



SARA reference: 2407-41333 SRA  
 Applicant reference: 22242  
 Council reference: RAL/2024/3831

29 July 2024

Port Hacking 2229 Pty Ltd  
 c/-Vision Surveys  
 PO Box 2103  
 CANNONVALE QLD 4802  
 andrea@visionsurveysqld.com.au

Attention: Andrea Henderson

Dear Andrea

## SARA information request - 2-26 Burnett Street, Darling Heights

(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 the relevant provisions of the State Development Assessment Provisions has not been provided.

Stormwater Impacts on the Railway Corridor	
1.	<p><b>Issue:</b></p> <p>The Site Based Stormwater Management Plan, prepared by Premise, dated 10/05/2024 and report number VIS0035/R03 has not adequately demonstrated that the stormwater impacts of the proposed development will not adversely impact on the railway corridor in accordance with PO12-PO14. In particular, the existing culvert under the railway corridor does not appear to be modelled, therefore it is not clear if unretained flows will pass through the culvert prior to upstream flows arriving and causing a worsening peak.</p> <p><b>Action:</b></p> <p>The applicant is therefore requested to provide a revised Site Based Stormwater Management Plan to demonstrate compliance with PO12 – PO14 and PO16, Table 2.1, State Code 2: Development in a Railway Environment of the State Development Assessment Provisions.</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 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) *Capacity analysis.*  
Provide a hydraulic/hydrological analysis and calculations which demonstrate that the receiving drainage system and legal point of discharge will have adequate capacity to take the stormwater run-off from the development for all relevant design events.

Undertake hydraulic/hydrological modelling to determine if the existing drainage infrastructure in the railway corridor has the capacity to accept discharge from the development site for all design events up to a 1% AEP. The capacity analysis should be based on a fully developed catchment as per the planning scheme. As-constructed drawings of the drainage infrastructure in the railway corridor or alternatively a survey of the drainage infrastructure in the railway corridor are likely to be required for this analysis. Please contact the railway manager at [QRPropertyWayleaves@qr.com.au](mailto:QRPropertyWayleaves@qr.com.au) in relation to the potential available of as-constructed drawings for the railway corridor or alternatively for approval requirements to undertake a survey in the railway corridor.

This should be included in modelling to show that either the post developed flows can be conveyed through the structure without being detained or there is no afflux upstream or increased velocities downstream as a result of the development on the full catchment.

### How to respond

You have three months to respond to this request and the due date to SARA is 29 October 2024. 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 Leah Harris, Principal Planning Officer, on 07 3035 2071 or via email MIWSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson  
A/Manager

cc Toowoomba Regional Council, development@tr.qld.gov.au

Development details	
Description:	Development permit Reconfiguring a lot for One (1) Lot into 35 Lots and Drainage Reserve
SARA role:	referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 (Planning Regulation 2017) State transport corridors and future State transport corridors
SARA reference:	2407-41333 SRA
Assessment criteria:	State Code 2: Development in a Railway Environment