



SARA reference: 2401-38891 SRA  
 Applicant reference: P72322  
 Council reference: MCUC 2024\_5568/1

13 February 2024

KTJ 3 Pty Ltd (Tte) & BTLT Port Douglas Pty Ltd  
 c/- Planz Town Planning  
 PO Box 181  
 EDGE HILL QLD 4870  
 info@planztp.com

Attention: Nikki Huddy

Dear Sir/Madam

## SARA information request - 8 Davidson Street, 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 (SDAP) has not been provided.

Noise impacts	
1.	<p><b>Issue:</b></p> <p>The application material does not include sufficient information to demonstrate compliance with performance outcome PO39 State code 1: Development in a state-controlled road environment of the SDAP.</p> <p>The subject site is impacted by transport corridor noise from Port Douglas Road, a state-controlled road. Proposed Floor Plans (dwg SK01) and Elevation &amp; Section (dwg SK02) show a proposed pool and courtyard adjacent to Port Douglas Road. The pool area and courtyard are considered private open space and noise mitigation measures should be implemented to minimise noise intrusion from Port Douglas Road.</p> <p>The plans also indicate a property fence adjacent to Port Douglas Road that is partly solid and staggered with slotted gaps within the fence and gates. The proposed fence offers limited protection against transport corridor noise and is unlikely to minimise noise intrusion from Port Douglas Road.</p> <p><b>Action:</b></p>

Provide amended plans to clearly indicate a solid gap-free fence (refer to 'Glossary of terms' of State code 1: Development in a state-controlled road environment). The solid gap-free fence should extend along Port Douglas Road from the adjoining property to the north-east (Lot 2 SP143044) to the proposed driveway at the subject site. Where physical infrastructure is proposed, provide details, plans and any relevant supporting documentation to inform and clearly demonstrate how physical infrastructure will comply with PO39.

### Advice

The submitted Site Plan (dwg SK03) illustrates visitor carparking within the state-controlled road corridor (Port Douglas Road). Carparking within a state-controlled road corridor is intended for overflow parking only and is in addition to any on-site car parking required under the local government planning scheme for residents and their visitors. A development should not rely on carparking within the state-controlled road corridor to address a shortfall in meeting Council's carparking requirements. It is therefore recommended the Site Plan (dwg SK03) be amended to remove the reference to 'visitor' parking as any carparking within the state-controlled road corridor is to be available for use by the general public.

*Note: The Department of Transport and Main Roads (DTMR) is not obligated or required to retain carparking within the state-controlled road corridor and on-street carparking may be removed at any time to facilitate road widening works or transport infrastructure works.*

### How to respond

You have three months to respond to this request and the due date to SARA is **13 May 2024**. 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 Leanne Simpson, Principal Planning Officer, on 5352 9707 or via email [CairnsSARA@dasilgp.qld.gov.au](mailto:CairnsSARA@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Brett Nancarrow  
Manager (Planning)

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

Development details

<b>Development details</b>	
Description:	Development permit for Material change of use for Multiple dwelling and Short term accommodation (3 units)
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) - Material change of use near a state transport corridor
SARA reference:	2401-38891 SRA
Assessment criteria:	State code 1: Development in a state-controlled road environment