

SARA reference: 2606-53233 SRA
Council reference: MCUC 2026_5947/1

28 July 2026

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873
enquiries@douglas.qld.gov.au

Attention: Jenny Elphinstone

Dear Sir/Madam

SARA referral agency response—Redevelopment of Mossman Ambulance Station and Relief Quarters, 43 Front Street, Mossman

(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 30 June 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	28 July 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 Emergency Services for the existing Mossman Ambulance Station
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1- Material change of use near a state-controlled road (10.9.4.2.4.1) (Planning Regulation 2017)	

SARA reference: 2606-53233 SRA

Assessment manager: Douglas Shire Council

Street address: 43 Front Street, Mossman

Real property description: Lot 13 on RP706256

Applicant name: Queensland Ambulance Service

Applicant contact details: C/- Reel Planning
1/9 Camford Street
Milton QLD 4064
tim@reelplanning.com

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 Anthomy Westbury, Senior Planning Officer, on (07) 4037 3215 or via email CairnsSARA@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
A/Manager

cc Queensland Ambulance Service, tim@reelplanning.com

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 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 condition(s):	
1.	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: (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) concentrate or increase the velocity of flows to the state-controlled road; (iii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iv) surcharge any existing culvert or drain on the state-controlled road; (v) reduce the quality of stormwater discharge onto the state-controlled road.	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) (version 3.6). If a word remains undefined it has its ordinary meaning.
2.	To clearly delineate the entry only (southern access) and exit only (northern access) road access location between Lot 13 on RP706256 and Front Street (Front Street), it is recommended that appropriate regulatory signage be installed, including directional line markings at the driveways. Signage and line markings must be located wholly within Lot 13 on RP706256 at the property boundary.

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 proposed development complies with the assessment benchmarks of State code 1: Development in a state-controlled road environment, in that the development:
 - o does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of Front Street, the state-controlled road
 - o has existing vehicular access crossovers to Front Street, which comply with the current DTMR access standards, subsequently no additional access work is required
 - o has been conditioned to ensure stormwater and drainage flow does not adversely impact the state-controlled road corridor
 - o There is no increase in traffic generation or changing of vehicular types currently utilising the existing accesses.

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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