

From: "No Reply" <mydas-notifications-prod2@qld.gov.au>
Sent: Tue, 8 Oct 2024 16:16:22 +1000
To: "Anne Zareh" <anne.zareh@braziermotti.com.au>
Cc: "Helena.Xu@dasilgp.qld.gov.au" <Helena.Xu@dasilgp.qld.gov.au>;
"Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: 2409-42528 SRA application correspondence
Attachments: 2409-42528 SRA - GE77-N Advice notice.pdf
Importance: Normal

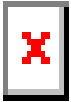
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Please find attached a notice regarding application [2409-42528 SRA](#).

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.

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GE77-N



Email Id: RFLG-1024-0021-8222



SARA reference: 2409-42528 SRA
 Applicant reference: 43793-001-01
 Council reference: MCU24/0094

8 October 2024

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

Attention: Ms Anne Zareh

Dear Ms Anne Zareh

SARA advice notice - 99 Hogarth Drive, Bohle Plains

(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).

SARA has reviewed your application material and in conjunction with the information request issued on 8 October 2024, and as indicated in the phone conversation with you on 8 October 2024, the following issues with the proposed development have been identified:

Traffic Impacts on State transport network	
1.	<p>Issue</p> <p>The proposed development, involving 292 new residential lots, will result in increased traffic generation between Hogarth Drive and Hervey Range Road (a state-controlled road). Hervey Range Road provides the subject site with the sole connection to the greater local and state-controlled road networks. As such, the application will need to demonstrate that current transport network is sufficient to accommodate for the increased demand generated by the development.</p> <p>The Internal Traffic Assessment provided by Premise states that a previous Traffic Impact Assessment (referenced as P000463/R01revA) prepared by Premise on 8 March 2024 was prepared to address changes in the Harris Crossing Residential Estate yield and internal layout associated with the proposed Harris Crossing LLC and concluded that the network 'performed adequately' and no upgrades were required to facilitate this development.</p> <p>This Traffic Impact Assessment was not provided with the submission of this application and as</p>

	<p>such, it has not been demonstrated that the proposed development complies with Performance outcomes (PO) PO25-PO30 of State code 1: Development in a state-controlled road environment (State code 1) and PO1-PO5 of State code 6: Protection of state transport networks (State code 6) of the SDAP.</p> <p><u>Action</u> You are advised to provide the Traffic Impact Assessment referenced in the application material.</p>
Stormwater and Flooding	
2.	<p><u>Issue</u> Both the Stormwater Management Report and Engineering Services Report provided with the application state that a detailed stormwater quantity analysis of the existing and developed site conditions has not been undertaken because an overland flow analysis prepared by Engeny has determined no adverse impacts off site because of the increase in impervious area fraction from the development, and therefore stormwater detention is not considered to be required.</p> <p>The above-mentioned overland flow analysis prepared by Engeny was not included with the Stormwater Management Plan Report and Engineering Services Report. As such, the application has not currently demonstrated compliance with PO8-PO14 of State code 1 and PO14-PO20 of State code 6.</p> <p><u>Action</u> You are advised to provide the Overland Flow Analysis referenced in the application material.</p>
Proposed Land-Use	
3.	<p><u>Issue</u> It is not fully understood how the relocatable home park use is to operate and how the use will impact on the state-controlled road and road network. Specifically, if the proposed use involves relocatable homes being taken to and from the site.</p> <p>This information is required to be provided to assess the proposed development against State code 1 and State code 6 of the SDAP</p> <p><u>Action</u> You are advised to provide information demonstrating how dwellings will be constructed and/or delivered to the site. You are requested to provide information on any haulage involved in the construction and operation of the proposed use i.e. buildings being shifted to and from the site, so that a full assessment against PO25 and PO26 of State code 1 and PO1 and PO2 of State code 6 of the SDAP can be undertaken.</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 **8 January 2025**. 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

