



SARA reference: 2404-40135 SRA
Council reference: DA240013

10 May 2024

Mrs Lisa Madden
122 Shepherds Road
GAYNDAH QLD 4625
jenlands2@bigpond.com

Attention: Lisa Madden

Dear Lisa

SARA information request – Burnett Highway and Gayndah Monto Branch Railway, Gayndah

(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 (SDAP), version 3.0, has not been provided.

SDAP, State code 1: Development in a state-controlled road environment (State code 1)

Information request

1.	<p>Vehicular access to state-controlled road</p> <p>Issue</p> <p>The development application does not include sufficient detail to assess the development against PO15 to PO17, in Table 1.2, of State code 1, specifically in relation to the access proposed to the Burnett Highway.</p> <p>The access location reflected in Appendix A of the Town Planning Report shows access from the Burnett Highway located within Lot 26 on SP102268, whereas the existing formed pathway starts on the road frontage of Lot 1 on RP32461, crosses Lot 26 on SP102268, then into Lot 3 on RP32461.</p> <p>Additionally, the likely timing as to the commencement of the five stages has not been provided, nor any projected traffic movements (number, type and distribution of traffic) generated by the proposed change in use at the Burnett Highway access.</p>
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	<p>Without this information, compliance with the PO15 or the purpose statement of State code 1 cannot be determined, and the Department of Transport and Main Roads (DTMR) is unable to issue a decision about access under Section 62 of the <i>Transport Infrastructure Act 1994</i>.</p> <p><u>Action</u></p> <p>Please provide clarification about access and relevant traffic information, for the proposed development. In your response, please ensure you address the following matters:</p> <ul style="list-style-type: none"> (a) provide a clear, drawn-to-scale plan that confirms the precise access location proposed to the Burnett Highway (b) identify the number, types and frequency of traffic that will be generated by the proposed development on a daily, AM and PM peak hour basis. The traffic information must account for all uses nominated in the application and capture the maximum yield proposed (c) provide the distribution of generated traffic at the Burnett Highway access and include suitable justifications for any assumptions used (d) nominate the expected commencement date for each stage of development. For a staged approach, provide a clear staging plan and specify the anticipated commencement date for each stage of development. <p>It is not necessary for this information to be prepared by a traffic engineer, but should be prepared by person/s involved with the development who have good knowledge of the development and an understanding of the traffic that is likely to be generated.</p>
Advice	
2.	<p>Access over Lot 26 SP102268 (land administered by DTMR)</p> <p><u>Issue</u></p> <p>DTMR's letter of 9 April 2024 has only consented to the lodgement of the development application and does not constitute approval for any person to enter a rail corridor or land administered by DTMR, which, in this case is Lot 26 on SP102268.</p> <p>Based on the issues raised in the information request (item 1 of this notice), clarification is requested about the access arrangements for the proposed development, specifically where they are intended to occur across Lot 26 on SP102268.</p> <p><u>Action</u></p> <p>Please provide a plan of development drawn to scale which clearly shows where vehicular access is proposed to occur from Lot on 26 SP102268. If approval has been given by DTMR for the crossing, please provide evidence of this with your response.</p> <p><u>Additional advice</u></p> <p><i>To assist in this matter, please ensure no permanent part of the development, with the exception of the vehicle crossing, is located within Lot 26 on SP102268.</i></p> <p><i>Any decision issued by DTMR under Section 62 of the Transport Infrastructure Act 1994 only relates to access to state-controlled roads and does not include access to rail corridor land, such as Lot 26 on SP102268.</i></p> <p><i>Access over rail corridor land is administered by DTMR. Further advice about entry over or into rail corridor land can be directed to DTMR's Rail Corridor Management team via</i></p>

RCM@tmr.qld.gov.au
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How to respond

You have three months to respond to this request and the due date to SARA is **12 August 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 Caroline Plank, Principal Planning Officer - Wide Bay Burnett, on (07) 5352 9709 or via email WBBSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Matthew Holznagel
Principal Planning Officer

cc North Burnett Regional Council, admin@northburnett.qld.gov.au

Development details	
Description:	Development permit Material change of use for rooming accommodation and short-term accommodation
SARA role:	Referral agency
SARA trigger:	Planning Regulation 2017: 10.9.4.2.4.1 Material change of use of premises near a State transport corridor
SARA reference:	2404-40135 SRA
Assessment criteria:	SDAP, version 3.0, State code 1: Development in a state-controlled road environment