



SARA reference: 2502-44842 SRA
Council reference: MCU25/0002
Applicant reference: DA134-24

20 March 2025

Chief Executive Officer
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810
developmentassessment@townsville.qld.gov.au

Attention: Mr Lachlan Pether

Dear Mr Pether

SARA referral agency response—86 Bowen Road, Rosslea

(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 25 February 2025.

Response

Outcome:	Referral agency response – No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	20 March 2025
Advice:	Advice to the applicant is in Attachment 1
Reasons:	The reasons for the referral agency response are in Attachment 2

Development details

Description:	Development Permit	Material Change of Use for Office
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) - Material change of use of premises within 25 metres of a State-controlled corridor (road) and within 100m of a State-controlled road intersection (Planning Regulation 2017)	
SARA reference:	2502-44842 SRA	
Assessment manager:	Townsville City Council	
Street address:	86 Bowen Road, Rosslea	

Real property description: Lot 44 on RP703491
Applicant name: Santech QLD C/- BNC Planning
Applicant contact details: PO Box 5493 Townsville Q 4810
TOWNSVILLE QLD 4810
enquire@bncplanning.com.au

Human Rights Act 2019
considerations:

A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* 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 3**.

A copy of this response has been sent to the applicant for their information.

For further information 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 Santech QLD C/- BNC Planning, enquire@bncplanning.com.au

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations about a referral agency response provisions

Attachment 1—Advice to the applicant

General advice	
1.	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 3.2). If a word remains undefined it has its ordinary meaning.
2.	<p>The application material did not indicate any proposal for advertising devices, however in the event an advertising device is considered, the applicant to be advised that:</p> <ul style="list-style-type: none"> • Whilst referral to the Department of Transport and Main Roads (DTMR) will not be triggered pursuant to the provisions of Schedule 10 of the Planning Regulation, should the advertising device be visible from a State Controlled Road, the future operational application will be issued to DTMR for the provisions of Third-Party Advice. • During DTMR's review of the request for Third Party Advice TMR's Roadside Advertising Manual (RAM), will be considered an assessment benchmark • The RAM assist DTMR and local governments in evaluating proposals for roadside advertising devices to ensure that they meet road safety and traffic operation objectives. The RAM also provides technical criteria for current and potential roadside advertisers. The RAM is a Roadside advertising manual (Department of Transport and Main Roads). • To ensure that a future application for onsite advertising devices visible from the State Controlled Road network is as streamlined as possible, it is recommended that the RAM be considered in the design and siting of the advertising device(s). • For more information regarding the RAM or the Third Party Advice process, the Department of Transport and Main Roads can be contacted at: north.queensland.idas@tmr.qld.gov.au

Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

The development complies with State Code 1: Development in a State-Controlled Road Environment as outlined in the State Development Assessment Provisions (SDAP) version 3.2, with no requirements. Specifically, the development:

- does not create a safety hazard for users of the State-controlled road
- does not compromise the structural integrity of State-controlled roads, road transport infrastructure or road works.
- does not result in a worsening of the physical condition or operating performance of State-controlled roads and the surrounding road network.
- does not compromise the State's ability to construct, or significantly increase the cost to construct State-controlled roads and future State-controlled roads.
- does not compromise the State's ability to maintain and operate State-controlled roads, or significantly increase the cost to maintain and operate State-controlled roads.
- does not compromise the structural integrity of public passenger transport infrastructure or compromise the operating performance of public passenger transport services, and
- avoids or mitigates significant adverse impacts resulting from environmental emissions generated by vehicles on the State-controlled road.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version 3.2, as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*

Attachment 3— Representations about a referral agency response provisions

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