DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

SARA reference: 2608-54183 SRA
Council reference: MCU/26/0012
Applicant reference: M2-26

22 September 2026

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

Attention: Carl Ewin

Dear Sir/Madam

SARA referral agency response—Material Change of Use for Showroom and Outdoor Sales - 313-315 and 317 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 24 August 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	22 September 2026
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 Showroom and Outdoor Sales
SARA role:	Referral agency	

Far North Queensland regional office
Ground Floor, Cnr Grafton and Hartley Street, Cairns
PO Box 2358, Cairns QLD 4870

SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 - Material change of use of premises within 25m of a state transport corridor (10.9.4.2.4.1) (Planning Regulation 2017)
SARA reference:	2608-54183 SRA
Assessment manager:	Mareeba Shire Council
Street address:	313-315 and 317 Byrnes Street, Mareeba
Real property description:	Lot 1 on SP245578 and Lot 73 on M35645
Applicant name:	Macmard Pty Ltd & Mete Property Pty Ltd a.t.f the Mete Family Trust
Applicant contact details:	C/-U&iTown Plan PO Box 71 Mareeba QLD 4880 ramon@uitownplan.com.au
Human Rights Act 2019 considerations:	The decision has been assessed for compatibility with human rights under the Human Rights Act 2019. The decision was found not to limit human rights under the Human Rights Act 2019 therefore, it is reasonable to conclude the decision is compatible with 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 Taryn Pace, Principal Planner, on (07) 4037 3244 or via email CairnsSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc Macmard Pty Ltd and Mete Property Pty Ltd C/-U&iTown Plan, ramon@uitownplan.com.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 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)

No.	Conditions	Condition timing
10.9.4.2.4.1 – Material change of use of premises within 25m of a state transport corridor—The chief executive administering the *Planning Act 2016* nominates the Director-General of Department of Transport and Main Roads the Deputy Director-General of the Department of Justice and Attorney-General 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 condition(s):		
1.	**Stormwater management** Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not: • create any new discharge points for stormwater runoff onto the state-controlled road. • concentrate or increase the velocity of flows to the state-controlled road. • interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road.	At all times.
2.	**Access to Lot 73 on M35645** The access crossover to Lot 73 on M35645 (317 Byrnes Street, Mareeba) is only to be used for the loading and unloading of new and trade-in vehicles for storage and display within the outdoor showroom area.	Prior to the commencement of use and to be maintained at all times.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016*, its regulation or the State Development Assessment Provisions (SDAP) (version 3.6). If a word remains undefined it has its ordinary meaning.
2.	Any advertising sign or devices that will be visible from a state-controlled road may be subject to future Council assessment. The Department of Transport and Main Roads (DTMR) Roadside Advertising Manual (RAM) provides an assessment benchmark that assists DTMR and local governments to evaluate proposals for roadside advertising devices to ensure that they meet road safety and traffic operation objectives. The RAM also provides technical criteria for current and potential roadside advertisers. The applicant should seek advice from the DTMR to ensure that an advertising device(s) visible from a state-controlled road, and beyond the boundaries of the state-controlled road, is unlikely to create a traffic hazard for the state-controlled road. Note: DTMR has powers under section 139 of the *Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015* to require removal or modification of an advertising sign and / or a device which is deemed to create a danger to traffic. For more information regarding the RAM or the Third-Party Advice process, please contact the Department of Transport and Main Roads at Far.North.Queensland.IDAS@tmr.qld.gov.au

Attachment 3—Reasons for referral agency response

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

The reasons for the SARA's decision are:

- The development complies with the assessment benchmarks of State code 1 of SDAP in that the development:
    - does not adversely impact the structural integrity or physical condition of the Byrnes Street state-controlled road, or the adjoining intersection
    - does not result in an increase in the likelihood or frequency of accidents, fatalities or serious injury for road users
    - has been conditioned to ensure stormwater does not compromise the operating performance of the state-controlled road

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.6), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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