



SARA reference: 2012-20374 SRA
 Council reference: DA202021
 Applicant reference: 400092

6 May 2021

Chief Executive Officer
 Barcaldine Regional Council
 71 Ash Street
 BARCALDINE QLD 4725
council@barc.qld.gov.au

Attention: Mr Brett Walsh

Dear Mr Walsh

SARA response—53 Yarran Road, Barcaldine, 42 Yarran Road, Barcaldine, and 44 Yarran Road, Barcaldine

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 18 December 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	6 May 2021
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Material change of use - Visitor Accommodation (64 Campsites, 20 Cabins, Manager's Residence and Associated Buildings and Structures)
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017)	

Development application for an aspect of development stated in Schedule 20.

SARA reference: 2012-20374 SRA

Assessment Manager: Barcaldine Regional Council

Street address: 53 Yarran Road, Barcaldine, 42 Yarran Road, Barcaldine, and 44 Yarran Road, Barcaldine

Real property description: Lot 6 on RY69, Lot 910 on RY190 and Lot 911 on RY190

Applicant name: Cheryl Thompson

Applicant contact details: c/- Murray & Associates (QLD) Pty Ltd
PO Box 665
EMERALD QLD 4720
andrewb@mursurv.com

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Madison Harper-McErlean, Planning Officer, on (07) 4898 6812 or via email MIWSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Patrick Ruettjes
Manger (Planning)
Mackay Isaac Whitsunday Regional Office

cc Cheryl Thompson, andrewb@mursurv.com

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations provisions
Attachment 5 - Referral plan

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application.)

(Copies of the plans and specifications referenced below are found at **Attachment 5**.)

No.	Conditions	Condition timing
Material change of use		
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The private 'bus drop off' area must be provided generally in accordance with Part Site Plan 1 prepared by Design and Architecture Pty Ltd, dated 11 September 2020, drawing number SK-003 and revision 6 [as amended in red by SARA].	Prior to the commencement of use and to be maintained at all times.
2.	<p>a) The development must provide the private 'bus drop off' area at the location shown on the:</p> <ul style="list-style-type: none"> • Part Site Plan 1, prepared by Design and Architecture Pty Ltd, dated 11 September 2020, drawing number SK-003, revision 6, [as amended in red by SARA]. <p>b) The 'bus drop off' area required in part (a) of this condition must be in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and must include the following:</p> <ul style="list-style-type: none"> • capacity for the set-down and manoeuvring of 1 x single unit rigid bus of 14.5m in length; • two (2) bus zone signs R5-20, one at either end of the bus zone, in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls; and • access and hardstand for waiting and boarding/alighting passengers. 	(a) – (b) Prior to the commencement of use of Stage 1 and to be maintained at all times.
3.	<p>a) The development must provide the private 'bus drop off' area at the location shown on the:</p> <ul style="list-style-type: none"> • Part Site Plan 2, prepared by Design and Architecture Pty Ltd, dated 11 September 2020, drawing number SK-004, revision 6, [as amended in red by SARA]. <p>b) The 'bus drop off' area required in part (a) of this condition must be in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and must include the following:</p> <ul style="list-style-type: none"> • capacity for the set-down and manoeuvring of 1 x single unit rigid bus of 14.5m in length; • two (2) bus zone signs R5-20, one at either end of the bus zone, in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls; and • access and hardstand for waiting and boarding/alighting passengers. 	(a) – (b) Prior to the commencement of use of Stage 3 and to be maintained at all times.

4.	<p>The 'private bus route' shown on the Part Site Plan 1 prepared by Design and Architecture Pty Ltd, dated 11 September 2020, drawing numbers SK-003 and revision 6 [as amended in red by SARA], must be designed and constructed to be in accordance with the Schedule – Code for IDAS, Part 2 – Development Standards of the Transport Planning and Coordination Regulation 2005 to accommodate a single unit rigid bus of 14.5m in length:</p> <ul style="list-style-type: none"> • Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i> (March 2016); • Department of Transport and Main Roads Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6); • Austroads Guide to Road Design (Parts 3, 4-4C and 6); • Austroads Design Vehicles and Turning Path Templates; • Department of Transport and Main Roads Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management (March 2018); and • Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i>. 	Prior to the commencement of use of Stage 1.
5.	<p>The 'private bus route' shown on the Part Site Plan 2 prepared by Design and Architecture Pty Ltd, dated 11 September 2020, drawing number SK-004 and revision 6 [as amended in red by SARA], must be designed and constructed to be in accordance with the Schedule – Code for IDAS, Part 2 – Development Standards of the Transport Planning and Coordination Regulation 2005 to accommodate a single unit rigid bus of 14.5m in length:</p> <ul style="list-style-type: none"> • Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i> (March 2016); • Department of Transport and Main Roads Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6); • Austroads Guide to Road Design (Parts 3, 4-4C and 6); • Austroads Design Vehicles and Turning Path Templates; • Department of Transport and Main Roads Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management (March 2018); and • Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i>. 	Prior to the commencement of use of Stage 3.

Attachment 2—Advice to the applicant

General advice

- | | |
|----|---|
| 1. | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) [v2.6]. If a word remains undefined it has its ordinary meaning. |
|----|---|

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- The proposed development complies with the relevant provisions of the State Development Assessment Provisions, State code 6: Protection of State transport networks.
- Assessment of the proposed development identified that the potential impacts can be suitably managed through conditions.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.6), as published by SARA
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 4—Change representation provisions

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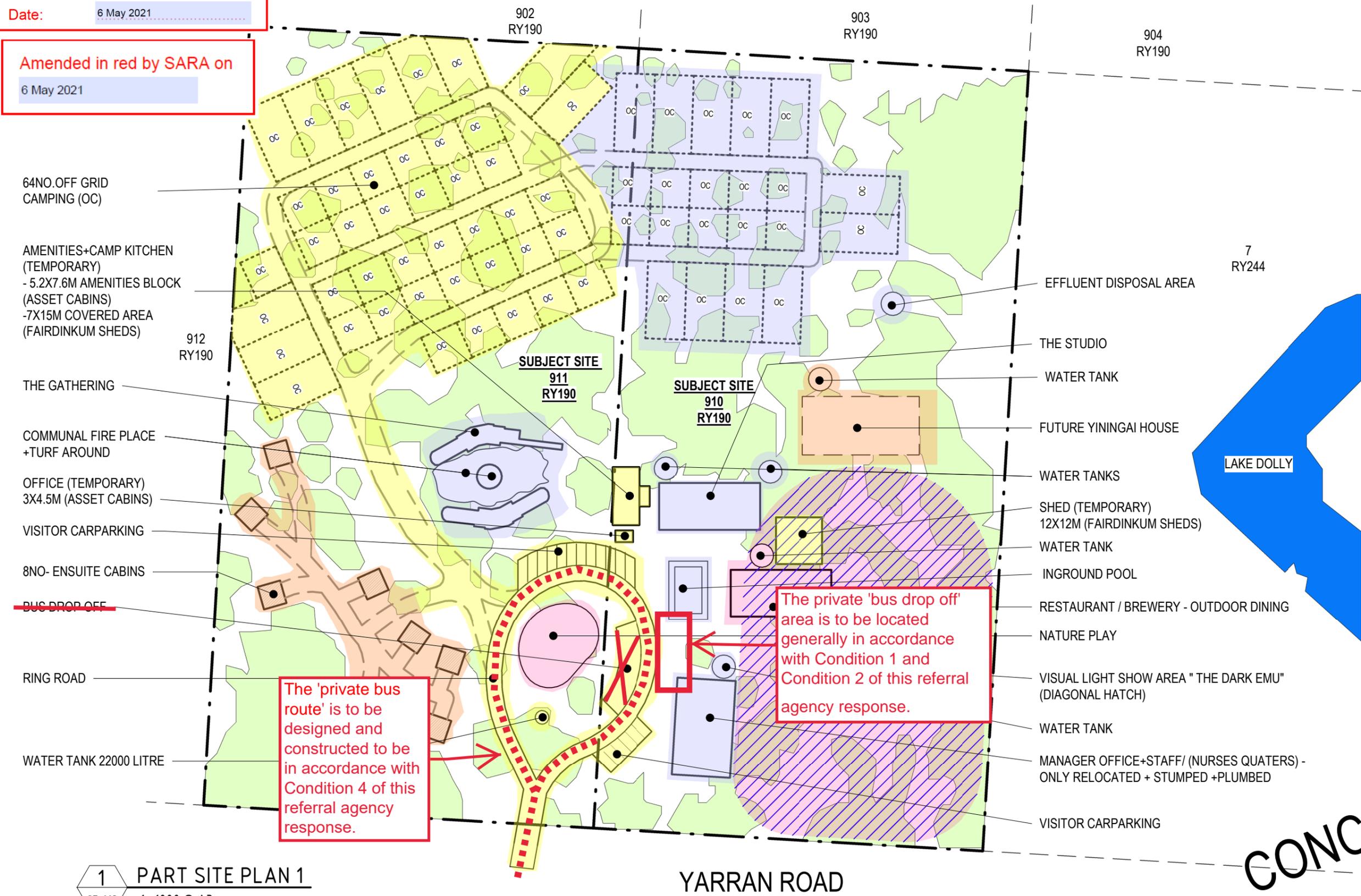
Attachment 5—Referral plans

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SARA ref: 2012-20374 SRA
Date: 6 May 2021

Amended in red by SARA on 6 May 2021



STAGE LEGEND	
	STAGE 1
	STAGE 2
	STAGE 3
	STAGE 4

The 'private bus route' is to be designed and constructed to be in accordance with Condition 4 of this referral agency response.

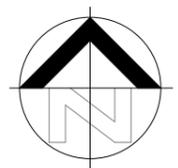
The private 'bus drop off' area is to be located generally in accordance with Condition 1 and Condition 2 of this referral agency response.

CONCEPT ONLY

1 PART SITE PLAN 1
ST-003 1: 1000 @ A3

drawing title: PART SITE PLAN 1

drawing no: SK-003 project no: CO-052



project:	A3 DRAWING NOTED SCALES RELATE TO A3 DRAWINGS
THE FRINGE CAMP	
location:	BARCALDINE- LOT NO. 911RY190+ 910RY190+6RY69
client:	TRACKERS QLD

REV	DESCRIPTION	DATE
1	PRELIMINARY	03/09/2020
2	PRELIMINARY	07/09/2020
3	PRELIMINARY	07/09/2020
5	PRELIMINARY	09/09/2020
6	PRELIMINARY	11/09/2020

PRELIMINARY SKETCH PLANS:
If the drawings are labelled and issued 'preliminary', below, they are not suitable for Building Application, tender or construction purposes!
The intent of preliminary sketch plans are only for presenting the concept for the specific project to the client as nominated in the title sheet.

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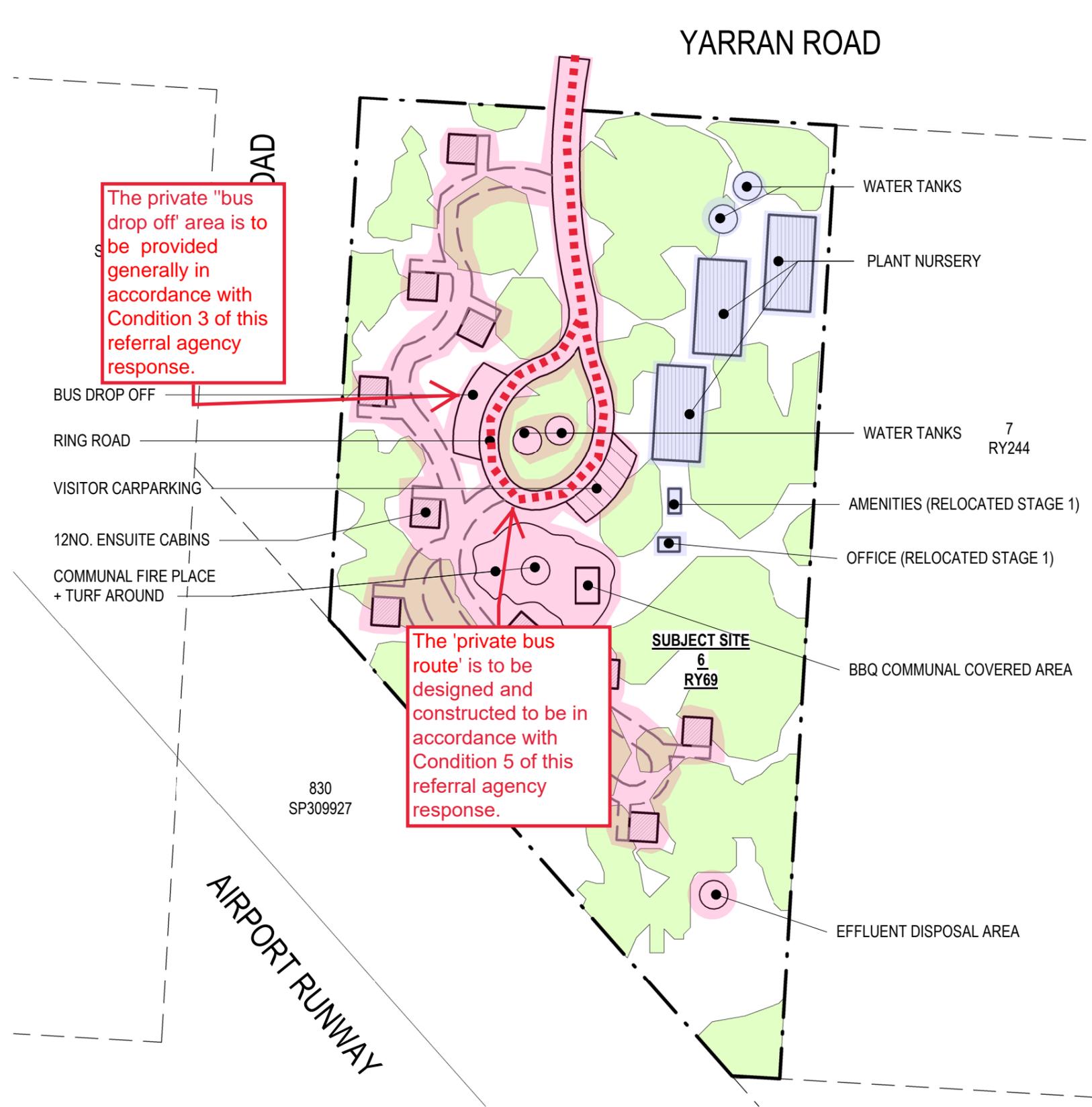
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reg no:4610

ISSUED FOR	
PRELIMINARY	
scale	As indicated
date	SEP 20
drawn	Author
rev	6



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2012-20374 SRA

Date: 6 May 2021

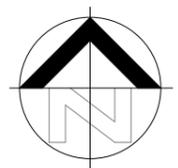
Amended in red by SARA on

6 May 2021

1 PART SITE PLAN 2
ST-003 1:1000 @ A3

drawing title:
PART SITE PLAN 2

drawing no: **SK-004** project no: **CO-052**



project: A3 DRAWING NOTED SCALES RELATE TO A3 DRAWINGS	
THE FRINGE CAMP	
location: BARCALDINE- LOT NO. 911RY190+ 910RY190+6RY69	client: TRACKERS QLD

REV	DESCRIPTION	DATE
1	PRELIMINARY	03/09/2020
2	PRELIMINARY	07/09/2020
3	PRELIMINARY	07/09/2020
5	PRELIMINARY	09/09/2020
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scale As indicated	rev 6
date SEP 20	
drawn Author	

CONCEPT ONLY

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.