

From: "No Reply" <mydas-notifications-test@qld.gov.au>
Sent: Wed, 17 Sep 2025 14:37:47 +1000
To: "info@milfordplanning.com.au" <info@milfordplanning.com.au>
Cc: "bronwyn.bignoux@dsdilgp.qld.gov.au"
<bronwyn.bignoux@dsdilgp.qld.gov.au>; "ctrcdailymail" <mail@charterstowers.qld.gov.au>
Subject: 2509-47971 SRA application correspondence
Attachments: 2509-47971 SRA - Information request.pdf
Importance: Normal

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.
GE33-N



Email Id: RFLG-0925-0024-8694

SARA reference: 2509-47971 SRA
Applicant reference: M2381
Council reference: MCU2025/0008

17 September 2025

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

Attention: Mr Matteo Sandona

Dear Mr Sandona

SARA information request - 60 York Street, Queenton

(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.

Railway access	
1.	<p><u>Issue:</u></p> <p>Further information is required to demonstrate compliance with PO1 – PO3 and PO18 of State code 2: Development in a railway environment of the State Development Assessment Provisions (SDAP), version 3.3. The Site Layout Plan, prepared by Milford Planning, dated 11 August 2025, drawing no. M2381-SK-01, Issue C demonstrates that the development application relies on rail corridor land (namely Lot 36 on SP110363) held and administered by the Department of Transport and Main Roads to provide vehicle access to the site. No evidence has been provided to demonstrate that the railway manager (Queensland Rail) supports this access arrangement.</p> <p><u>Action:</u></p> <p>To demonstrate compliance with PO1 – PO3 and PO18 of State code 2: Development in a railway environment of the SDAP:</p> <ul style="list-style-type: none"> a) provide written evidence that the proposed access arrangement to the site through the railway corridor (Lot 36 SP110363) is supported by the railway manager (Queensland Rail). Please contact Queensland Rail via Strategic.Projects@qr.com.au in relation to this matter; alternatively b) provide an amended Site Layout Plan which demonstrates that no carpark and vehicle access is proposed to access the rear of the site via Lot 36 on SP110363.

	Please be advised that a condition will be imposed for any approval to require fencing along the site's rear (northern) boundary to prevent any unauthorised access to the railway corridor.
New or changed access to a state-controlled road	
3.	<p>Issue:</p> <p>In the current form, the proposed development and the access arrangements are not considered to demonstrate compliance with PO15 of State code 1: Development in a state-controlled road environment of SDAP. The proposed development, involving a Material change of use for Rooming Accommodation, results in the addition of four new rooms - for a net total of twenty rooms on site. The development involves <i>“an increase in the number of vehicles regularly using an existing relevant vehicular access between the premises and the road or corridor”</i> (Schedule 24 Dictionary, Planning Regulation 2017) and is thereby considered to represent a <i>“new or changed access”</i> to a state-controlled road. The scale of development involves a level of traffic generation that is not compatible with the existing single-width access.</p> <p>Action:</p> <p>To demonstrate compliance with PO15 of State code 1, provide an amended Site Layout Plan with RPEQ certification, indicating suitable driveway and carparking arrangements which can cater for the traffic generation associated with the development. In particular:</p> <ul style="list-style-type: none"> • indicate a suitable concrete driveway in accordance with Charters Towers Regional Council standards; • demonstrate the onsite parking arrangement, ensuring the capacity for on-site queuing in accordance with AS/NZ 2890.1, to ensure vehicles are not required to queue within the road reserve or across the Future Active Cycle Network route; • demonstrate with swept paths that vehicles can enter and exit in a forward gear; and • provide corner truncation for vehicles exiting the subject site in accordance with the pedestrian sight splay required by AS/NZ 2890.1.

How to respond

You have three months to respond to this request and the due date to SARA is **17 December 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 Bronwyn Bignoux, Principal Planning Officer, on 4743907 or via email NQSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Kirsty Geaney
Principal Planning Officer

cc Charters Towers Regional Council, mail@charterstowers.qld.gov.au

Development details	
Description:	Development permit Material Change of Use – Rooming Accommodation
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017) Material change of use of premises near a state transport corridor
SARA reference:	2509-47971 SRA
Assessment criteria:	SDAP state code 2: Development in a railway environment