

SARA reference: 2001-15062 SRA
Applicant reference: 19-468
Council reference: MCU/19/0019

17 February 2020

Croft Developments Pty Ltd
C/- UrbanSync
PO Box 2970
CAIRNS QLD 4870
justin@urbansync.com.au

Attention: Justin Phipps and Matt Ingram

Dear Sir/Madam

SARA information request - 2-18 Haren Street, Mareeba – Material Change of Use – Residential Aged Care Facility (120 beds)

(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.

State code 1: Development in a state-controlled road environment and State code 6: Protection of state transport networks	
1.	<p>Issue:</p> <p>The proposed development seeks direct vehicle access to Kenneally Road (Mareeba Connection Road), a state-controlled road.</p> <p>The traffic assessment provided has not adequately addressed the State Development Assessment Provisions (SDAP), State code 1: Development in a state-controlled road environment, and the application material has not included an assessment against the SDAP, State code 6: Protection of state transport networks.</p> <p>The development application has not adequately demonstrated that the proposal will not result in a worsening of the safety or operating conditions on the state-controlled road at the Byrnes Street (Mulligan Highway) / Kenneally Road (Mareeba Connection Road) intersection. It has also not been demonstrated why traffic loadings from the proposed</p>

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	<p>development are not able to be accommodated on the local road network.</p> <p>Further information is required to assess the development application against the SDAP as follows:</p> <ul style="list-style-type: none"> • State code 1: Development in a state-controlled road environment <ul style="list-style-type: none"> o PO16: The location and design of vehicular access to a state-controlled road (including access to a limited access road) does not create a safety hazard for users of a state-controlled road or result in a worsening of operating conditions on a state-controlled road. o PO20: Development does not result in a worsening of operating conditions on the state-controlled road network. o PO21 Development does not impose traffic loadings on a state-controlled road which could be accommodated on the local road network. • State code 6: Protection of state transport networks <ul style="list-style-type: none"> o PO1: Development does not result in a worsening of the safety of a state-controlled road. o PO3 Development does not result in a worsening of operating conditions on a state-controlled road or the surrounding road network. o PO4: Development does not impose traffic loadings on a state-controlled road which could be accommodated on the local road network <p><u>Action:</u></p> <p>It is requested that the applicant provide an additional traffic impact assessment and information that demonstrates:</p> <ul style="list-style-type: none"> • that the proposal will not result in a worsening of the safety or operating conditions on the state-controlled road at the Byrnes Street (Mulligan Highway) / Kenneally Road (Mareeba Connection Road) intersection • that traffic loadings from the proposed development are not able to be accommodated on the local road network <p>To demonstrate the above, the following performance outcomes of the SDAP, State codes 1 and 6, are required to be addressed. Reference is made to sections of DTMR'S Guide to Traffic Impact Assessment (GTIA) to assist the applicant.</p> <ul style="list-style-type: none"> • State code 1: Development in a state-controlled road environment <ul style="list-style-type: none"> o PO16: The location and design of vehicular access to a state-controlled road (including access to a limited access road) does not create a safety hazard for users of a state-controlled road or result in a worsening of operating conditions on a state-controlled road. In particular, provide a traffic impact assessment of the Byrnes Street / Kenneally Road intersection and the proposed new access intersection with Kenneally Road - refer to GTIA section 9. o PO20: Development does not result in a worsening of operating conditions on the state-controlled road network. In particular, provide a traffic impact assessment of the Byrnes Street / Kenneally Road intersection – refer to GTIA, section 11. o PO21 Development does not impose traffic loadings on a state-controlled road which could be accommodated on the local road network. In particular, provide a traffic impact assessment which assesses the ability of the
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	<p>local road network to accommodate traffic from the proposed development - refer to GTIA, section 10.</p> <ul style="list-style-type: none"> • State code 6: Protection of state transport networks <ul style="list-style-type: none"> o PO1: Development does not result in a worsening of the safety of a state-controlled road. In particular, provide a traffic impact assessment of the the Byrnes Street / Kenneally Road intersection and the proposed new access intersection with Kenneally Road - refer to GTIA section 9. o PO3 Development does not result in a worsening of operating conditions on a state-controlled road or the surrounding road network. In particular, provide a traffic impact assessment of the Byrnes Street / Kenneally Road intersection – refer to GTIA, section 11. o PO4: Development does not impose traffic loadings on a state-controlled road which could be accommodated on the local road network In particular, provide a traffic impact assessment which assesses the ability of the local road network to accommodate traffic from the proposed development - refer to GTIA, section 10. <p>NOTE: Assessment of the Kennedy Highway / Mareeba Connection Road interchange is not required, as this intersection will shortly be undergoing upgrade works by the Department of Transport and Main Roads (DTMR).</p> <p>NOTE: As per the advice notice issued on 17 February 2020, it is recommended the applicant revise the proposal to remove the access to Kenneally Road, and provide amended plans showing that all vehicle access for the development is obtained from local roads. A response to the above information request items will not be required if the applicant amends the proposal in accordance with the advice notice.</p>
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How to respond

You have three months to respond to this request and the due date to SARA is 18 May 2020.

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 Anthony Westbury, Planning Officer, on 0740373215 or via email CairnsSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc Mareeba Shire Council, planning@msc.qld.gov.au

Development details	
Description:	Development permit Material change of use for Material Change of Use for a Residential Care Facility (120 Beds)
SARA role:	referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017) Development impacting on State transport infrastructure and thresholds Schedule 10, Part 6, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) Material change of use of premises near a State transport corridor
SARA reference:	2001-15062 SRA
Assessment criteria:	State code 1: Development in a state-controlled road environment State code 6: Protection of state transport networks