

SARA reference: 2603-51306 SRA  
Council reference: MCUC 2026\_5907/1  
Applicant reference: 2026-03-23 - Montawood

29 April 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 – 9, 11 & 13 Davidson Street, Port Douglas

(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 24 March 2026.

### Response

Outcome:	Referral agency response – with conditions	
Date of response:	29 April 2026	
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval	
Advice:	Advice to the applicant is in <b>Attachment 2</b>	
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b>	

### Development details

Description:	Development permit	Reconfiguring a lot (One lot into four lots, common property and services easement) and Material change of use for Multiple dwellings and Short-term accommodation (four units)
SARA role:	Referral agency	

SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (Planning Regulation 2017) - Reconfiguring a lot near a State transport corridor  Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017) - Material change of use near a State transport corridor
SARA reference:	2603-51306 SRA
Assessment manager:	Douglas Shire Council
Street address:	9, 11 & 13 Davidson Street, Port Douglas
Real property description:	Lots 612 & 613 on PTD2092 and Lot 1 on RP738379
Applicant name:	Montawood Pty Ltd
Applicant contact details:	C/- Aspire Town Planning and Project Services PO Box 1040 Mossman QLD 4873 admin@aspireqld.com
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i> . Below are the details of the decision: <ul style="list-style-type: none"> <li>• Approved</li> <li>• Reference: TMR26-049519</li> <li>• Date: 24 April 2026</li> </ul> <p>If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads (DTMR) at <a href="mailto:Far.North.Queensland.IDAS@tmr.qld.gov.au">Far.North.Queensland.IDAS@tmr.qld.gov.au</a>.</p>
<i>Human Rights Act 2019</i> considerations:	A consideration of the 23 fundamental human rights protected under the <i>Human Rights Act 2019</i> has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

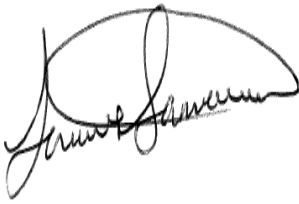
## Representations

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 Charlton Best, Senior Planning Officer, on 07 4037 3200 or via email [CairnsSARA@dasilgp.qld.gov.au](mailto:CairnsSARA@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Javier Samanes', written in a cursive style.

Javier Samanes  
Manager

cc Montawood Pty Ltd c/- Aspire Town Planning and Project Services, admin@aspireqld.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 5 - Documents referenced in conditions

## 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) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
<b>Reconfiguring a lot (One lot into four lots, common property and services easement)</b>		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1—Reconfiguring a lot near a State transport corridor—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 conditions:		
1.	<p>(a) Road access is located generally in accordance with Master Plan – Ground Floor Level, prepared by Hunt Design, dated 11 February 2026, drawing 2.1, as amended in red by SARA.</p> <p>(b) Provide road access works comprising of a sealed 5.5m wide rural property access, at the road access location referred to in part (a) of this condition.</p> <p>(c) Design and construct the road access works, referred to in part (b) of this condition, in accordance with Far North Queensland Regional Organisation of Council’s (FNQROC) Standard Drawing S1105 – Rural Allotment Accesses, dated 05/12/23, Revision G.</p>	<p>(a) At all times.</p> <p>(b) &amp; (c) Prior to submitting the Plan of Survey to the local government for approval.</p>
<b>Material change of use (Multiple dwellings and Short-term accommodation)</b>		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—Material change of use near a state transport corridor—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 conditions:		
2.	<p>(a) 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:</p> <p>(i) create any new discharge points for stormwater runoff onto the state-controlled road.</p> <p>(ii) concentrate or increase the velocity of flows to state-controlled road.</p> <p>(iii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road.</p> <p>(iv) surcharge any existing culvert or drain on the state-controlled road.</p> <p>(b) Submit RPEQ certification with supporting documentation to Cairns Corridor Management Unit (<a href="mailto:Far.North.Queensland.IDAS@tmr.qld.gov.au">Far.North.Queensland.IDAS@tmr.qld.gov.au</a>) within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with part (a) of this condition.</p>	<p>(a) At all times.</p> <p>(b) Prior to obtaining development approval for operational work or building work, whichever occurs first.</p>

3.	<p>(a) Road access is located generally in accordance with Master Plan – Ground Floor Level, prepared by Hunt Design, dated 11 February 2026, drawing 2.1, as amended in red by SARA.</p> <p>(b) Provide road access works comprising of a sealed 5.5m wide rural property access, at the road access location referred to in part (a) of this condition.</p> <p>(c) Design and construct the road access works, referred to in part (b) of this condition, in accordance with Far North Queensland Regional Organisation of Council’s (FNQROC) Standard Drawing S1105 – Rural Allotment Accesses, dated 05/12/23, Revision G.</p>	<p>(a) At all times.</p> <p>(b) &amp; (c) Prior to the commencement of use.</p>
4.	<p>Provide a 1.8 metre high solid gap-free fence, which provides a continuous, gap-free acoustic barrier, generally in accordance with Master Plan – Ground Floor Level, prepared by Hunt Design, dated 11 February 2026, drawing 2.1 as amended in red by SARA.</p>	<p>Prior to the commencement of use and to be maintained at all times.</p>
5.	<p>Install on the balconies of proposed Villa 1 and Villa 2 as shown on Master Plan – First Floor Level, prepared by Hunt Design, dated 11 February 2026, drawing 2.2 as amended in red by SARA, a continuous solid gap-free structure, constructed of glass, concrete blocks, bricks or fibre cement sheeting, or balustrade, other than gaps required for drainage purposes in accordance with the Building Code of Australia.</p>	<p>Prior to the commencement of use and to be maintained at all times.</p>

## Attachment 2—Advice to the applicant

<b>General advice</b>	
1.	<p>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 3.5). If a word remains undefined it has its ordinary meaning.</p>
<b>Transport noise corridor</b>	
2.	<p>Lots 612 and 613 on PTD2092 are impacted by transport corridor noise from Port Douglas Road (Davidson Street), a state-controlled road.</p> <p>Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated transport noise corridor. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a transport noise corridor are designed and constructed to reduce transport noise. Transport noise corridor means land designated under Chapter 8B of the Building Act 1975 as a transport noise corridor. Information about transport noise corridors is available at state and local government offices.</p> <p>A free online search tool can be used to find out whether a property is located in a designated transport noise corridor. This tool is available at the State Planning Policy Interactive Mapping System website: <a href="https://www.planning.qld.gov.au/planning-framework/mapping">https://www.planning.qld.gov.au/planning-framework/mapping</a> and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land. Transport Noise Corridors are located under Information Purposes within Transport Infrastructure of the State Planning Policy (SPP) mapping system.</p>
<b>Further development permits required</b>	
3.	<p>Road access works approval</p> <p>The proposed multiple dwelling development will be required to undertake road access works to construct a driveway onto Port Douglas Road (Davidson Street), a state-controlled road.</p> <p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from DTMR to carry out road works on a state-controlled road.</p> <p>Please contact the Cairns district office of DTMR on 4045 7144 or by email at <a href="mailto:Far.North.Queensland.IDAS@tmr.qld.gov.au">Far.North.Queensland.IDAS@tmr.qld.gov.au</a> to make an application for road works approval.</p> <p>This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>Please contact DTMR as soon as possible to ensure that gaining approval does not delay construction.</p>
4.	<p>Road Corridor Permit – Landscaping</p> <p>The development is proposing to undertake landscaping works including planting within the Port Douglas Road (Davidson Street) corridor, a state-controlled road.</p> <p>An application for a Road Corridor Permit is required for any ancillary works and encroachments on the state-controlled road under section 50(2) and Schedule 6 of the <i>Transport Infrastructure Act 1994</i> and Part 5 and Schedule 1 of the Transport Infrastructure (State-controlled roads) Regulation 2006.</p> <p>Please contact the Cairns district office of the DTMR at</p>

	<p><a href="mailto:Far.North.Queensland.IDAS@tmr.qld.gov.au">Far.North.Queensland.IDAS@tmr.qld.gov.au</a> to make an application and obtain a road corridor permit.</p> <p>Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters/structures, vegetation clearing, landscaping and planting.</p>
--	--

## 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:

SARA assessed the development against the following codes of the State Development Assessment Provisions (SDAP), version 3.5:

- State code 1: Development in a state-controlled road environment (State code 1).

The development can be conditioned to comply with the assessment benchmarks of State code 1 of SDAP in that the development:

- does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
- does not adversely impact the function and efficiency of state-controlled roads
- does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads
- does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads.

### Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the State Development Assessment Provisions (version 3.5)
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- *Human Rights Act 2019*.

## **Attachment 4—Representations about a referral agency response provisions**

---

(page left intentionally blank)

## **Attachment 5—Documents referenced in conditions**

---

(page left intentionally blank)

Our ref TMR26-049519  
Your ref  
Enquiries Ronald Kaden



Department of  
**Transport and Main Roads**

24 April 2026

## **Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)**

**This is not an authorisation to commence work on a state-controlled road<sup>1</sup>**

Development application reference number CA 2026\_5907/1, lodged with Douglas Shire Council involves constructing or changing a vehicular access between Lot 1RP738379, 613PTD2092, 612PTD2092, the land the subject of the application, and Port Douglas Road (Davidson Street) (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

### **Applicant Details**

Name and address Montawood Pty Ltd  
C/- Aspire Town Planning and Project Services  
PO Box 1040  
Mossman QLD 4873

### **Application Details**

Address of Property 11 Davidson Street, Port Douglas QLD 4877  
Real Property Description 1RP738379, 613PTD2092, 612PTD2092  
Aspect/s of Development Development Permit, Development Permit for Reconfiguring a Lot, Material Change of Use for Reconfiguration of a Lot (2 lots into four lots and common property plus creation of a service easement over adjacent land., Multiple Dwellings and Short-Term Accommodation for four (4) units

### **Decision (given under section 67 of TIA)**

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
<b>Road Access Location</b>		
<b>A. General</b>		

<sup>1</sup> Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
1	<p>The permitted road access location is approximately 20 metres from the common boundary with Lot 0SP161476, in accordance with:</p> <p>(a) TMR Layout Plan (6504 - 5.19km) Issue A 17/04/2026  <b>TMR26-045999 Attachment D</b></p>	At all times.
2	<p>Direct access is prohibited between Port Douglas Road and the subject land at any location other than the Permitted Road Access Location described in Condition 1.</p>	At all times.
3	<p>The use of the permitted road access location described in Condition 1 is to be restricted to:</p> <p>a) Design vehicles up to a maximum size short sedan - Class 1 Short Length Light Vehicle **</p> <p>Note: ** as described in Austroads Vehicle Classification System</p>	At all times.
4	<p>Road access works comprising a sealed Rural Property Access must be constructed with a minimum width of 5.5 metres at the property boundary, generally in accordance with:</p> <p>a) FNQROC Standard Drawing S1105 - Rural Allotment Access</p>	Prior to the commencement of the use of the Road Access Works and to be maintained at all times.

### Reasons for the decision

The reasons for this decision are as follows:

- a) The subject sites (Lot 612 & 613 on PTD2092) have road frontage and informal vehicle access via Port Douglas Road, a state-controlled road.
- b) The subject site (Lot 1 on RP738379) has road frontage and formal vehicle access via Port Douglas Road, a state-controlled road. This Lot has been included in the development application only for the purposes of drainage easement.
- c) The combined development application seeks a development permit for:
  - Material change of use for multiple dwellings and short-term accommodation (4 dwellings);
  - Reconfiguring a lot (2 lots into 4 lots and common property); and
- d) The proposed development is intending to relocate and construct a new access to service 4 lots.
- e) As the proposed development is increasing traffic generation and relocating the driveway, a new section 62 approval is required to be issued by TMR.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

### Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.

2. This decision has been based on the current land use and the historic nature of the access subject to this decision. Be advised that if the land is further developed and/or intensified, the department will reassess the access requirements in accordance with the department's policies at that time to ensure that the road safety and transport efficiency outcomes for the state-controlled road network are maximised. This may or may not require all future access to be provided via the local road network.
3. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

#### **Further information about the decision**

1. In accordance with section 67(7) of TIA, this decision notice:
  - a) starts to have effect when the development approval has effect; and
  - b) stops having effect if the development approval lapses or is cancelled; and
  - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

#### **Further approvals**

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Ronald Kaden, Technical Officer (Development Control) should be contacted by email at [cairns.office@tmr.qld.gov.au](mailto:cairns.office@tmr.qld.gov.au) or on (07) 4045 7151.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Liliya Yates', with a long horizontal flourish extending to the right.

Liliya Yates  
Principal Engineer (Civil)

Attachments: Attachment A – Decision evidence and findings  
Attachment B - Section 70 of TIA  
Attachment C - Appeal Provisions  
Attachment D - Permitted Road Access Location Plan

## Attachment A

### Decision Evidence and Findings

Evidence or other material on which findings were based:

<b>Title of Evidence / Material</b>	<b>Prepared by</b>	<b>Date</b>	<b>Reference no.</b>	<b>Version/Issue</b>
Town Planning Report: 9, 11 and 13 Davidson Street, Port Douglas – Lot 1 on RP738379 and Lots 613 and 612 on PTD2092	Aspire Town Planning and Project Services	6 March 2026	2026-03-23 – Montawood – 9, 11 and 13 Davidson Street, Port Douglas	-
Engineering Report	KFB Engineers	25/2/26	K-15080-REP-001	-
Site Plan	Hunt Design	11 February 2026	1.5	-
Master Plan – Ground Floor Level	Hunt Design	11 February 2026	2.1	-
Master Plan – First Floor Level	Hunt Design	11 February 2026	2.2	-
Elevations E1 + E2	Hunt Design	11 February 2026	3.1	-
Survey Plan	Brazier Motti	14.08.25	36504/001 A	A
Overall Landscape Plan/Existing Trees	Suzan Quigg Landscape Design	16 Feb 2026	L02	1A
TMR Layout Plan (6504 - 5.19km)	Queensland Government Transport and Main Roads	17/04/2026	TMR26-049519 <b>Attachment D</b>	A
Vehicle Access to state-controlled roads policy	Queensland Government Transport and Main Roads	2023	-	-

## Attachment B

### Section 70 of TIA

*Transport Infrastructure Act 1994*

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

---

#### **70 Offences about road access locations and road access works, relating to decisions under s 62(1)**

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
  - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
  - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
  - (c) obtain any other access between the land and the road contrary to the decision; or
  - (d) use a road access location or road access works contrary to the decision; or
  - (e) contravene a condition stated in the decision; or
  - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
  - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

**Attachment C**  
**Appeal Provisions**

*Transport Infrastructure Act 1994*  
Chapter 16 General provisions

---

**485 Internal review of decisions**

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
  - (a) applies to the review; and
  - (b) provides—
    - (i) for the procedure for applying for the review and the way it is to be carried out; and
    - (ii) that the person may apply to QCAT to have the original decision stayed.

**485B Appeals against decisions**

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
  - (a) applies to the appeal; and
  - (b) provides—
    - (i) for the procedure for the appeal and the way it is to be disposed of; and
    - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
  - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

**original decision** means a decision described in schedule 3.

**reviewed decision** means the chief executive's decision on a review under section 485.

### **31 Applying for review**

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
  - (a) the notice did not state the reasons for the original decision; and
  - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

### **32 Stay of operation of original decision**

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
  - (a) may be given on conditions the relevant entity considers appropriate; and
  - (b) operates for the period specified by the relevant entity; and
  - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

**relevant entity** means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

### **35 Time for making appeals**

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

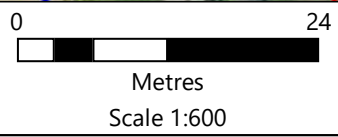
(3) Also, the appeal court may extend the period for appealing.



**Permitted Road Access Location**  
 Approx 20m from the common boundary with Lot 0SP161476 and approx 70m north east of Mowbray Street (5.19km LHS)  
 GPS location x 145.465788, y -16.485720

**Access Restrictions**  
 a) Design vehicles up to a maximum size short sedan  
 - Class 1 Short Length Light Vehicle\*\*

Note: \*\* as described in Austroads Vehicle Classification System



© The State of Queensland, 2010 © Pitney Bowes Software Pty Ltd, 2010 © QR Limited, 2010

Branch/Unit : **Corridor Management / Far North District**  
 Projection/Datum : Geocentric Datum of Australia (GDA) 2020  
 File ref: TMR26-049519

- Land parcel
- Subject land
- State-controlled road corridor

**TMR Layout Plan  
(6504 - 5.19km)**

Plan: **1 / 1**  
 Issue: **A**  
 Drawn by: **RPK**



Queensland Government  
 Transport and Main Roads

Date: **17/04/2026**

Disclaimer: While every care is taken to ensure the accuracy of this data, Pitney Bowes Software Pty Ltd and/or the State of Queensland and/or QR Limited makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. Based on [Dataset - State Digital Road Network (SDRN)] provided with the permission of Pitney Bowes Software Pty Ltd (Current as at 04 / 10), [Dataset - Rail\_Centre\_Line\_May 2010] provided with the permission of QR Limited and other state government datasets

# Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

## Part 6: Changes to the application and referral agency responses

---

### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

---

<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

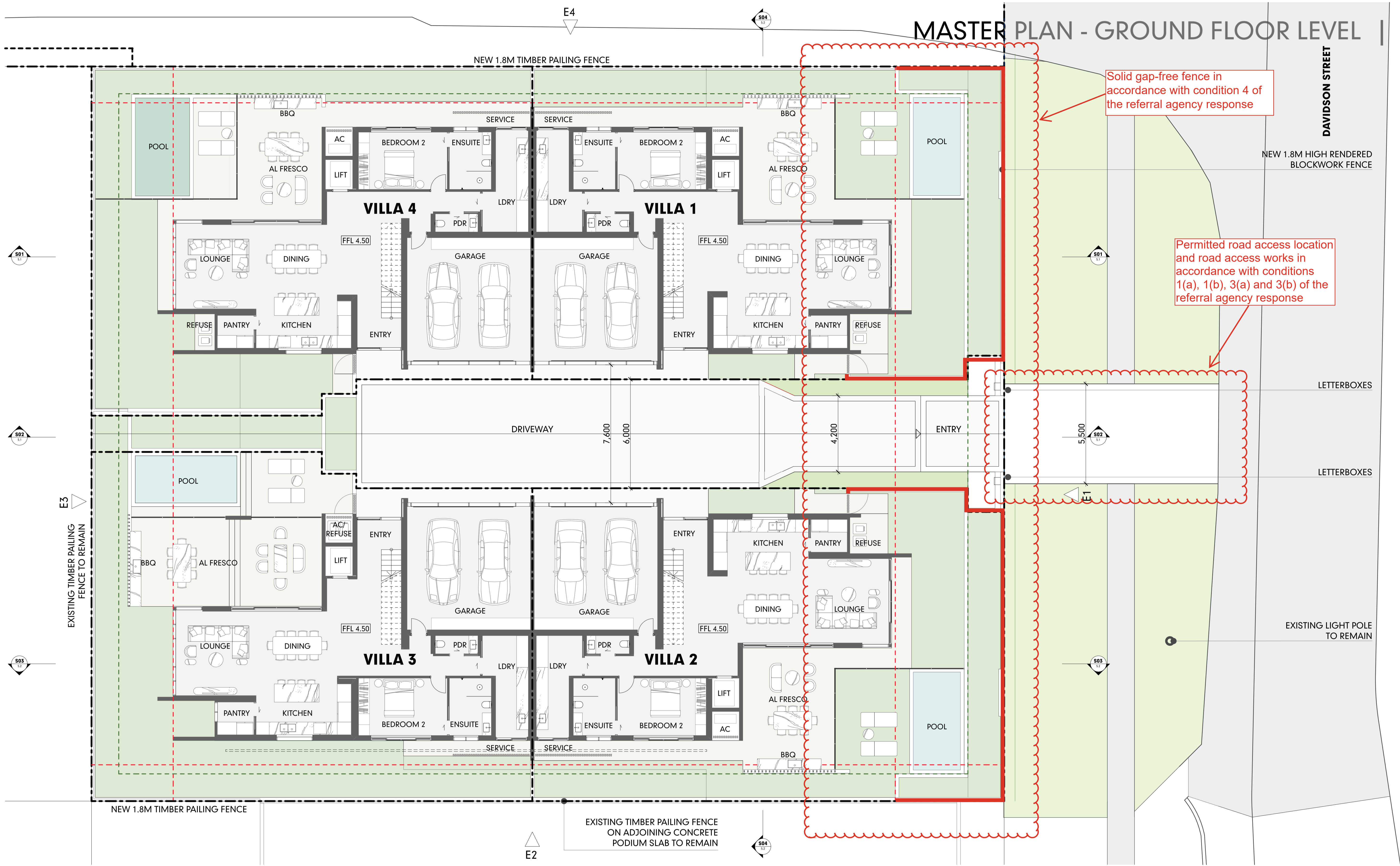
## **Part 7: Miscellaneous**

### **30 Representations about a referral agency response**

30.1. 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.<sup>3</sup>

---

<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



GROUND FLOOR LEVEL  
SCALE 1:100

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

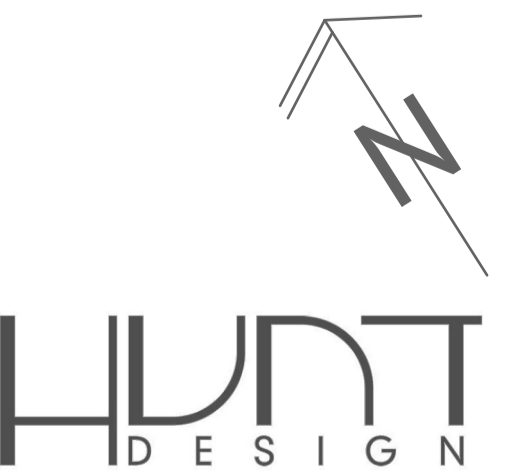
SARA ref: 2603-51306 SRA.....

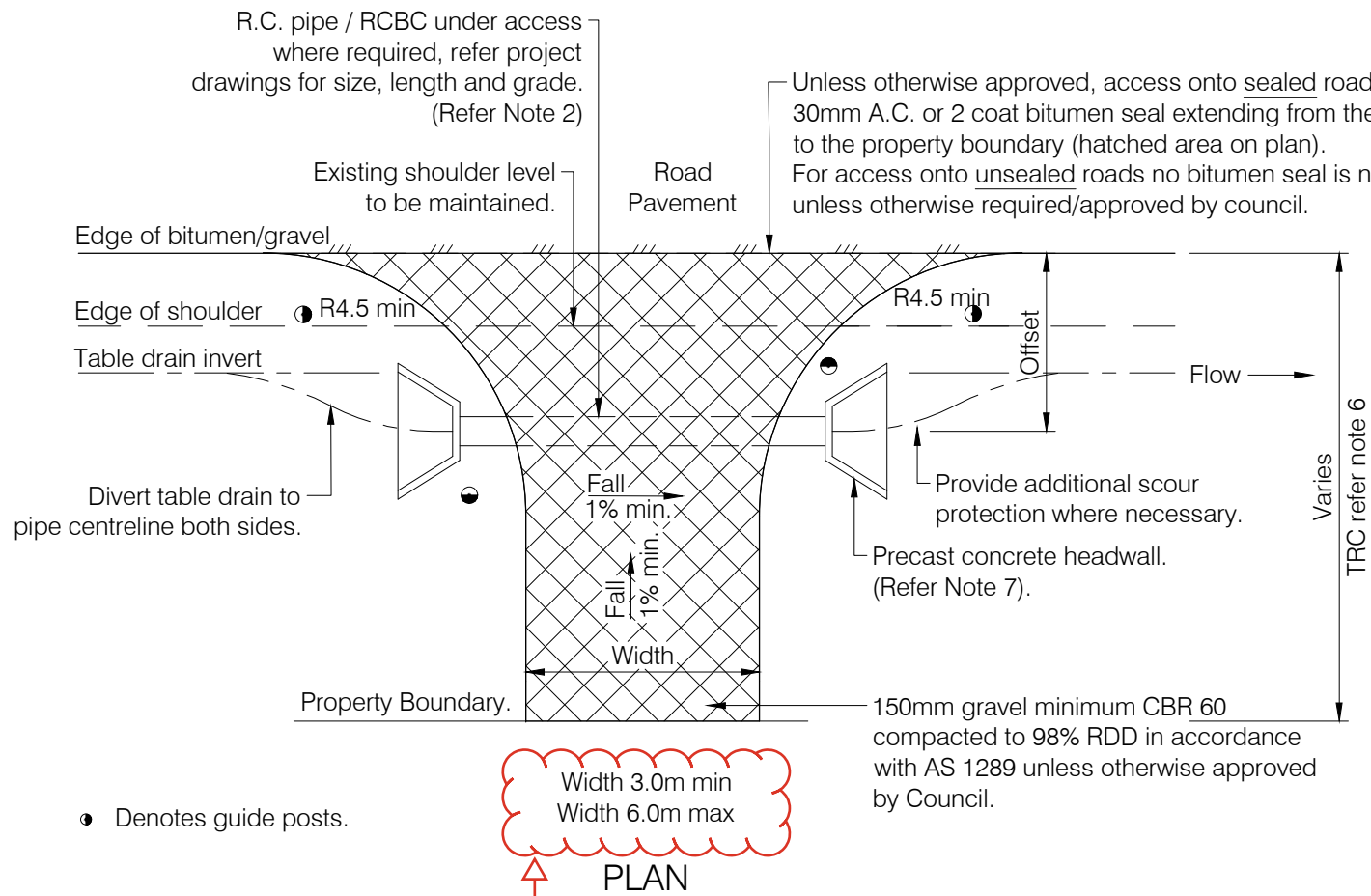
Date: 29 April 2026.....



Amended in red by SARA on 29 April 2026

RECONFIGURING OF LOTS (2 INTO 5 LOTS) AND A MATERIAL CHANGE OF USE - MULTIPLE DWELLINGS AND SHORT-TERM ACCOMMODATION | 11 & 13 DAVIDSON STREET PORT DOUGLAS QLD 4877 AUSTRALIA  
DEVELOPMENT APPLICATION | DA1 | 11 February 2026

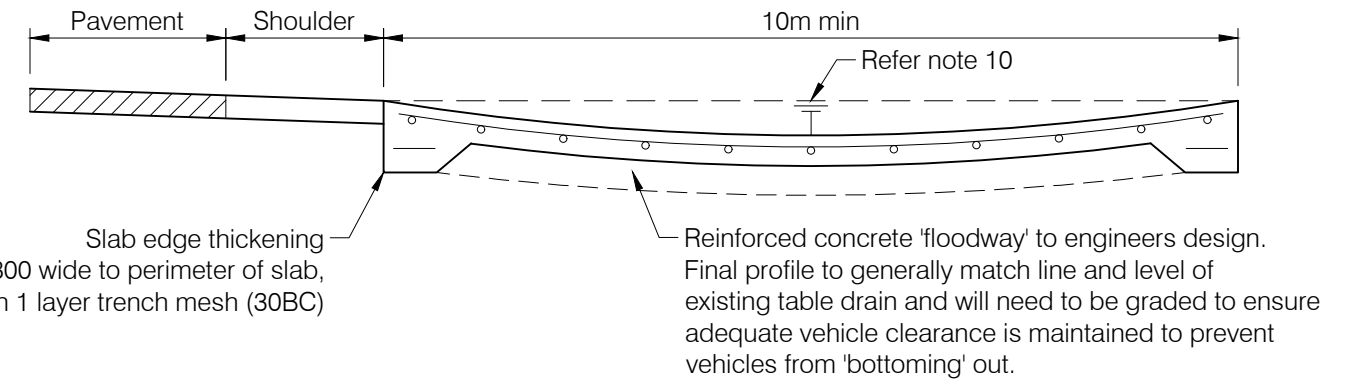
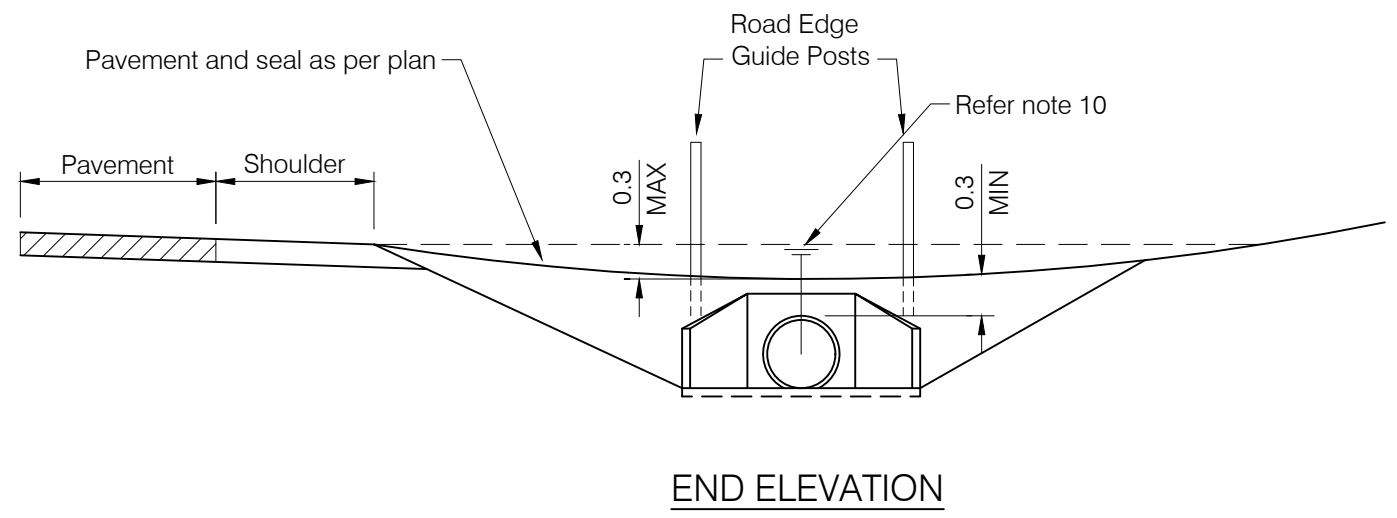




**NOTES**

1. Minimum length of culvert shall be 4.8m for single access, 7.2m for double access.
2. Minimum pipe size shall be Ø375. Minimum RCBC to be 300mm high.
3. Minimum RC pipe / RCBC gradient shall be 1:100.
4. Where cover to RC pipes is less than 260mm pipe shall have 100mm concrete encasement or bridging slab per S1015.
5. Drainage from access must not flow over the through road. All stormwater runoff shall be directed to the table drain.
6. Maximum 10 metres from edge of bitumen seal or where grade is steeper than 6% the bitumen seal shall extend from the road edge to the property boundary unless otherwise approved.
7. Precast sloping headwalls shall be used when :
  - a) the through road has a signposted speed of 80km/hr or greater.
  - b) the through road has a signposted speed of 60km/hr and the offset distance from the traffic lane to the culvert is less than 4.5m.
8. Concrete shall be grade N32 minimum in accordance with AS 1379 and AS 3600.
9. All dimensions are in millimetres.
10. Hydraulic capacity of pipe and access to match the capacity of the table drain. This may require the use of multiple pipes.
11. Minimum sight distances at accesses should comply with "Sight Distance at Property Entrances" Austroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections.
12. In instances where the detail/s shown on this drawing cannot be achieved due to existing constraints, Council shall be contacted to achieve an acceptable alternative.

Note: Min width 5500



**PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE**

SARA ref: 2603-51306 SRA .....

Date: 29 April 2026 .....

**TYPICAL ALTERNATIVE FLOODWAY TYPE ACCESS**  
(Where approved by Council)

**Department of Transport and Main Roads note:**  
Site specific requirements may not reflect this example in its entirety. Drawing details must reflect site specific conditions for Road Works / Road Access Works.

REVISIONS	DATE
G MINOR AMENDMENT TO NOTES	05/12/23
F MINOR AMENDMENTS	27/08/20

**DISCLAIMER**

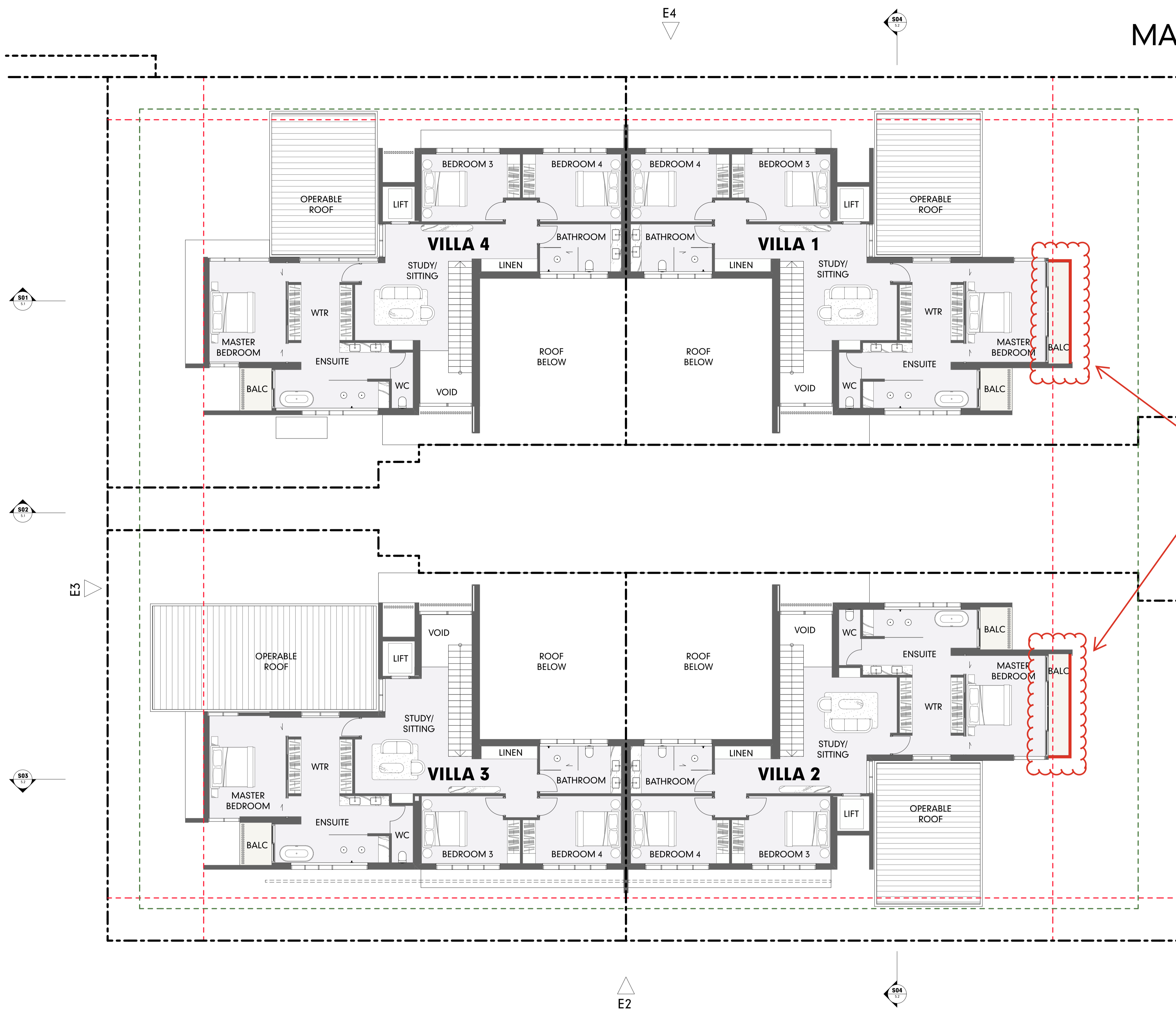
The authors and sponsoring organisations shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.



**RURAL ALLOTMENT ACCESSSES**

Standard Drawing  
**S1105**

F G



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2603-51306 SRA .....

Date: 29 April 2026 .....



Amended in red by SARA on 29 April 2026

Solid gap-free structure in accordance with condition 5 of the referral agency response

FIRST FLOOR LEVEL  
SCALE 1:100

