

From: "No Reply" <mydas-notifications-prod2@qld.gov.au>
Sent: Wed, 14 Feb 2024 14:02:23 +1000
To: "enquire@bncplanning.com.au" <enquire@bncplanning.com.au>
Cc: "bronwyn.bignoux@dsdilgp.qld.gov.au"
<bronwyn.bignoux@dsdilgp.qld.gov.au>; "Development Assessment"
<developmentassessment@townsville.qld.gov.au>
Subject: 2401-38533 SRA application correspondence
Attachments: 2401-38533 SRA - GE33-N Information request.pdf
Importance: Normal

This Message Is From an External Sender

This message came from outside Townsville City Council. Please think carefully before clicking links or responding if you weren't expecting this email.

Please find attached a notice regarding application [2401-38533 SRA](#).

If you require any further information in relation to the application, please contact the State Assessment and Referral Agency on the details provided in the notice.

This is a system-generated message. Do not respond to this email.
GE33-N



Email Id: RFLG-0224-0019-7624



SARA reference: 2401-38533 SRA
 Council reference: RAL23/0085
 Applicant reference: DA144-23

14 February 2024

M Pallanza
 C/- BNC Planning
 PO Box 5493 Townsville Q 4810
 TOWNSVILLE QLD 4810
enquire@bncplanning.com.au

Attention: Mr Benjamin Collings

Dear Mr Collings

SARA information request—41650 Bruce Highway, Bluewater

(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.

Access to the State-controlled Road

- | | |
|----|---|
| 1. | <p>Issue:</p> <p>The proposed development does not provide sufficient information to determine compliance with Performance outcomes (PO) PO15 – PO18 of State code 1: Development in a state-controlled road environment (State code 1). Namely, The proposed subdivision seeks to intensify the existing land use and it is therefore crucial to demonstrate that safe access and egress to and from the subject site can be achieved, without impacting upon the safety or operating conditions of the state-controlled road. This is of particular importance given the strategic value of the Bruce Highway and its classification as a Limited Access Road. While there is an existing Road Access Permit pursuant to section 62 (1) of the <i>Transport Infrastructure Act 1994</i> for the subject site, the proposed development seeks to intensify access to a Limited Access Road.</p> <p>The proposed development must demonstrate that the proposed road access location and design is appropriate for the intensified access. No information has been provided regarding the proposed access' design, dimensions, or type. Further, no information has been provided regarding potential turn treatments which may be necessary to mitigate risks. A detailed safety and risk assessment has also not been provided in support of the proposed access location.</p> |
|----|---|

Action:

You are requested to provide a Traffic Assessment demonstrating that the proposed vehicular access will not have safety implications on state-controlled road users and will not adversely affect the operational performance of the Bruce Highway. The Traffic Assessment must demonstrate compliance with State code 1 (in particular PO15-PO18 of the code).

The Traffic Assessment is required to be prepared by a suitably qualified RPEQ in accordance with the provisions of the Department of Transport and Main Roads' (DTMR's) Guide to Traffic Impact Assessment (GTIA), available at:

<https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Guide-to-Traffic-Impact-Assessment>.

In particular, the following should be addressed:

- a) Identify the extent of impacts generated by the development traffic per impact type and assessment area.
- b) Identify all vehicle types anticipated to be used as part of the development.
- c) Provide a detailed safety and risk assessment, completed in accordance with the GTIA, considering the access, and identifying whether there are any unacceptable safety risks at this location (either pre-existing or post-development) for all users of the road network (including pedestrians and cyclists) if relevant.
- d) Confirm that adequate sight lines are available from the proposed access location to provide for safe access and egress to and from the proposed development.
- e) Recommend any mitigation measures where required to demonstrate that no adverse impacts occur upon the safety and operating conditions of the state-controlled road network in accordance with the GTIA.
- f) Provide concept plans in accordance with TMR's standard drawing for rural property access, identifying the proposed road access works and any required mitigation measures such as turn treatments.

As this application is also taken to be an application for a vehicular access under section 62 of the *Transport Infrastructure Act 1994* from DTMR, it is recommended that you also consider DTMR's Vehicular Access to State-controlled Roads Policy – December 2023, available at: <https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval/Vehicle-access-to-State-Controlled-Roads-policy>.

How to respond

You have three months to respond to this request and the due date to SARA is 14 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).

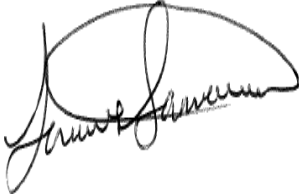
It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

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 Bronwyn Bignoux, Principal Planning Officer, on 4747 3907 or via email NQSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Javier Samanes
A/Manager (Planning)

cc Townsville City Council, developmentassessment@townsville.qld.gov.au

Development details	
Description:	Development permit Reconfiguring a lot - One (1) into Two (2) Lots
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
SARA reference:	2401-38533 SRA
Assessment criteria:	State Development and Assessment Provisions (SDAP): <ul style="list-style-type: none"> State code 1: Development in a state-controlled road environment State Code 2: Development in railway environment