

SARA reference: 1909-13260 SRA  
Applicant reference: C1114  
Council reference: CA3200/2019

11 November 2019

Niramaya Developments Pty Ltd  
C/-Victor G Feros Town Planning Consultants  
PO Box 1256  
CAIRNS QLD 4870  
cairns@ferosplanning.com.au

Attention: Mr Nick Hardy

Dear Sir/Madam

## SARA information request - Bale Drive, Port Douglas

(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.

Noise	
1.	<p><b>Issue:</b> The transport noise corridor mapping indicates that the majority of the site is included in the category 1: 58dB(A) – 62dB(A) noise level category.</p> <p>Performance outcomes PO23 and PO24 of State code 1: Development in a state-controlled road environment requires that development involving an accommodation activity minimises noise intrusion from a state-controlled road in habitable rooms and outdoor spaces. The application material does not consider the impact of noise from Port Douglas Road on the proposed accommodation activity and does not identify any mitigation measures.</p> <p><b>Action:</b> Please provide a Road Traffic Noise Assessment Report by a qualified Registered Professional Engineer of Queensland (RPEQ). The noise report must be prepared in accordance with TMR's <i>Transport Noise Management: Code of Practice Volume 1 – Road Traffic Noise November 2013</i> and be based on a 10-year planning horizon measured from the proposed date of full occupancy of the development.</p>

	<p>The noise traffic assessment report must provide measures and demonstrate how the development is to be designed to mitigate against transport corridor noise from Port Douglas Road, in particular:</p> <p>Habitable rooms</p> <ul style="list-style-type: none"> <li>• Future anticipated accommodation activities exposed to transport noise from Port Douglas Road complies with the following external noise criteria at all facades of the building envelope: <ul style="list-style-type: none"> <li>o external noise criteria of <math>\leq 60</math> dB(A) <math>L_{10}</math> (18hr) facade corrected (measured <math>L_{90}</math> (8hr) free field between 10pm and 6am <math>\leq 40</math>dB(A)), or</li> <li>o external noise criteria of <math>\leq 63</math> dB(A) <math>L_{10}</math> (18hr) facade corrected (measured <math>L_{90}</math> (8hr) free field between 10pm and 6am <math>&gt; 40</math> dB(A)).</li> </ul> </li> </ul> <p>Outdoor spaces for passive recreation</p> <ul style="list-style-type: none"> <li>• Future outdoor spaces for passive recreation are to be designed to minimize noise intrusion from Port Douglas Road and comply with the following noise criteria: <ul style="list-style-type: none"> <li>o <math>\leq 57</math> dB(A) <math>L_{10}</math> (18 hour) free field (measured <math>L_{90}</math> (18 hour) free field between 6 am and 12 midnight <math>\leq 45</math> dB(A).</li> <li>o <math>\leq 60</math> dB(A) <math>L_{10}</math> (18 hour) free field (measured <math>L_{90}</math> (18 hour) free field between 6 am and 12 midnight <math>&gt; 45</math> dB(A).</li> </ul> </li> </ul> <p>If the noise report recommends noise barriers and earth mounds adjacent to Port Douglas Road, they are to be designed, sited and constructed in accordance with <i>Chapter 7 Integrated Noise Barrier Design of the Transport Noise Management Code of Practice – Volume 1 Road Traffic Noise, Department of Transport and Main Roads, November 2013.</i></p> <ul style="list-style-type: none"> <li>• The department’s environmental emissions criteria in a state-controlled road environment for noise are set out in the <i>Department of Transport and Main Roads Policy Position Statement: Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure</i>; Version 4.0 dated 09 October 2017, which is available at: <a href="http://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Development-on-Land-Affected-by-Environmental-Emissions.aspx">http://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Development-on-Land-Affected-by-Environmental-Emissions.aspx</a></li> </ul>
<b>Stormwater and flooding management</b>	
3.	<p><u>Issue:</u></p> <p>Performance outcomes PO12 and PO13 of State code 1: Development in a state-controlled road environment relate to stormwater and drainage. There are no details in the application material relating to stormwater and flooding management and it is uncertain if any stormwater discharge is proposed to Port Douglas Road. Further information is required to enable an assessment to be undertaken on if the development will result in an actionable nuisance or worsening of, stormwater, flooding or drainage impacts on Port Douglas Road.</p> <p><u>Action:</u></p> <p>Please provide a RPEQ certified stormwater management plan including a flood impact assessment. The preparation of the stormwater manager plan should consider the Queensland Urban Drainage Manual, Fourth Edition, prepared by the Institute of Public Works Engineering Australasia (<a href="http://www.ipweaq.com/qudm">http://www.ipweaq.com/qudm</a>).</p> <p>In particular, the applicant should demonstrate that the management of stormwater and flooding post development can achieve a no worsening impact (on the pre-development condition) for all flood and stormwater events that exist prior to development and up to a 1% Annual Exceedance Probability (AEP). Stormwater management for the proposed development must ensure no worsening or actionable nuisance to the state-controlled road</p>

	<p>corridor, including all transport infrastructure, caused by peak discharges, flood levels, frequency/duration of flooding, flow velocities, water quality, sedimentation and scour effects.</p> <p>Overland flow paths should be identified, and hydraulic conveyance will need to be maintained on the site as part of the proposed development. Stormwater and floodwater flows from the proposed development must not damage or interfere with the state-controlled road. Existing stormwater drainage infrastructure on the state-controlled road corridor should not be interfered with or damaged by the proposed development such as through concentrated flows, surcharging, scour or deposition.</p> <p>The stormwater information should include details of the mitigation measures proposed to address any potential stormwater impacts (including flooding impacts) of the proposed development. The design flood peak discharges should be shown for the mitigated case to demonstrate there is no worsening impact downstream and on Port Douglas Road, a state-controlled road.</p>
--	---

### How to respond

You have three months to respond to this request and the due date to SARA is 11 February 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 Belinda Jones, Senior Planning Officer, on 40373239 or via email [CairnsSARA@dsmip.qld.gov.au](mailto:CairnsSARA@dsmip.qld.gov.au) who will be pleased to assist.

Yours sincerely



Joanne Manson  
A/Manager (Planning)

cc Douglas Shire Council, [enquiries@douglas.qld.gov.au](mailto:enquiries@douglas.qld.gov.au)

Development details	
Description:	Development permit Material change of use multiple dwellings, short term accommodation, food and drink outlet and function facility
SARA role:	Referral agency
SARA trigger:	10.9.4.1.1.1 (Planning Regulation 2017) - State transport infrastructure 10.9.4.3.4.1 (Planning Regulation 2017) - State transport corridors and future State transport corridors
SARA reference:	1909-13260 SRA
Assessment criteria:	State Development Assessment Provisions (SDAP), version 2.5, effective 1 July 2019: State code 1: Development in a state-controlled road environment State code 6: Protection of state transport networks