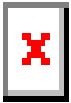|	
From:	"No Reply" <mydas-notifications-test@qld.gov.au>
Sent:	Mon, 28 Apr 2025 12:32:41 +1000
To:	"planning@bespokepd.com.au" <planning@bespokepd.com.au>; "rhett@bespokepd.com.au" <rhett@bespokepd.com.au>
Cc:	"Zinal.Chand@dsdilgp.qld.gov.au" <Zinal.Chand@dsdilgp.qld.gov.au>; "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject:	2504-45454 SRA application correspondence
Attachments:	2504-45454 SRA - SARA Advice notice.pdf
Importance:	Normal

Please find attached a notice regarding application 2504-45454 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.
GE77-N

SARA reference: 2504-45454 SRA
Applicant reference: 25677
Council reference: MCU25/0013
28 April 2025

The Busy School
C/- Bespoke P&D
PO Box 5032
ALEXANDRA HILLS QLD 4161
rhett@bespokepd.com.au

Attention: Ms Tamara Katai

Dear Ms Katai

SARA advice notice - 153-157 Dalrymple Road, Garbutt

(Advice notice given under section 35 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) advises that your development application has not adequately demonstrated compliance with the State code 1: Development in a state-controlled road environment (State code 1) and State Code 6: Protection of state transport networks (State code 6) of the State Development Assessment Provisions (SDAP v3.2)

SARA has reviewed your application material and, in conjunction with the information request issued on 28 April 2025, and as indicated in an email sent to you on 28 April 2025, the following issue with the proposed development has been identified:

Network Impacts on a State-controlled Road	
1.	**Issue:** The net traffic generation (with removal of the church traffic) is calculated based on the same peak hours, despite the proposed development peak hour being reported as 8-9 am and 2:45-3:45 pm and the church peak hour being reported as 7 am and 6 pm. The removal of the church traffic is therefore not considered appropriate to determine the net traffic generation. The traffic report provides a very high-level map of distribution to the site from surrounding residential catchments, with a suggestion that the traffic generation will be dispersed across the surrounding road network, however, no further evidence is provided to quantify this. It is noted that the site is located in close proximity to the Dalrymple Road and Bayswater Road, a State-controlled intersection and that access to Dalrymple Service Road is limited to left-in and left-out from Bayswater Road, which may push more traffic through this intersection or towards Woolcock Street, also a State-controlled road. Further evidence should be provided, including a more detailed comparison of traffic generation at individual intersection movements, to quantify that the development impact is less than 5% of background traffic. **Action:**

	An updated assessment is required to consider appropriate net traffic generation and further evidence that the development impact is less than 5% of background traffic in accordance with the Guide to Traffic Impact Assessment. An updated assessment is required to demonstrate that the development will not result in any net worsening of the operating performance of the state-controlled road network, to comply with PO26 of State Code 1 and PO3 of State Code 6.

Please note that, unlike an information request, <u>assessment timeframes do not stop</u> when advice is provided by SARA.

How to respond

It is recommended that you address these issues promptly and provide a response to SARA in conjunction with the information request. If you decide not to respond, your application will be assessed and decided based on the information provided to date.

Under the Development Assessment Rules (DA Rules), the issuing of advice does not stop the assessment timeframes. If you intend to provide additional information, it should be provided in a timely manner to allow sufficient time for the information to be considered. As such, you are strongly encouraged to consider using the 'stop the clock' provisions under s32 of the DA rules, to allow sufficient time for you to consider and respond to SARA's advice, and for SARA to consider any new or changed material provided.

If you wish to utilise the 'stop the clock' provisions, you should give notice to the assessing authority (assessment manager or referral agency) whose current period you wish to stop. This can be done through MyDAS2 or via correspondence.

You are requested to upload your response using the 'manage documents' function in MyDAS2.

If you require further information or have any questions about the above, please contact Zinal Chand, A/Planning Officer, on (07) 3432 2410 or via email NQSARA@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Anthony Walsh
Manager Planning

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

Development details	
Description:	Development permit Material change of use for Educational Establishment
SARA role:	Referral Agency
SARA trigger:	• Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) of the Planning Regulation 2017 - Development impacting on state transport infrastructure • Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) of the Planning Regulation 2017 - Material change of use of remises within 25 metres of a State-controlled corridor (road) (Planning Regulation 2017)
SARA reference:	2504-45454 SRA
Assessment criteria:	State code 1 & 6 of SDAP v3.2