

Janelle Rampton

From: No Reply <mydas-notifications-prod2@qld.gov.au>
Sent: Monday, 23 December 2024 11:42 AM
To: admin@astpd.com.au
Cc: caroline.plank@dilgp.qld.gov.au; Planning
Subject: 2401-38514 SRA application correspondence
Attachments: 2401-38514 SRA SARA information request.pdf

External sender. Be careful with links and attachments.

Please find attached a notice regarding application [2401-38514 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-1224-0022-5534



Our reference: 2401-38514 SRA
 Your reference: 230312.01
 Council reference: TPC-77

23 December 2024

Yabba Deer Pty Ltd
 C/- ADAMS + SPARKES Town Planning
 PO Box 1000
 BUDDINA QLD 4575
 admin@astpd.com.au

Attention: Aspen Dunn

Dear Ms Dunn

SARA information request – 1133-1139 Yabba Creek Road, Imbil

(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.

State code 1: Development in a state-controlled road environment	
State code 6: Protection of state transport networks	
Turn warrant assessment	
1.	<p>Issue: The development application does not provide information to demonstrate that additional vehicles proposed to access the site, can be accommodated at the existing access.</p> <p>Action: Please provide a turn warrant assessment based on 1515 vehicles at the access (standard Queensland occupancy rate of 1.32 for 2000 patrons) in accordance with <i>Austrroads Guide to Traffic Management</i>, Part 6: Intersections, Interchanges and Crossings Management.</p> <p><i>Note 1: It is acknowledged that the turn warrant assessments are generally associated with roads; however, the number of movements proposed for the access will be similar to numbers for intersections.</i></p>
Event management plan	
2.	<p>Issue: The development application does not demonstrate compliance with PO25 and PO26 of</p>

	<p>State code 1, or PO1 and PO2 of State code 6.</p> <p>The development application requires an event management plan so it can be determined if the mitigation strategies proposed will be sufficient to protect the operation and safety of the state-controlled road during events.</p> <p>Action: Please provide:</p> <ol style="list-style-type: none"> 1. An event management plan that addresses, but is not limited to, the following items: <ol style="list-style-type: none"> (a) the routes of patrons attending the event. This information will demonstrate the impact of the traffic generated for events on the wider network (b) where, and how much parking, will be provided and how the carparking will be managed to ensure no queuing of traffic onto Yabba Creek Road (c) the likely times of arrival of the additional traffic for the site (d) queue length assessment for traffic being held at the one-way bridges on Yabba Creek Road (e) given the reduced sight distance available on many of the approaches to the single lane bridges on Yabba Creek Road and that currently, low traffic volumes on Yabba Creek Road ensure major conflicts are minimised, the development will need to demonstrate how increased risks of accidents will be avoided with the proposed 5-fold increase in traffic (f) detail how patron numbers will be capped to 2000, which is the number being used to assess the impact of the development. 2. A road safety assessment of Yabba Creek Road from the subject site through to the Gympie-Brooloo Road intersection, in accordance with the requirements stated within section 9.3.3 of the Department of Transport and Main Roads' <i>Guide to Traffic Impact Assessment</i>, 2018 (GTIA). Where impacts are identified, provide strategies/conceptual designs for mitigations.
Road safety assessment	
3.	<p>Issue: In accordance with the GTIA, Table 9.3.3(a) Road environment safety rating matrix (level of risk), a road safety assessment is required for the development application.</p> <p>Action: Provide a road safety assessment in accordance with section 9.3.3 of the GTIA.</p>

How to respond

You have three months to respond to this request and the due date to SARA is **24 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 Caroline Plank, Principal Planning Officer (Wide Bay Burnett), on (07) 5352 9709 or via email WBBSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Peter Mulcahy
Principal Planning Officer

cc Gympie Regional Council, planning@gympie.qld.gov.au

Development details		
Description:	Change application – other than minor change	Development permit for material change of use for camping ground and tourist facilities (change includes addition of ancillary 'low impact' events and changes to accommodation facilities)
SARA role:	Referral agency	
SARA trigger:	Planning Regulation 2017 <ul style="list-style-type: none"> 10.9.4.1.1.1 10.9.4.2.4.1 	Infrastructure - state transport infrastructure State transport corridors and future State transport corridors
SARA reference:	2401-38514 SRA	
Assessment criteria:	SDAP (version 3.0): <ul style="list-style-type: none"> State code 1: Development in a state-controlled road environment State code 6: Protection of state transport networks 	