

Our reference: 2501-44151 SRA  
Your reference: 0199/MCU/261124  
Council reference: A006663191

BCC DS  
RECEIVED  
02/01/2026  
APPLICATION REF  
A006663191

2 January 2026

Pace Planning Pty Ltd  
9 Panorama Ridge Road  
BUDERIM QLD 4556  
brooke@paceplanning.com.au

Attention: Brooke Wildin

Dear Brooke,

## SARA advice notice - 194B Old Northern Road, Everton Park QLD 4053

(Notice issued under section 35 of the Development Assessment Rules)

SARA has undertaken a review of the material provided in support of the above referenced application which was deemed properly referred on 13 January 2025.

From this review, SARA has identified a range of matters relating to State code 1: Development in a state-controlled road environment of the State Development Assessment Provisions (SDAP) that it wishes to draw to your attention.

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### 1. Inconsistency of layout plan and swept path plans

The Overall Layout Plan, prepared by A&E Direct Consulting, dated 24.10.25, revision C (layout plan), indicates the vehicle swept paths may utilise site area not identified as hardstand/concrete.

The swept path assessment in Appendix B of the Traffic Impact Assessment, prepared by A&E Direct Consulting, dated 1 November 2025, revision D is also not on a scaled plan.

It is noted that in the current arrangement, the swept paths position the vehicle within the loading bay such that it is hard up against the bin store. This results in no space for loading or unloading goods or for servicing bulk bins. It is noted that typically a clearance of at least 1.5m is required at the closed end of a loading bay to allow for safe and efficient loading operations, including the movement of goods and access to waste storage areas.

#### **Response requested:**

Please provide revised swept path drawings and layout plan which address the issues above.

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### 2. Stormwater

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The following issues have been identified with the Stormwater Management Plan, prepared by A&E Direct Consulting, dated 26 October 2025, revision C (SWMP):

- the time of concentration utilised for the Rational Method is approximately 5 minutes, however the DRAINS analysis considers storm from the 10 minute duration. The true peak flows may not be represented if the 5 minute storm is not considered in the modelling
- the peak pre-developed flows presented in the Rational Method calculations are significantly higher than those that were reported in previous versions of the SWMP. It appears a shorter time of concentration for the pre-developed case than previous versions may have been utilised
- the modelling requires the full site in the 1% AEP event to enter the detention tank. It is unclear how this will be achieved, especially with some of the catchment being downstream of the detention tank location. Figure 5-1 shows two(2) basins in the DRAINS model. It is unclear if all flows up to 1% AEP exit the tank via the pipe or if there is overflow that would discharge by overland to the kerb. Water levels in the tank have not been provided
- it is unclear whether the capacity of the network being connected to has sufficient capacity. It is unclear if tailwater at the connection point has been considered. As there are upstream flows entering this pit, the impacts of the change of flow into this pit, both by direct connection and changes in time of concentration due to detained flows needs to be considered as they may result in exceeding the capacity of the network and surcharge this or other pits in the network
- no details of the pipe/connection to the pit in Old Northern Road have been provided in this SWMP
- the proposed connection across the verge is not ideal (diagonal instead of perpendicular to boundary/kerb)
- all mention of external catchments which were stated but never identified have been removed from this version of the SWMP.

**Response requested:**

Please provide an amended Stormwater Management Plan to address the issues above. The Stormwater Management Plan must show that the proposed development will not result in surcharge or material worsening of the stormwater network and should:

- include all relevant storm event durations in the modelling, including the 5 minute storm duration
- provide further details of the stormwater network. In particular, detail how flows for the whole of the catchment as shown are directed to the detention tank for all events up to 1% AEP. Please indicate in the stormwater management plan if not all flows enter the detention tank and there is bypass/overflow from the detention system. Demonstrate that overland flows crossing the boundary are safe and do not result in the worsening of kerb flows in Old Northern Road
- provide details and justification of the tailwater conditions used in modelling
- consider a perpendicular connection instead of the diagonal connection currently proposed.

When preparing the amended Stormwater Management Plan, the flooding issues previously raised should also be considered.

**How to Respond**

It is recommended that you address these issues promptly and provide a response to SARA. You can choose to respond to all, some, or none of the matters raised in this notice. If you decide not to respond to the matters raised, SARA will finalise its assessment on the material provided to date in support of the application.

It would be appreciated if you would provide your response to SARA using the 'manage documents' function in [MyDAS2](#).

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.

If you require further information or have any questions about the above, please contact Sarah Poon, Planner, on 3452 6775 or via email [RockhamptonSARA@dsdilgp.qld.gov.au](mailto:RockhamptonSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Nikki Brock  
A/Manager

cc Brisbane City Council, [dalodgement@brisbane.qld.gov.au](mailto:dalodgement@brisbane.qld.gov.au)