



Our reference: 2012-20341 SRA
 Your reference: 20204033
 Council reference: MCUI 2020_3879/1

4 January 2021

David & Jennifer Moodie
 C/- GMA Certification
 PO Box 831
 PORT DOUGLAS QLD 4877
 patrick.C@gmacert.com.au

Attention: Patrick Clifton

Dear David & Jennifer

SARA information request – Material Change of Use for Dwelling House and Function Facility at Oak Beach

(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.

State code 1: Development in a state-controlled road environment	
1.	<p>Issue:</p> <p>The proposed development seeks to use an existing Dwelling House access to Captain Cook Highway, a state-controlled road, for access to a proposed Function Facility.</p> <p>The proposed development will result in an increase of vehicles regularly using the access, even if all guests are bused to the site (four buses in and out per event), as the Function Facility use will require staff, delivery of food, equipment and supplies, pre-function visits, etc. There will also be a change in the types of vehicles regularly using the access, such as trucks for food and alcohol delivery, rubbish collection, portable toilets, etc.</p> <p>The proposed development will require a changed access, as per the Planning Regulation 2017, Schedule 24, definition of new or changed access.</p> <p>The development application has not adequately demonstrated that the proposal will not result in a worsening of the safety or operating conditions on the state-controlled road at the access location.</p> <p>Further information is required to assess the development application against the SDAP as follows:</p>

	<ul style="list-style-type: none"> • State code 1: Development in a state-controlled road environment <ul style="list-style-type: none"> o PO16: The location and design of vehicular access to a state-controlled road (including access to a limited access road) does not create a safety hazard for users of a state-controlled road or result in a worsening of operating conditions on a state-controlled road. <p>The access to the premises is located in a 100km/h speed zone and the proposed development will substantially increase the number and type of vehicles using the access each event. It is most likely the proposed use will require road works to accommodate turning lanes to and from the access, in order to maintain safety for users of the state-controlled road. The access is also not easily seen due to mature vegetation alongside the Captain Cook Highway carriageway.</p> <p>Action:</p> <p>To demonstrate compliance with State code 1, provide a Traffic Impact Assessment Report that demonstrates and confirms that the proposed Function Facility will not result in a worsening of the safety or operating conditions of Captain Cook Highway</p> <p>The Traffic Impact Assessment Report is to be prepared in accordance with the Guide to Traffic Impact Assessment (GTIA) by a qualified professional and certified by a Registered Professional Engineer of Queensland (RPEQ).</p>
--	---

How to respond

You have three months to respond to this request and the due date to SARA is **4 March 2021**.

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 Anthony Westbury, Planning Officer, on 40373215 or via email CairnsSARA@dspmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Graeme Kenna
Manager (Planning)

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

Development details	
Description:	Development permit Material Change of Use for a Function Facility (maximum 80 persons) in association with the existing Dwelling House
SARA role:	referral agency
SARA trigger:	Schedule 10, Part 6, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) Material change of use of premises near a State transport corridor
SARA reference:	2012-20341 SRA
Assessment criteria:	State code 1: Development in a state-controlled road environment