

**From:** "No Reply" <mydas-notifications-prod2@qld.gov.au>  
**Sent:** Wed, 11 Dec 2024 16:36:13 +1000  
**To:** "enquire@bncplanning.com.au" <enquire@bncplanning.com.au>  
**Cc:** "Helena.Xu@dsdilgp.qld.gov.au" <Helena.Xu@dsdilgp.qld.gov.au>;  
"Development Assessment" <developmentassessment@townsville.qld.gov.au>  
**Subject:** 2411-43466 SRA application correspondence  
**Attachments:** 2411-43466 SRA - GE33-N Information request.pdf  
**Importance:** Normal

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**This Message Is From an External Sender**

This message came from outside Townsville City Council. Please think carefully before clicking links or responding if you weren't expecting this email.

Please find attached a notice regarding application [2411-43466 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.*  
GE33-N



Email Id: RFLG-1224-0022-4384



SARA reference: 2411-43466 SRA  
 Applicant reference: DA041-24  
 Council reference: MCU24/0108 & RAL24/0067

11 December 2024

MCK TSV Pty Ltd  
 C/- BNC Planning  
 PO Box 5493  
 TOWNSVILLE QLD 4810  
 enquire@bncplanning.com.au

Attention: Mr Benjamin Collings

Dear Mr Collings

## SARA information request - 1 Racecourse Road, Cluden

(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 has not been provided.

### Active Transport Access to Public Passenger Transport

1.

**Issue:**

The existing information is not sufficient for SARA to conduct assessment against the provisions of State Code 6: Protection of state transport networks (State code 6) of the SDAP. The proposed development will generate demand for an active transport network to facilitate access to the existing urban bus stops in Stuart Drive and on-site public passenger transport. The Masterplan and Masterplan Bubble Diagram do not show an active transport network to service the demand generated by the development.

**Action:**

You are advised to demonstrate compliance with PO30 – PO31 of State code 6 by providing a conceptual Active Transport Plan.

The Active Transport Plan should demonstrate how the proposed development will create a well-connected and accessible development through pedestrian pathway and cyclist networks that increase opportunities for walking and cycling both within the development and connecting to existing/proposed pedestrian and cyclist networks and the urban bus stops in Stuart Drive.

	<p>The Active Transport Plan should clearly illustrate safe, direct, convenient and inclusive:</p> <ul style="list-style-type: none"> <li>• Internal and external pedestrian pathway networks between each component of the development, the external active transport network, the bus stops in Stuart Drive and proposed on-site setdown facilities for taxis, rideshare and private/contracted buses.</li> <li>• Upgrades to the external active transport network to accommodate the proposed development.</li> <li>• Pedestrian pathway connections between the proposed development entries and the urban bus stops adjacent to the Stuart Drive frontage of the development. Pedestrian priority links may be required through the car parking areas such as raised pedestrian crossings in accordance with AS1742.10 <i>Manual of Uniform Traffic Control Devices, Part 10: Pedestrian control and protection</i>.</li> <li>• Pedestrian crossing arrangements across Stuart Drive to access the urban bus stops on the opposite side of the roadway. This should be supported by a RPEQ certified road safety audit which considers the locational circumstances of the site, proposed traffic arrangements, the location of the bus stops and speed environment of the road, amongst other relevant considerations. A scaled and labelled drawing should be provided illustrating the proposed conceptual pedestrian crossing arrangements.</li> </ul>
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### How to respond

You have three months to respond to this request and the due date to SARA is **11 March 2025**. 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).

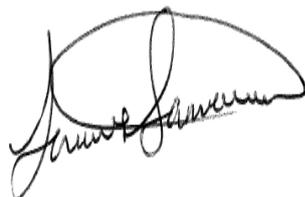
It is recommended that you provide all the information requested above. If you decide not to provide all the information requested, your application will be assessed and decided based on the information provided to date.

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 Helena Xu, Senior Planning Officer, on 07 3452 6724 or via email [NQSARA@dsdilgp.qld.gov.au](mailto:NQSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Javier Samanes  
A/ Manager (Planning)

cc Townsville City Council, [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au)

Development details	
Description:	<p>Development permit                      Reconfiguring a lot - Boundary realignment</p> <p>Preliminary approval                      Material change of use - Variation Request to override the planning scheme to facilitate development in accordance with the Townsville Waterpark, Hotel and Beachclub Plan of Development</p>
SARA role:	referral agency
SARA trigger:	<ul style="list-style-type: none"> <li>• 10.8.2.3.1.1 - Development on or adjoining a Queensland heritage place</li> <li>• 10.8.2.3.2.1 - Material change of use of premises on a lot adjacent to or containing a Queensland heritage place</li> <li>• 10.9.4.1.1.1 - Development impacting on state transport infrastructure</li> <li>• 10.9.4.2.1.1 - Reconfiguring a lot near a state transport corridor</li> <li>• 10.9.4.2.4.1 - Material change of use of premises near a state transport corridor (Planning Regulation 2017)</li> </ul>
SARA reference:	2411-43466 SRA
Assessment criteria:	<p>State code 1: Development in a state-controlled road environment</p> <p>State code 6: Protection of state transport networks</p> <p>State code 14: Queensland heritage</p>