



SARA reference: 2409-42502 SRA  
Applicant reference: M2258  
Council reference: MCU24/0092

10 October 2024

Munzo Family Trust  
C/- Milford Planning  
PO Box 5463  
TOWNSVILLE CITY QLD 4810  
info@milfordplanning.com.au

Attention: Ms Sarah Jones

Dear Ms Jones

## SARA advice notice – 110-112 Bowen Road, Rosslea

(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 Development Assessment Provisions (SDAP).

SARA has reviewed your application material and further to the phone conversation with you on 10 October 2024, the following issue with the proposed development have been identified:

State-controlled road access	
1.	<p><b><u>Issue:</u></b></p> <p>The proposed two staff parking spaces in front of the proposed medical practice extension may cause vehicles to reverse over the sidewalk, leading to safety issues and potential queuing along the state-controlled road. This compromises the safety and efficiency of state-controlled road access and network operation as per PO15 and PO16 of State code 1: Development in a state-controlled road environment of SDAP.</p> <p><b><u>Action:</u></b></p> <p>You are advised to demonstrate compliance with PO15 and PO16 of State code 1 by providing a swept path analysis. This analysis should show that the design vehicle can enter and exit the staff parking spaces in forward gear without negatively impacting the safety and operation of the state-controlled road.</p>

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

### How to respond

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It is recommended that you address these issues promptly and provide a response to SARA by **21 October 2024**. If you decide not to respond, your application will be assessed and decided based on the information provided to date.

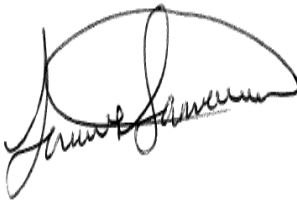
Under the [Development Assessment Rules](#) (DA Rules), the issuing of advice does not stop the assessment timeframes. If you intend to provide additional information, it should be provided in a timely manner to allow sufficient time for the information to be considered. As such, you are strongly encouraged 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 Helena Xu, Senior Planning Officer, on (07) 3452 6724 or via email [NQSARA@dsdilgp.qld.gov.au](mailto:NQSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Javier Samanes  
Principal Planner

cc      Townsville City Council, [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au)

Development details	
Description:	Development permit      Material Change of Use for Health Care Services (Medical Centre Extension) and Shop (Pharmacy)
SARA role:	referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—Material Change of Use of premises within 25m of a state-controlled road and within 100m of a state-controlled road intersection
SARA reference:	2409-42502 SRA
Assessment criteria:	State Code 1: Development in a state-controlled road environment