
From: Peter MULCAHY <WBBSARA@dsdilgp.qld.gov.au >
Sent: Monday, 29 April 2024 12:21 PM
To:
Cc: Lyn McLeod; North Burnett Regional Council
Subject: Proposed MCU application at 16191 Burnett Highway, Gayndah (Council Reference: DA240013)

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Good Afternoon Lisa,

Proposed MCU application at 16191 Burnett Highway, Gayndah (Council Reference: DA240013)

Further to our discussion last week, the State Assessment and Referral Agency (SARA) have undertaken a preliminary review of the application material and provide the following comments:

a) Proposal plans

The proposal plans received are illegible and not drawn to scale. SARA request that the applicant provides proposal plans which are prepared in accordance with the [DA forms guide: Relevant plans](#).

Existing proposal plans are shown below:

Proposal Plan (1) if Grant Successful

PROPOSAL ONE: IF GRANT FUNDING RECEIVED



Proposal Plan (2)

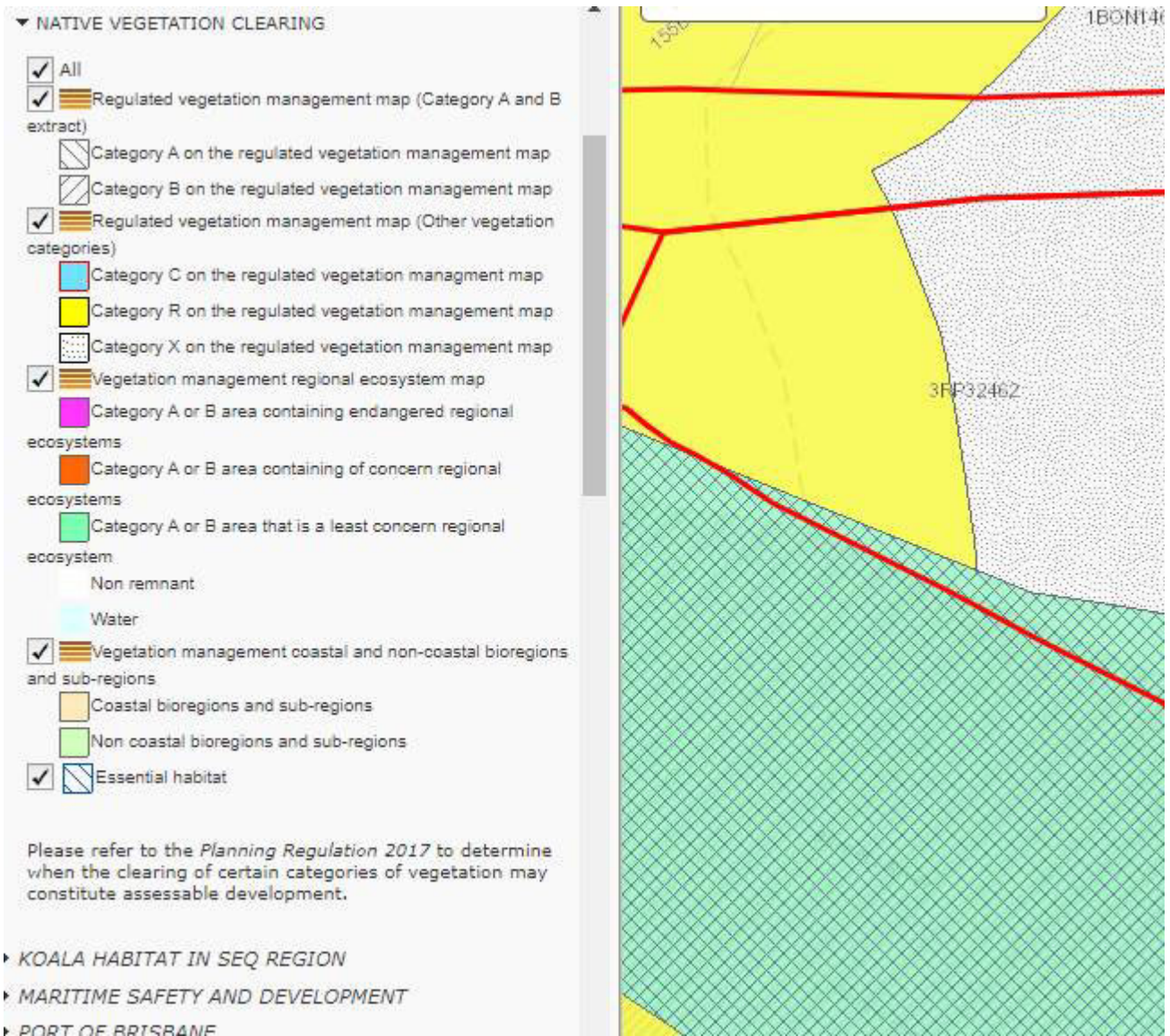
PROPOSAL TWO: IF NO GRANT RECEIVED



It is strongly recommended that you prepare better quality proposal plans and submit to SARA and North Burnett Regional Council (NBRC). The current plans cannot be used by SARA for assessment purposes.

b) Native vegetation

Based on SARA DA Mapping, Lot 3 on RP32461 contains Category B 'least concern' remnant vegetation and Essential habitat.



The proposal plans do not provide sufficient detail to determine whether the ten (10) self-sufficient cabins require:

- the clearing of Category B 'least concern' remnant vegetation
- a firebreak (additional exempt clearing for infrastructure based on the location of the cabins)

c) Response to State Code 1

The application material provided a response to [State Code 1: Development in a state-controlled road environment](#). Preliminary SARA comments are provided below:

<p>PO4 The location, placement, design and operation of advertising devices, visible from the state-controlled road, do not create a safety hazard for users of the state-controlled road.</p>	<p>No acceptable outcome is prescribed.</p>	<p>No adv develop</p>
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Whilst the current MCU application does not involve advertising devices, any future advertising devices shall be designed and located in accordance with the Department of Transport and Main Roads (DTMR) [Roadside advertising manual](#).

Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	This development should not be a safety hazard for users of a state-controlled road.
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	This development should not result in a material worsening of the operating performance of the state-controlled road or road transport infrastructure.
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Setback of road transport infrastructure from stormwater discharge points.
PO11 Development ensures that stormwater is lawfully discharged.	AO11.1 Development does not create any new points of discharge to a state-controlled road . AND AO11.2 Development does not concentrate flows to a state-controlled road . AND AO11.3 Stormwater run-off is discharged to a lawful point of discharge .	This development should comply with all Performance Outcomes of discharge.

The proposal does not include a Stormwater Management Plan (SMP) or demonstrate compliance with PO8 to PO11 (sweeping, unqualified statements are not acceptable – you will have to elaborate on how the proposal complies with all Performance Outcomes).

d) Vehicle access and network impacts

Provide information regarding the existing standard of vehicle access to/from the subject site and any proposed standard of vehicle access. Please refer to a specific North Burnett Regional Council [Standard Drawing](#).

e) Funding

Section 2.0 of the Planning Report indicates that an application has been submitted for \$200,000 of funding for the proposed development. Please provide details of the funding request and whether this request was successful.

If you have any queries please contact me.

Kind Regards,

Peter

Peter Mulcahy

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I acknowledge the Traditional Custodians of the land on which we walk, work and live. I pay my respects to Elders past, present, and emerging.



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