pedestrian movement with footpaths. The Proposed Site Plan 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 PO21 to PO23 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.

Response: The plan of subdivision has been amended to incorporate the entire sight splay into lot 2 (Noting, this is labelled as lot 3 within **Appendix A**).

3. Proposal Plan

Issue: The proposed development involves a Reconfiguring a Lot development (3 into 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.

Response: Please refer to the revised survey plan attached as **Appendix A**. This revised plan incorporates the sight splay requested above.

Should SARA have any outstanding issues associated with the information provided within this report, we formally request that Council informs us prior to making a decision. A copy of this response has also been provided to Burdekin Shire Council.

Kind regards,



Mike Harries | Director
Steffan Harries
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Chloe Gordon | Town Planner
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