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19 May 2023

Your Reference: 21401
Our Reference: DA230024

SJS Fuels Pty Ltd
C/- Project Urban
PO Box 6380
MAROOCHYDORE QLD 4558

Dear Sir/Madam

INFORMATION REQUEST

(Given under section 12 of the Development Assessment Rules)

Thank you for your development application for the following premises taken to be properly made on 4 May 2023—

Location details

Street address: FREDRICK STREET and JOHN STREET, BIGGENDEN
Real property description: Lot 11 on B4469 and Lot 21 on B4469
Local government area: North Burnett Regional Council

Application details

Application number: DA230024
Approval sought: Development permit
Nature of development proposed: Material Change of Use and Operational Works
Description of development proposed: Service Station and Advertising Devices

The North Burnett Regional Council has determined the following additional information is needed to assess the application—

1. *Stormwater (Quality)*—The Contour Consulting Engineering Report, Section 4.3 Stormwater Quality Management, states that stormwater management measures are not required as the proposed road circulation and building area occupy a space of approximately 2250m² and that load reduction targets are only application per the State Planning Policy (SPP) for an MCU if the premises exceeds 2500m². Lots 11 and 21 have a combined premises area of 4047m², and the 2250m² impervious area is more than 25% of the developable area. In this circumstance, SPP Table B: Post Construction Phase (1)(b) requires that the stormwater quality design objectives are required to be met.

- a. Please provide further information demonstrating how the SPP Post construction phase stormwater requirements will be achieved.
2. *Lawful discharge*—Section 4.2 of the Contour Consulting Engineering Report states that the nominated lawful point of discharge for the development is the John St road reserve and adjoining open channel drain. Sub-surface detention is proposed with overflow waters piped to the lawful point of discharge.
 - a. Please provide further details about the outlet to John St including a cross section of the proposed stormwater detention arrangement demonstrating that an outlet to the open drain in John St can be achieved.
 3. *Sewer*—The development proposes new permanent built form proximate to existing reticulated sewerage mains. The proximity of proposed built form is likely to impact Council’s future interests to facilitate sewerage maintenance or replacement.
 - a. To facilitate reasonable future sewer maintenance/replacement access, relocate proposed building(s) and surrounds so that the existing sewer is a minimum of 1.5 metres from any building and raised surrounds.
 4. *Pavement Impacts*—Frederick St is an existing local access street and the development proposes all trucks and service vehicle ingress movements, up to a B-Double heavy vehicle, to occur from this frontage. Council has concerns about the suitability of the existing pavement in Frederick St to accommodate the new heavy vehicle loadings and turning movements.
 - a. Please provide a pavement impact assessment of the Frederick St pavement to assess its current condition and determine what upgrade requirements may be required to ensure that pavement and surface integrity is maintained during the life of the development.


The due date for providing the requested information is 21 August 2023. Please advise North Burnett Regional Council of your response to this information request in accordance with section 13 of the Development Assessment Rules. To assist in your response, please find enclosed a standard response template you can use with your response if you wish.

As the North Burnett Regional Council’s assessment of your application will be based on the information provided, it is recommended all the requested information is provided.

In accordance with section 14.2 of the Development Assessment Rules, if a response is not provided before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

Please quote Council’s application number DA230024 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter or wish to schedule a meeting, please contact the North Burnett Regional Council’s Development Services Department on 1300 696 272.

Yours sincerely,


 Rachael Duncan
 Acting Planning and Environment Manager

Enc: “Application response to an information request” template

Address all correspondence to the Chief Executive Officer

Applicant response to an information request
Section 13 of the Development Assessment Rules

	[application reference number]
	[applicant's name]
	[contact address/email address]
	[contact number]
	[notice date]
	[name of entity who made the information request]
	[address of entity who made the information request]

RE: Development application for: [details of proposed development]
[street address]
[real property description]

Dear [sir/madam/name]

In accordance with section 13.2 of the Development Assessment Rules, I wish to advise that I am providing:

[tick relevant boxes]

all of the information requested [ensure all information provided is attached to this notice]

[list information provided]

or

part of the information requested [ensure all information provided is attached to this notice]

[list information provided]

In giving this part-response I also advise that:

I now require you to proceed with your assessment of this application under section 13.3 of the Development Assessment Rules, effectively ending my applicant-response period.

or

I intend to provide further information at a later time before the end of the applicant-response period.

or

None of the information requested and I now require you to proceed with your assessment of this application under section 13.3 of the Development Assessment Rules, effectively ending my applicant-response period.

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

[applicant, signature and date]

cc: Assessment manager [where notice is being given to a referral agency]