



SARA reference: 2107-23868 SRA
 Applicant reference: 21-019/001114
 Council reference: MCUC2021_4248/1

7 September 2021

Port Douglas Constructions Pty Ltd
 Planning Plus, PO Box 399
 REDLYNCH QLD 4870
 info@planningplusqld.com.au

Attention: Evan Yelavich

Dear Sir / Madam

State Assessment and Referral Agency (SARA) information request - 147 Port Douglas Road, Port Douglas

Material Change of Use for extensions to the existing Shopping Centre, Food and Drink Outlet (with no drive-through facility) and Office

(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.

State-controlled road	
1.	<p>Issue:</p> <p>The annual average daily traffic (AADT) volume along Port Douglas Road is 11,511 (2019) vehicles per day (vpd) with 254 heavy vehicles.</p> <p>The development application material has not demonstrated that the proposed development (extensions to an existing shopping centre including a food and drink outlet (with no drive-through facility) and office) will not:</p> <ul style="list-style-type: none"> • create a safety hazard for road users at the shared all movement intersection, or • result in a worsening of operating conditions on Port Douglas Road, a state-controlled road due to increased traffic generation from the proposed extensions to an existing shopping centre. <p>Action:</p> <p>Provide a traffic impact assessment report in accordance with the Guide to Traffic Impact Assessment (GTIA).</p> <p>The traffic impact assessment is to be prepared by a qualified professional and should demonstrate the proposed extensions to an existing shopping centre, including a food and drink</p>

<p>outlet (with no drive-through facility) and office, will not compromise PO16 and PO20 of State code 1: Development in a state-controlled road environment of the SDAP.</p> <p>Increased traffic generation from proposed development must not result in a worsening of operating conditions of the shared all movement intersection or result in a worsening of the safety conditions of 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 7 December 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 Tony Croke, Principal Planner, on 40373205 or via email CairnsSARA@dasilgp.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

Development details	
Description:	Development permit Material Change of Use for extensions to the existing Shopping Centre, for Shopping Centre, Food and Drink Outlet (with no drive-through facility) and Office.
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) State-controlled road
SARA reference:	2107-23868 SRA
Assessment criteria:	State code 1: Development in a state-controlled road environment State Development Assessment Provisions