

From: "No Reply" <mydas-notifications-test@qld.gov.au>
Sent: Mon, 17 Mar 2025 12:39:41 +1000
To: "Anne.Zareh@braziermotti.com.au" <Anne.Zareh@braziermotti.com.au>
Cc: "Zinal.Chand@dsdilgp.qld.gov.au" <Zinal.Chand@dsdilgp.qld.gov.au>;
"Hinchinbrook Shire Council" <council@hinchinbrook.qld.gov.au>
Subject: 2502-44839 SRA application correspondence
Attachments: 2502-44839 SRA - SARA Advice Notice.pdf
Importance: Normal
Categories: Register;Melise

You don't often get email from mydas-notifications-test@qld.gov.au. [Learn why this is important](#)

Please find attached a notice regarding application [2502-44839 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



Email Id: RFLG-0325-0023-2008

SARA reference: 2502-44839 SRA
 Applicant reference: 40396-005-01
 Council reference: MCU25\0001

17 March 2025

Development Enterprises Pty Ltd
 C/- Brazier Motti Pty Ltd
 595 Flinders Street
 TOWNSVILLE QLD 4810
 Anne.Zareh@braziermotti.com.au

Attention: Ms Anne Zareh

Dear Ms Zareh

SARA advice notice - 28, 32 & 36 Lynn Street, Ingham; 79, 85 & 87 Herbert Street, Ingham

(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) of the State Development Assessment Provisions (SDAP v3.2)

SARA has reviewed your application material and in conjunction with the information request issued on 17 March 2025, and as indicated in the phone conversation with you on 17 March 2025, the following issue(s) with the proposed development have been identified:

Access to a State-controlled Road	
1.	<u>Issue:</u> The proposed development will result in the consolidation of access to the State-controlled road through a single access point along the frontage of the site. DTMR's review of the proposed access point has raised the following concerns that should be addressed through further design consideration: i. The swept path assessments indicate that an Articulated Vehicle (AV) will require the entire width of the driveway crossover to enter/exit the site ii. The proposed grading of the site on the approach to the site access is 1:8. The Australian Standard (AS) AS2890.2 requires a maximum grade of 1:20 approximately equal to 15m into the site for an AV iii. There are several parking spaces close to the access. The AS2890.1 requires a queuing provision of 2 vehicle lengths (12m) to be provided from the property boundary into the site iv. No sight splays have been provided for pedestrian safety in accordance with Figure

	3.4 of AS2890.2 v. Existing on-street parking on Herbert Street to the west of the proposed driveway crossover is likely to impact the access sight distance required by AS2890.2 vi. No traffic control has been provided indicating to drivers that the access to Herbert Street from the site is a left-out-only arrangement <u>Action:</u> Amend the design of the proposed driveway crossover to Herbert Street in consideration of the following design matters: i. The design of the driveway crossover should be amended to allow an AV entering or exiting the site to pass another vehicle entering and exiting the site to prevent vehicle queuing on the state-controlled road network. An updated swept path assessment for AV and Heavy Rigid Vehicles should be provided and consideration should be given to pedestrian movements across a wider access in the revised design. ii. Amend the proposed grading within the site on the approach to the driveway crossover (currently 1:8) such that grades are a maximum of 1:20 for a minimum of 6m or the longest wheelbase of any vehicle likely to access the site in accordance with Clause 3.4.4 of AS2890.2. iii. Demonstrate an adequate sight distance that can be provided in accordance with Figure 3.3 of AS2890.2 and provide plans showing any required mitigation treatments, including restriction of on-street parking to the southwest of the proposed driveway crossover. iv. Provide a minimum queuing provision of 12m (2 vehicle lengths) into the site clear of access to car parking spaces to minimise the risk of vehicles queuing external to the site. v. Provide updated plans that include pedestrian sight splays in accordance with Figure 3.4 of AS2890.2. vi. Provide details of the signage, line marking and other traffic control devices required to ensure that all vehicles departing the site turn left onto Herbert Street.
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Please note that, unlike an information request, assessment timeframes do not stop 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, at (07) 3432 2410 or via email at NQSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc Hinchinbrook Shire Council, council@hinchinbrook.qld.gov.au

Development details	
Description:	Development Permit Material change of use for Medium Impact Industry (Furniture Manufacturing, Display and Sales)
SARA role:	Referral Agency
SARA trigger:	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 premise within 25 metres of a State transport corridor (road)
SARA reference:	2502-44839 SRA
Assessment criteria:	State code 1 of SDAP v3.2