

**From:** "mydas-notifications-prod2@qld.gov.au" <mydas-notifications-prod2@qld.gov.au> on behalf of "MYDAS2" <mydas-notifications-prod2@qld.gov.au>  
**Sent:** Thu, 22 Jan 2026 17:07:40 +1000  
**To:** "info@milfordplanning.com.au" <info@milfordplanning.com.au>  
**Cc:** "Magnus.Kuttainen@dsdip.qld.gov.au" <Magnus.Kuttainen@dsdip.qld.gov.au>; "Development" <Development@charterstowers.qld.gov.au>  
**Subject:** 2509-47971 SRA application correspondence  
**Attachments:** 2509-47971 SRA - Response - representations not supported.pdf  
**Importance:** Normal  
**Categories:** Upload

Please find attached a notice regarding application [2509-47971 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.*

RA18-N



Email Id: RFLG-0126-0026-0046

Our reference: 2509-47971 SRA  
Council reference: MCU2025/0008  
Your reference: M2381

22 January 2026

Landtrak Corporation  
C/- Milford Planning  
PO Box 5463  
TOWNSVILLE CITY QLD 4810  
info@milfordplanning.com.au

Attention: Mr Matteo Sandona

Dear Mr Sandona

## Representations not supported – 60 York Street, Queenton

The State Assessment and Referral Agency (SARA) received your representations under section 30 of the Development Assessment Rules on 12 January 2026 for the referral agency response described below.

### Location details

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Street address: 60 York Street, Queenton  
Real property description: Lot 97 on SP194210  
Local government area: Charters Towers Regional Council

### Application details

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Development permit: Material change of use for Material Change of Use – Rooming Accommodation (Four Additional Rooms)

### Original referral agency response

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Date of original response: 9 January 2026  
Original response details: Approved subject to conditions

The representations sought to:

- a) remove condition 1 requiring a fence along the northern boundary of the site; and,
- b) remove parts (b) and (c) of Condition 3.

The department does not agree with any of the representations for the following reasons:

- (a) Condition 1 of the referral agency response is considered necessary to ensure the development maintains compliance with Performance Outcome 18 of State Code 2: Development in a railway environment (State Code 2).
- Performance Outcome 18 of State Code 2 seeks to ensure unauthorised access to the railway corridor is prevented.
  - While a fence exists within the railway corridor which prevents direct access to railway lines and moving trains, the railway corridor, as defined within Schedule 24 of the Planning Regulation 2017, and as mapped within the Development Assessment Mapping System (DAMS) includes the full extent of Lot 36 on SP110363.
  - The proposed development does not prevent unauthorised pedestrian or vehicular access to the railway corridor.
  - Condition 1 ensures that the development will achieve Accepted Outcome 18.1, in that development abutting the railway corridor incorporates fencing along the property boundary with the railway corridor in accordance with the railway manager's standards.
- (b) Parts (b) and (c) of Condition 3 are considered necessary to ensure the development maintains compliance with Performance Outcome 15 of State code 1: Development within a state-controlled road environment (State Code 1).
- The subject site maintains frontage to the Flinders Highway (York Street), which operates as a key transport corridor for local traffic, regional traffic and freight.
  - The existing access consists of a dual-width access shared with the neighbouring lot at 58 York Street and currently enables only a single vehicle to enter/exit the subject site at any one time.
  - The net result of the development will be that the site will be able to accommodate 20 persons at maximum capacity.
  - As a result of condition 1, all development traffic will access the site via the access onto the state-controlled road.
  - The Department of Transport and Main Roads, with authority under the *Transport Infrastructure Act 1994* and supported by an RPEQ engineer, retains its position on requiring upgrades at the access to address safety and operational performance impacts to the state-controlled road.
  - Parts (b) and (c) of Condition 3 will mitigate impacts to the state-controlled road associated with the development traffic, by ensuring vehicles can enter and exit the subject site in a forward gear and by reducing the frequency of queuing within the state-controlled road.

***Evidence or other material on which the findings were based***

- development application
- applicant response to a request for further information
- applicant change representations
- technical agency advice
- State Development Assessment Provisions v3.3 published by the State Assessment and Referral Agency
- SARA Development Assessment Mapping System
- *Planning Act 2016*
- Planning Regulation 2017

The referral agency response issued by the department remains unchanged and is the relevant referral agency response for your application.

For further information please contact Magnus Kuttainen, Senior Planning Officer, on 07 4037 3223 or via email [NQSARA@dasilgp.qld.gov.au](mailto:NQSARA@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to be 'C. Porter', with a stylized flourish extending to the right.

Carl Porter  
A/ Manager Planning

cc Charters Towers Regional Council, [development@charterstowers.qld.gov.au](mailto:development@charterstowers.qld.gov.au)