

Thank you for contacting the State Assessment and Referral Agency (SARA), on behalf of the Yandina and District Community Association, about a proposed development for a service station in Yandina. SARA notes the concerns you have raised about traffic issues related to the proposed development.

The Sunshine Coast Regional Council (the council) is the assessment manager for the development application, and therefore the ultimate decision maker. I understand the development application is code assessable against the *Sunshine Coast Planning Scheme 2014* and therefore is not required to undergo formal public notification. However, even for a code assessable development, you can make comment to the council about the application. You can make a comment about the application via the council's website at the following link:

<https://www.sunshinecoast.qld.gov.au/Development/Development-Applications/Making-Submissions-on-Applications>. Alternatively, you can call the council on (07) 5475 7526, email them at mail@sunshinecoast.qld.gov.au or visit in person at their service centre at 10 First Avenue, Maroochydore.

SARA's role in this application is a referral agency. SARA is limited to assessing impacts to the state-controlled road, Farrell Street. SARA's assessment will consider how the development impacts on the safety and efficiency of the state-controlled road, and the decision will be informed by technical advice from the Department of Transport and Main Roads.

For this application, SARA's assessment is against the *State Development Assessment Provisions* (SDAP), State code 1: Development in a state-controlled road environment (State code 1). You can view the current version of the SDAP here: <https://dsdmipprd.blob.core.windows.net/general/sdap-version-2.6.pdf>. The purpose of State code 1 is to protect state-controlled roads, future state-controlled roads and other infrastructure in state-controlled roads from adverse impacts of development. It also is to protect the safety of the people that are using, and living and working near, state-controlled roads.

SARA is still assessing the application against State code 1, and is not due to give a referral agency response to the council until 8 March 2021.

For your information, on 12 February 2021, SARA issued an advice notice to the applicant, advising that the development has not adequately demonstrated compliance with State code 1 and requesting the applicant take action to address this. SARA is anticipating that the applicant will provide additional information to address this advice notice, however, should the applicant choose not to respond, SARA will make a decision based on the existing material.

You can view all the development application material, including SARA's advice notice, on the council's *Development.i* website at: <https://developmenti.sunshinecoast.qld.gov.au/> by searching for the application (MCU21/0003), clicking on 'details' and then 'application documents'.