

From: "No Reply" <mydas-notifications-prod2@qld.gov.au>
Sent: Tue, 27 Aug 2024 11:00:29 +1000
To: "Planning" <planning@msc.qld.gov.au>
Cc: "charlton.best@dsdilgp.qld.gov.au" <charlton.best@dsdilgp.qld.gov.au>;
"maxslade@bigpond.net.au" <maxslade@bigpond.net.au>
Subject: 2407-41672 SRA application correspondence
Attachments: TIA - Decision - s62_1.pdf, Attachment 5 - Documents referenced in
conditions.pdf, Attachment 4 - Change representations.pdf, 2407-41672 SRA - Referral agency
response.pdf
Importance: Normal

Please find attached a notice regarding application [2407-41672 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.

This is a system-generated message. Do not respond to this email.

RA6-N



Email Id: RFLG-0824-0021-4314

Our ref TMR24-043359 (500/1117)
Your ref M23-4916
Enquiries Steven Zelenika

Department of
Transport and Main Roads

21 August 2024

Loughton Holdings Pty Ltd
C/- Max Slade
PO Box 834
Tolga QLD 4883

Dear Max Slade

**Decision Notice - Permitted Road Access Location
(section 62(1) *Transport Infrastructure Act 1994*)**

This is not an authorisation to commence work on a state-controlled road¹

I refer to your request for a revised decision under section 62(1) of the *Transport Infrastructure Act 1994* (TIA) for access between Lot 45SP300453 and Mareeba – Dimbulah Road, (a state-controlled road) which was received by the Department of Transport and Main Roads (the department) on 12 August 2024.

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1.	The Two Permitted Road Access Locations between Mareeba - Dimbulah Road and Lot 45SP300453 are located approximately: (a) 29m from the northern side boundary of Lot 45, and (b) 77.50m from the northern side boundary of Lot 45, in accordance with: (i) TMR Layout Plan (664 - 1.3km & 1.29km) dated 16-08-2024 (Attachment D).	At all times.
2.	Direct access is prohibited between Mareeba - Dimbulah Road and Lot45 SP300453 at any other location other than the Permitted Road Access Locations described in Condition 1.	At all times.
3.	The use of the Permitted Road Access Locations are restricted to:	At all times.

¹ Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
	(a) Design vehicles up to a maximum size Three Axle Truck or Bus – Class 4 Medium Length Heavy Vehicle ** Note: **as described in Austroads Vehicle Classification	

Reasons for the decision

The reasons for this decision are as follows:

- a) The existing vehicular access locations are existing and comply with DTMR access requirements and the Vehicle Access to State-controlled roads policy.
- b) The previous approved s62, dated 19 May 2017 is required to be renewed to make reference to changed vehicular access distances and confirm maximum vehicle size as described in Austroads vehicle classification system.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, you are bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for your information.

Further information about the decision

1. This decision notice replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA is attached in **Attachment C** for your information.
3. In accordance with section 485B of the TIA and section 35 of TPCA you may appeal against a reviewed decision. You must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for your information.

Further approvals

The department also provides the following information in relation to this approval:

1. Road Works approval required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33(1) of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application for road works approval.

If you would like to discuss this application, please contact Steven Zelenika, Senior Town Planner, Corridor Management by email at steven.z.zelenika@tmr.qld.gov.au or on (07) 4045 7063.

Yours sincerely



Peter McNamara
Principal Engineer (Civil)

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - Permitted Road Access Location Plan

Attachment A

Decision Evidence and Finding

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version / Issue
TMR Layout Plan (664 - 1.3km & 1.29km)	Queensland Government Transport and Main Roads	16/08/2024	TMR24-043359 (500/1117)	A
Overall Masterplan 09 23	Max Slade Designs	18/04/2024	A100b	1
Vehicle Access to state- controlled policy	Queensland Government Transport and Main Roads	2023	-	-

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.

....

- (7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.
- (8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

- (a) the decision notice did not state the reasons for the decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);
- the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

Attachment D

Permitted Road Access Location
 Approx. 29m from the northern side boundary of Lot 45SP300453
 GPS location x 145.423669 y -17.001625

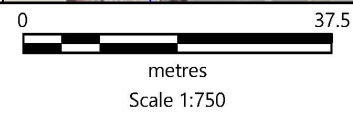
Access Restrictions
 a) Design vehicles up to a maximum size three axle truck or bus - Class 4 Medium Length Heavy Vehicle **

Note: ** as described in Austroads Vehicle Classification System

Permitted Road Access Location
 Approx. 77.50m from the northern side boundary of Lot 45SP2300453
 GPS location x 145.423793 y -17.002050

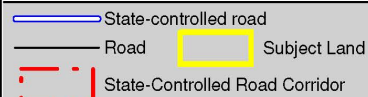
Access Restrictions
 a) Design vehicles up to a maximum size three axle truck or bus - Class 4 Medium Length Heavy Vehicle **

Note: ** as described in Austroads Vehicle Classification System



Branch/Unit : Corridor Management / Far North District

Projection/Datum : Geocentric Datum of Australia (GDA) 2020



TMR Layout Plan (664 - 1.34 & 1.29km)




Queensland Government
 Transport and Main Roads

Plan: 1 / 1	Issue: A	Date: 16/08/2024
Drawn by: ACM	File ref: TMR24-043359 (500-1117)	

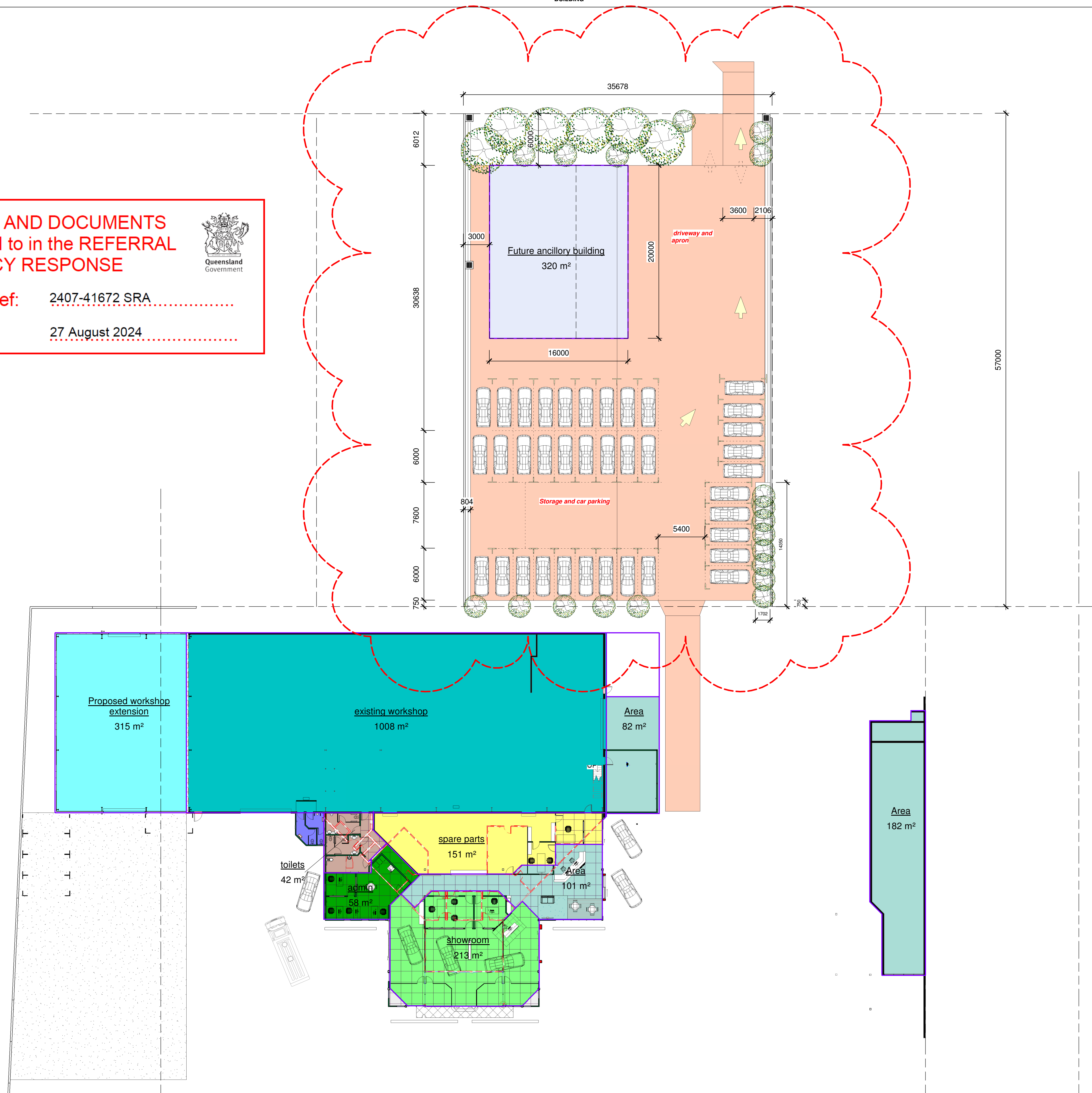
© The State of Queensland 2010. © Pinney Bowes Software Pty Ltd 2010. © QR Limited 2010. Based on [Dataset - State Digital Road Network (SDRN)] provided with the permission of Pinney Bowes Software Pty Ltd (Current to 01/04/10). [Dataset - Rail, Cable, Line, May 2010] provided with the permission of QR Limited and other state government datasets. Disclaimer: While every care is taken to ensure the accuracy of this data, Pinney Bowes Software Pty Ltd and/or the State of Queensland and/or QR Limited makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE




SARA ref: 2407-41672 SRA

Date: 27 August 2024



No.	Description	Date
1	Revision 1	Date 1

All work must be in accordance with Local Authority By-laws and the Building Code Of Australia
 The Builder should verify all dimensions on site before commencing any work.
 TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED
 IF IN DOUBT ASK !!

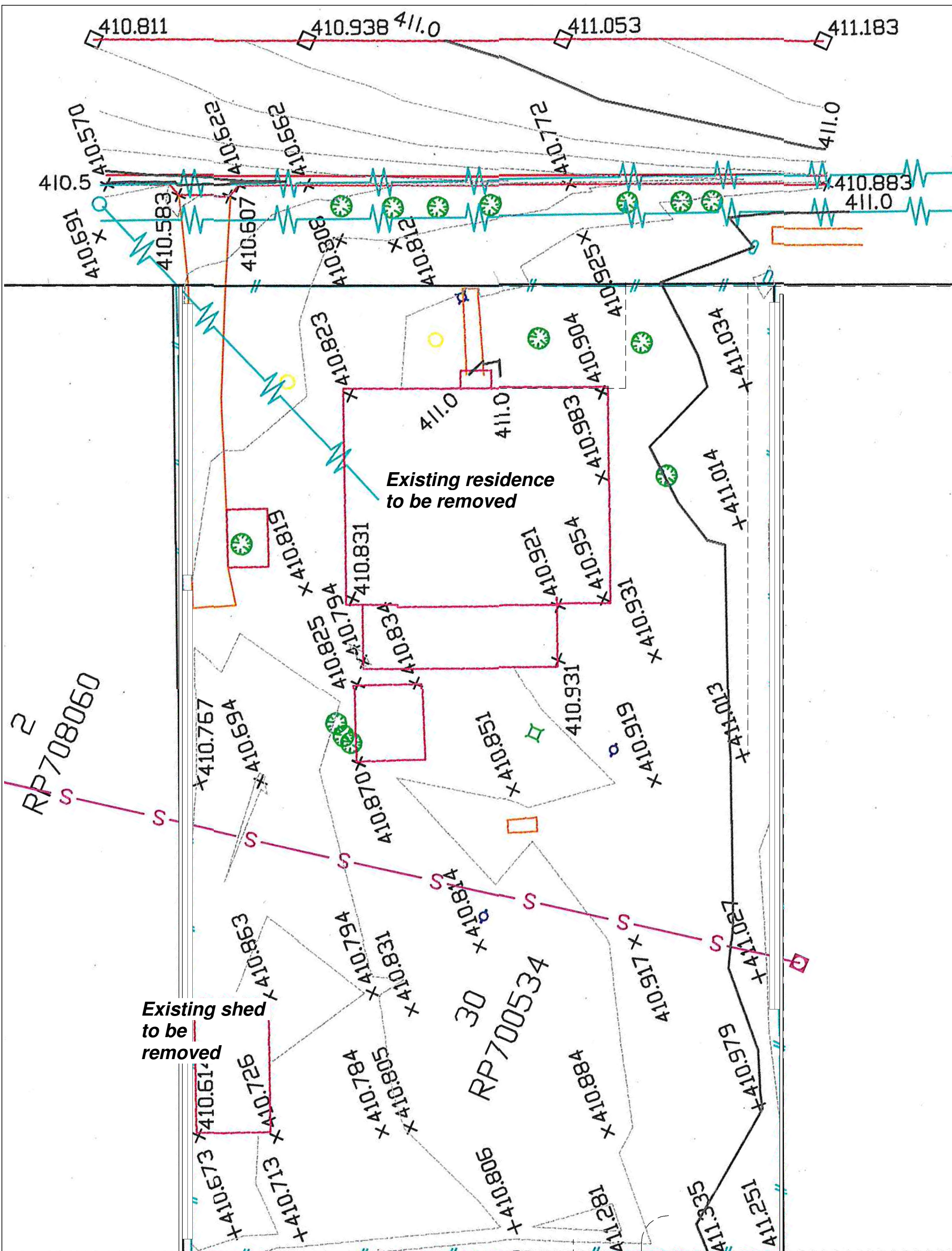
Client	Loughton Holdings Pty Ltd
Project	Dealership Renovations
Location	275 Byrnes Street Mareeba
Job Number	M23 - 4916
Date	18th April 2024
Drawn by	Max Slade
	<u>Wind Design Classification - C 1</u>
Scale	1 : 250
	
A.B.N. No. 16 010 608 321 Max Slade Designs Pty. Ltd. QBSA Lic. No. 659478 Builder - Low Rise Building Designer - Medium Rise	Phone 07 40 91 2099 Beatrice Street Alberton 4853 maxslade@bigpond.net.au

Concept #8 - 12 03 24

Overall Masterplan 09 23

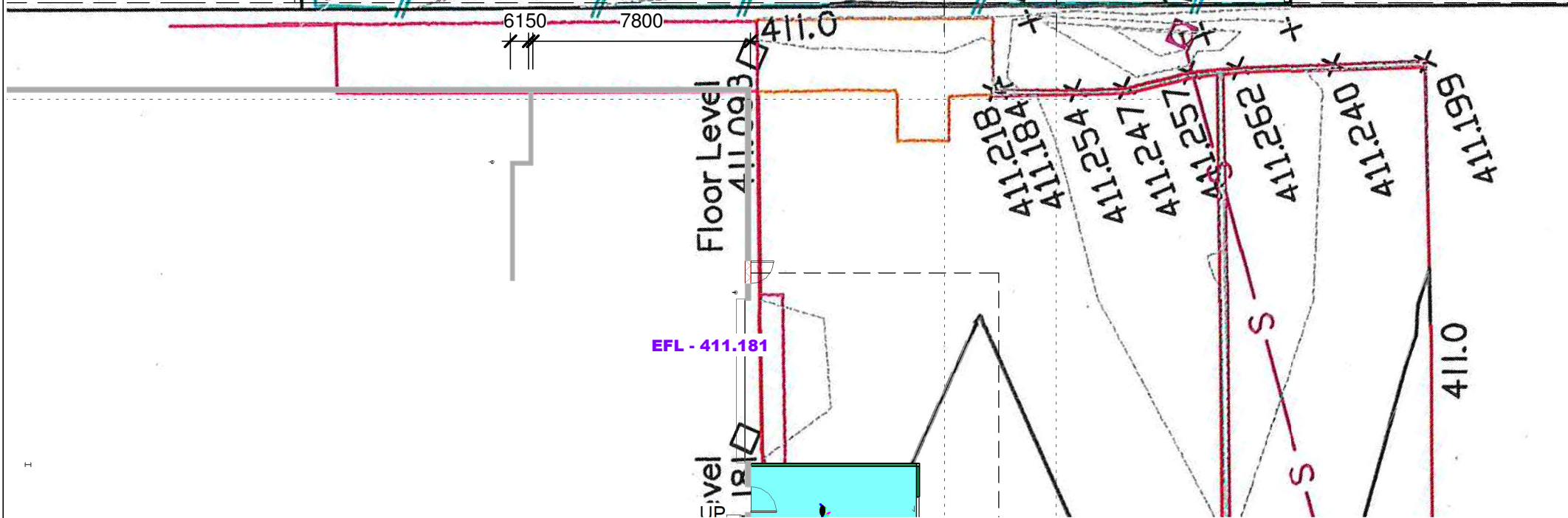
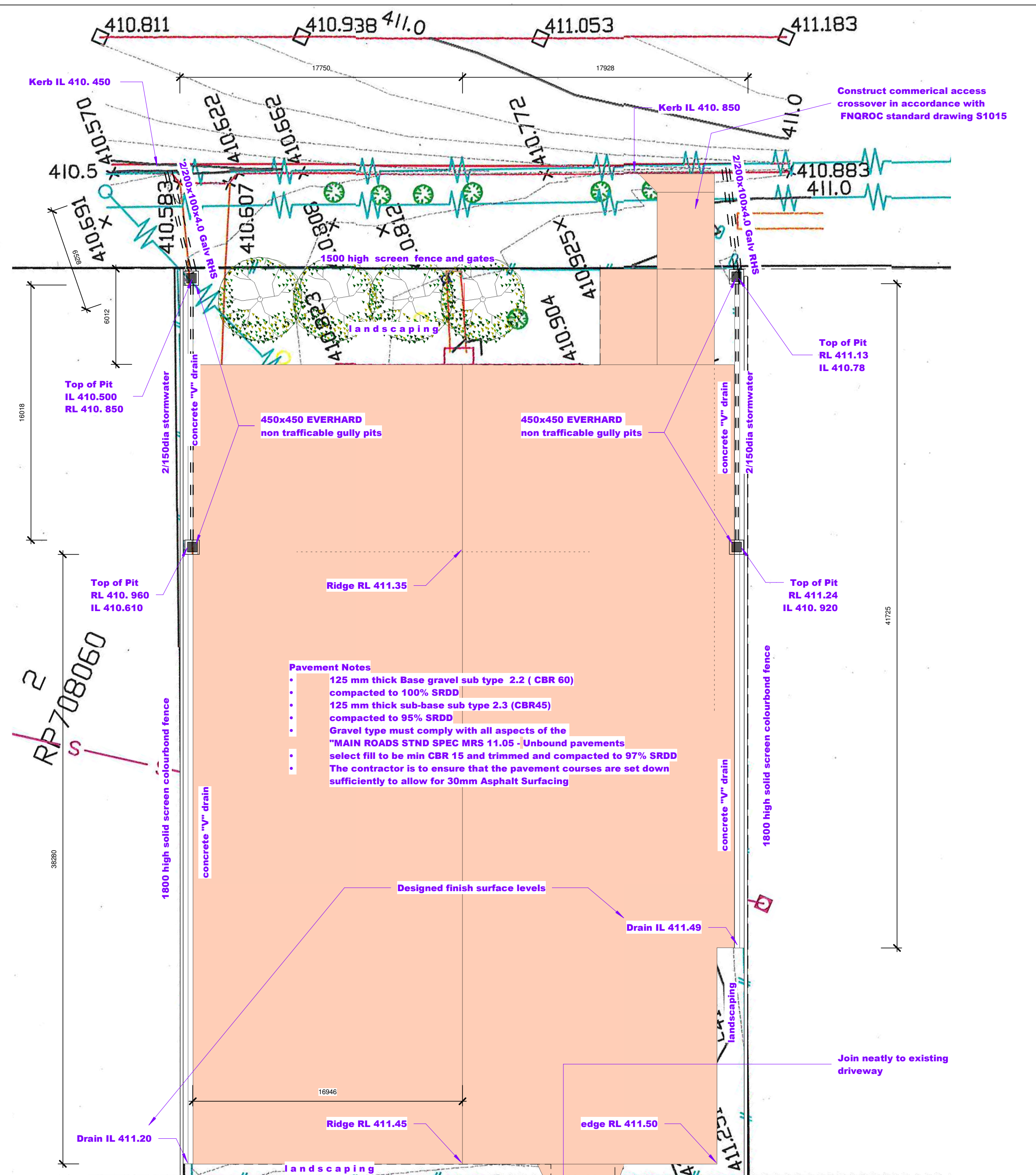
Sheet No. **A100b**

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SITE PREPARATION:

- SITE PREPARATION SHALL GENERALLY CONSIST OF CLEARANCE OF VEGETATION FOLLOWED BY EXCAVATION OF TOPSOILS AND MATERIAL TO SUIT FINAL DESIGN LEVELS.
- PROVISION SHALL BE MADE FOR THE DEMOLITION OF ANY EXISTING BUILDINGS INCLUDING BREAKING UP AND REMOVAL OF ANY OLD FOOTINGS, SERVICE PIPES, SEPTIC TANKS ETC. AND EXISTING TREES (INCLUDING STUMPS AND ROOTS) WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION. ANY SOIL DISTURBED BY DEMOLITION SHALL BE RECOMPACTED.
- IN THE PROPOSED ON GROUND FLOOR SLAB SUPPORT AND PAVEMENT AREAS, THE EXPOSED SUBGRADE SHALL BE UNIFORMLY COMPACTED TO ACHIEVE A DRY DENSITY RATIO OF NOT LESS THAN 98% OF THE MAXIMUM SATURATED VIBRATED DENSITY (AS 1289 TESTS 5.3.1 & 5.5.1). SUBGRADE COMPACTED SHALL BE ACCOMPANIED BY GENERAL INSPECTION TO ALLOW DETECTION AND RECTIFICATION OF ANY LOCALISED COMPRESSIBLE ZONES WHICH MAY EXIST.
- ANY FILLING PLACED IN THE BUILDING AND PAVEMENT AREAS SHALL BE UNIFORMLY COMPACTED IN LAYERS OF NOT MORE THAN 200mm FINAL THICKNESS, UNDER LEVEL 3 SUPERVISION (AS 3798-1990 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS 2007') TO THE MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHODS AS 1289 5.3.1, 5.4.1 AND 5.5.1 FOR COMPRESSIONLESS (SAND) MATERIALS OR ALTERNATIVELY, STANDARD COMPACTION IF APPROPRIATE.)
- ANY IMPORTED FILL SHALL COMPRISE LOW PLASTICITY GRANULAR MATERIAL WITH A PLASTICITY INDEX NOT MORE THAN 15%. SAND CUT FROM BASEMENT AREA SHOULD BE SUITABLE FOR REUSE AS FILLING.
- FILLING SHOULD BE RETAINED OR BATTERED TO A SLOPE OF NOT STEEPER THAN 2h:1v. ALL EXPOSED FILLING SHALL BE PROTECTED FROM EROSION.
- CARE SHALL BE TAKEN TO ENSURE THAT ANY VIBRATORY ROLLING OR CONSTRUCTION ACTIVITIES DO NOT CAUSE DISTRESS (BY WAY OF INDUCED SETTLEMENT) TO ANY ADJACENT MOVEMENT-SENSITIVE FEATURES ETC.



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2407-41672 SRA

Date: 27 August 2024



No.	Description	Date

All work must be in accordance with Local Authority By-laws and the "Building Code Of Australia"

The Builder should verify all dimensions on site before commencing any work.

TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED

IF IN DOUBT ASK !!

Client

Loughton Holdings Pty Ltd

Project

Dealership Renovations

Location

275 Byrnes Street Mareeba

Job Number

M23 - 4916

Date

18th April 2024

Drawn by

Max Slade

Wind Design Classification - C 1

Scale

As indicated



A.B.N. No. 16 010 608 321 Phone 07 40 91 2099
Max Slade Designs Pty. Ltd. 65/147
G.B.H. No. 0154779
Builder - Low Risk
Building Designer - Medium Risk
Beatrice Street
Alberton 4853
maxslade@bigpond.net.au

Walsh Street - Civil Works

Sheet No. **A306**

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Concept #8 - 12 03 24

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Attachment D

Permitted Road Access Location
 Approx. 29m from the northern side boundary of Lot 45SP300453

GPS location x 145.423669 y -17.001625

Access Restrictions
 a) Design vehicles up to a maximum size three axle truck or bus - Class 4 Medium Length Heavy Vehicle **

Note: ** as described in Austroads Vehicle Classification System

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2407-41672 SRA

Date: 27 August 2024

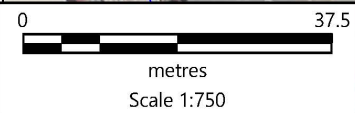


Permitted Road Access Location
 Approx. 77.50m from the northern side boundary of Lot 45SP2300453

GPS location x 145.423793 y -17.002050

Access Restrictions
 a) Design vehicles up to a maximum size three axle truck or bus - Class 4 Medium Length Heavy Vehicle **

Note: ** as described in Austroads Vehicle Classification System



Branch/Unit : Corridor Management / Far North District	
Projection/Datum : Geocentric Datum of Australia (GDA) 2020	
State-controlled road	Subject Land
Road	State-Controlled Road Corridor

TMR Layout Plan (664 - 1.34 & 1.29km)



Queensland Government
 Transport and Main Roads

Plan: 1 / 1	Issue: A	Date: 16/08/2024
Drawn by: ACM	File ref: TMR24-043359 (500-1117)	

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



SARA reference: 2407-41672 SRA
Council reference: MCU/24/0014
Applicant reference: M23-4916

27 August 2024

Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880
info@msc.qld.gov.au

Attention: Brian Millard

Dear Sir/Madam

SARA referral agency response – 236 Walsh Street and 275-289 Byrnes Street, Mareeba

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 21 August 2024.

Response

Outcome:	Referral agency response - with conditions
Date of response:	27 August 2024
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Material Change of Use for outdoor sales, showroom and warehouse (vehicle storage yard, dealership egress and warehouse)
SARA role:	Referral Agency	

SARA trigger: Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) – Material change of use of premises near a State transport corridor

SARA reference: 2407-41672 SRA

Assessment Manager: Mareeba Shire Council

Street address: 236 Walsh Street and 275-289 Byrnes Street, Mareeba

Real property description: Lot 30 on RP700534 & Lot 45 on SP300453

Applicant name: Max Slade

Applicant contact details: PO Box 834
TOLGA QLD 4882
maxslade@bigpond.net.au

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Right Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Charlton Best, Senior Planning Officer, on 07 4037 3200 or via email CairnsSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Leanne Simpson
Principal Planning Officer

cc Max Slade, maxslade@bigpond.net.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material change of use near a State-controlled road – The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</p>		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • Overall Masterplan 09 23, prepared by Max Slade Designs, 24/06/2024, A100b, revision 1. • Walsh Street – Civil Works, prepared by Max Slade Designs, 24/06/2024, A306. 	At all times.
2.	<p>Any works on the land must not:</p> <ol style="list-style-type: none"> (a) create any new discharge points for stormwater runoff onto the state-controlled road. (b) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road. (c) cause surcharge of any existing culvert or drain on a state-controlled road. (d) reduce the quality of stormwater discharge onto the state-controlled road. 	At all times.
3.	<p>The permitted road accesses are located, designed and constructed in accordance with the following plan:</p> <ul style="list-style-type: none"> • TMR Layout Plan (664 – 1.34 & 1.29km), prepared by Queensland Government Transport and Main Roads, dated 16/08/2024, Reference TMR24-043359 (500-1117), Issue A. 	At all times.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v3.0. If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA decision are:

The proposed development complies with the SDAP FastTrack5 qualifying criteria for a material change of use near a state transport corridor.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The State Development Assessment Provisions (version 3.0)
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response

(page left intentionally blank – attached separately)

Attachment 5—Documents referenced in conditions

(page left intentionally blank)