



Our reference: 2308-36408 SRA  
 Your reference: 23-06/001261  
 Council reference: CA2023 5488/1 (1178907)

11 September 2023

Allaro Homes Cairns Pty Ltd  
 C/- Planning Plus  
 PO Box 399  
 REDLYNCH QLD 4870  
 info@planningplusqld.com.au

Attention: Evan Yelavich

Dear Sir/Madam

## **SARA information request - 42-44 Mitre Street, Sagiba Avenue, and 46-52 Mitre Street, Craiglie**

(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.

### **Matters of state environmental significance (MSES)**

1.

#### **Issue**

Further information is required to determine if the proposed development complies with performance outcome (PO) PO17 of State code 8: Coastal development and tidal works of the SDAP.

The proposed development is mapped within the following MSES:

- Regulated Vegetation (100m from wetland)
- Regulated Vegetation (essential habitat)
- Regulated Vegetation (category B – endangered or of concern)
- Wildlife Habitat (special least concern animal)
- Wildlife Habitat (endangered or vulnerable)

It must be demonstrated how the development avoids impacts to MSES to the greatest extent through design, location, etc. Once avoidance has been demonstrated, it should be demonstrated how the works minimise and mitigate impacts to MSES. If there is any remaining residual impact, this should be characterised in hectares (ha).

If the validity of the MSES mapping is contested, this should be ground-truthed and it should

	<p>be demonstrated by a suitably qualified person why the areas of mapped MSES are unlikely to be utilised by the relevant species. If it is proposed the development will not result in a significant residual impact (SRI), an SRI assessment should be undertaken in accordance with the <a href="#">Significant Residual Impact Guideline</a>.</p> <p><b>Action</b></p> <p>Please provide justification on how the proposed development avoids impacts to MSES to the greatest extent and demonstrate that any residual impact is minimised and/or mitigated to the greatest extent to account for the removal of MSES.</p> <p>It should be clear whether the proposed works will result in a significant residual impact in accordance with the <a href="#">Significant Residual Impact Guideline</a>.</p>
<p><b>SDAP State Code 9 Response</b></p>	
<p>3.</p>	<p><b>Issue</b></p> <p>The proposed development has triggered for technical assessment for reconfiguring a lot in a wetland protection area and material change of use of premises in wetland protection area. Subsequently, a response to SDAP State Code 9: Great Barrier Reef wetland protection areas is required. It does not appear one has been provided within the application material.</p> <p><b>Action</b></p> <p>Please provide a response to SDAP State Code 9. Particular attention must be paid to PO1, PO3 – PO7, PO9 and PO10, including the development considerations set within the performance outcome.</p>
<p><b>Earthworks Plans</b></p>	
<p>4.</p>	<p><b>Issue</b></p> <p>The proposed development has triggered for technical assessment for reconfiguring a lot in a wetland protection area and material change of use of premises in wetland protection area. These triggers are contingent upon the works involving high impact earthworks which is defined in the Planning Regulation 2017 as:</p> <p><i>high impact earthworks—</i></p> <p><i>(a) means operational work that changes the form of land, or involves placing a structure on land, in a way that diverts water to or from a wetland in a wetland protection area and involves excavating or filling—</i></p> <p><i>(i) if the work is carried out in the wetland or within 200m of the wetland—more than 100m<sup>3</sup></i></p> <p>Subsequently, as the earthworks are to be assessed within this application, earthworks plans are required.</p> <p><b>Action</b></p> <p>Please provide earthworks plans clearly illustrating the proposed cut and fill and the volumes.</p>

## How to respond

You have three months to respond to this request and the due date to SARA is 11 December 2023. 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 Sue Lockwood, Senior Planning Officer, on 40373214 or via email 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

Development details	
Description:	Development permit Reconfiguring a Lot (3 Lots into 33 Lots). Preliminary approval that includes a variation request Material change of use for Preliminary Approval including a Variation Request for Rights Associated with the Low to Medium Density Residential Zone.
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 17, Division 3, Table 5 (Planning Regulation 2017). Tidal works or work in a coastal management district - reconfiguring a lot in a coastal management district. Schedule 10, Part 17, Division 3, Table 6 (Planning Regulation 2017). Tidal works or work in a coastal management district – material change of use involving work in a coastal management district. Schedule 10, Part 20, Division 4, Table 2 (Planning Regulation 2017). Wetland protection area - reconfiguring a lot in a wetland protection area. Schedule 10, Part 20, Division 4, Table 3 (Planning Regulation 2017). Wetland protection area - material change of use of premises in a wetland protection area.
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Assessment criteria:	SDAP state code 8: Coastal development and tidal works SDAP state code 9: Great Barrier Reef wetland protection areas