



SARA reference: 2304-34256 SRA
 Applicant reference: 1207
 Council reference: DA/4609

16 February 2024

Brian Boserio
 C/-MD Land Surveys
 228 Draper Street
 PARRAMATTA PARK QLD 4870
 erin@mdlandsurveys.com.au

Attention: Erin Berthelsen

Dear Erin

SARA advice notice - 1843 Mulligan Highway, Cooktown

(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).

Subsequent to your response of 7 February 2024 to SARA's information request, SARA has reviewed the information you provided and as discussed in the phone conversation on 16 February 2024 the following issue(s) with the proposed development application have been identified:

Access location and safety to state controlled road	
1.	<p><u>Issue:</u></p> <p>The amended reconfiguration of a lot plan illustrates that direct lot access is proposed from the Mulligan Highway (state controlled road) to proposed lots 1, 2 and 13.</p> <p>It is SARAs preference that vehicular access arrangement for proposed lots 1 and 2 via the Mulligan Highway is restricted to left-in and left-out vehicle movements due to the centre line being a double barrier line. This double barrier line is in place due to poor road sight visibility in both directions from the Gampe Drive intersection up to the Bob & Jenny Scott bridge.</p> <p>Proposed Lot 13 has a road frontage to Gampe Drive (local road) and the state-controlled road. SARA advises that vehicle access via a state-controlled road should be limited and only permitted if no safe access alternative is available via a lower order road.</p> <p><u>Action:</u></p>

	<p>1. Provide a traffic statement prepared by a suitably qualified person to demonstrate compliance with PO15 – PO16 and PO25 – PO27 of State code 1, which:</p> <p>a) Identifies that there is a safe U-turn facility to allow vehicles exiting proposed lots 1 and 2 to travel south (towards Lakelands Downs and Cairns) as a result of left in and left out only arrangement Note: Particular attention/safety assessment should be provided for the Mulligan Highway / Gampe Drive intersection.</p> <p>b) relocates access for proposed lot 13 so that it is only accessed from Gampe Drive.</p> <p>Attentively, if the proposed access from lot 13 is not changed and if an all movement access location is required for proposed lots 1, 2 and 13 to Mulligan Highway, the following information must be provided and prepared by a suitably qualified person:</p> <p>2. A sight visibility assessment at the access points of lots 1, 2 and 13 in both directions</p> <p>3. further justification to demonstrate why a vehicular access to proposed Lot 13 should be provided via the Mulligan Highway rather than Gampe Drive.</p> <p><i>Note: It is SARAs position that satisfactorily addressing items 2 and 3 above will be difficult to achieve.</i></p>
Clearing native vegetation	
2.	<p>Issue: The response to item 5 of the information request response did not provide the tree height details that are necessary to calculating the firebreak/safety buffer distances and to determine the clearing that would become exempt as a result of the proposed development, in relation to new built infrastructure.</p> <p>Action: Please provide tree height data or alternatively confirm the firebreak/safety buffer distances are to be calculated on tree heights of the regional ecosystems identified on the lot, based on the data in the Queensland Herbarium CorVeg database.</p> <p><i>Note: If the Queensland Herbarium CorVeg database is utilised this may result in more clearing required which in turn will result in a potential increase of environmental offsets when compared with providing tree height data.</i></p>

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 by **22 February 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 extending the SARA assessment period, 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.

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 Rebecca Carpenter, Principal Planner, on 0734527652 or via email DAAT@dsgilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Duncan Livingstone
Principal Planner

cc Cook Shire Council, mail@cook.qld.gov.au

Development details	
Description:	Development permit Reconfiguring a lot for Development Application for Reconfiguring a Lot (1 lot into 13 lots, balance and new road)
SARA role:	Referral agency
SARA trigger:	Planning regulation 2017 Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (Planning Regulation 2017) - Reconfiguring a lot near a State transport corridor Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 (Planning Regulation 2017) - Reconfiguring a lot near a State-controlled road intersection Schedule 10, Part 3, Division 4, Table 2, Item 1 (Planning regulation 2017) – Clearing native vegetation
SARA reference:	2304-34256 SRA
Assessment criteria:	State Development Assessment Provisions (SDAP), version 3.0 including: <ul style="list-style-type: none"> a) State code 1: Development in a state-controlled road environment <ul style="list-style-type: none"> • State code 16: Native vegetation clearing