

SARA reference: 2510-48803 SRA
Council reference: MCUC 2025_5845/1
Applicant reference: 2024-08-32 - Uniting Church - 36 Front Street, Mossman

6 November 2025

The Uniting Church in Australia Property Trust (Q)
C/- Aspire Town Planning and Project Services
PO Box 1040
MOSSMAN QLD 4873
admin@aspireqld.com

Attention: Daniel Favier

Dear Daniel

SARA information request—Material Change of Use for Childcare Centre and Community Facilities – Place of Worship at 36 Front Street, Mossman

(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 (SDAP) has not been provided.

Item	Information requested
Access – State-controlled road	
1.	Issue: The proposed development for Childcare Centre and Community Facilities (Place of Worship) including on-site car parking has not demonstrated compliance with Performance outcomes (PO) PO15 – PO17 of State code 1: Development in a state-controlled road environment (State code 1) of the SDAP. The proposed development is seeking a changed vehicular access via the Captain Cook Highway (Front Street) to accommodate increased vehicular movements from the Childcare Centre and Community Facilities (Place of Worship) including on-site car parking via an internal two-way driveway. Proposed Site Plan, Drawing A-DA-01.03, Issue A, prepared by Elevation Architecture illustrates a changed vehicular access and internal two-way driveway via Front Street. A review of the Proposed Site Plan indicates that no dimensions have been provided to illustrate the width of the

Item	Information requested
	changed vehicular access and internal driveway. The internal driveway should be wide enough to accommodate two vehicles (largest vehicles) that will be entering and exiting the site simultaneously. Furthermore, the proposed refuse storage area will be located at the rear of the site, development plans / drawings do not illustrate a refuse truck entering the site, manoeuvring on-site and exiting the site in a forward gear. Action: You are requested to provide a revised site plan that illustrates the following: - the internal driveway design with appropriate dimensions and sufficient width to allow two (2) vehicles (largest vehicles) to enter and exit simultaneously. To minimise potential queuing impacts on a state-controlled road, the driveway design should be a minimum of 5.5m wide allow two (2) vehicles to traverse the driveway side - if the internal driveway does not have sufficient width to allow two (2) vehicles to pass each other simultaneously, the proposed development should provide an alternative option to allow vehicles to enter and exit the site without impacting on the state-controlled road - confirm if a refuse truck will be utilised to pick-up rubbish from the rear of the development site or will refuse bins be physically relocated to the kerb for kerbside pick-up - if the internal driveway is not of a sufficient width and a refuse truck will be utilised to pick-up rubbish from the rear of the site, please demonstrate how this will be achieved via the undersised two-way driveway.

How to respond

You have three months to respond to this request and the due date to SARA is **6 February 2026**.

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).

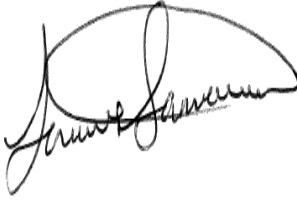
It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

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 Poppy Ellis-Southwell, Principal Planning Officer, on (07) 5644 3214 or via email CairnsSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Javier Samanes
Manager

cc Douglas Shire Council, enquiries@douglas.qld.gov.au

Development details	
Description:	Development Permit for Material change of use for Childcare Centre and Community Facilities - Place of Worship
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—Material change of use of premises near a state transport corridor (Planning Regulation 2017)
SARA reference:	2510-48803 SRA
Assessment criteria:	State code 1 of SDAP