

SARA reference: 2602-50878 SRA  
Council reference: MCU2026/0001  
Applicant reference: NP25.317

30 March 2026

Gerard Dyson  
C/ - Northpoint Planning  
Attn: Mary McCarthy  
PO Box 4  
TOWNSVILLE QLD 4810  
[hello@northpointplanning.com.au](mailto:hello@northpointplanning.com.au)

Attention: Ms Mary McCarthy

Dear Ms McCarthy

## SARA referral agency response—25 Hackett Terrace, Richmond Hill

(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 19 February 2026.

### Response

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Outcome:	Referral agency response – with conditions
Date of response:	30 March 2026
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval
Advice:	Advice to the applicant is in <b>Attachment 2</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b>

### Development details

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Description:	Development permit	Material change of use for Dual Occupancy
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 -	

Development application for a material change of use within 25m of a state transport corridor (Planning Regulation 2017)

SARA reference: 2602-50878 SRA

Assessment manager: Charters Towers Regional Council

Street address: 25 Hackett Terrace, Richmond Hill

Real property description: Lot 2 on SP120456

Applicant name: Gerard Dyson C/- Ms Mary McCarthy - Northpoint Planning

Applicant contact details: PO Box 4  
Townsville City QLD 4810  
hello@northpointplanning.com.au

*Human Rights Act 2019* considerations: A consideration of section 23 *fundamental human rights* protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

## 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 (s.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 Suzette Bell, Senior Planning Officer, on 0743315619 or via email [NQSARA@dasilgp.qld.gov.au](mailto:NQSARA@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Carl Porter  
A/ Manager Planning

cc G. Dyson C/- Northpoint Planning, hello@northpointplanning.com.au

enc Attachment 1 - Referral agency conditions  
Attachment 2 - Advice to the applicant  
Attachment 3 - Reasons for referral agency response  
Attachment 4 - Representations about a referral agency response provisions  
Attachment 5 - Documents referenced in conditions

## 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 documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
<b>Material change of use</b>		
10.9.4.2.4.1– Development Application for a Material Change of Use within 25m of a state transport corridor - The chief executive administering the <i>Planning Act 2016</i> nominates 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 development must be carried out generally in accordance with the following plans: Site Plan, drawing 02.A, prepared by The Design House, dated 12/02/2026, reference 2025-056-R, revision 4.	Prior to the commencement of use and to be maintained at all times
2.	Stormwater management of the development must not cause worsening to the operating performance of Hackett Terrace / Gregory Developmental Road (State-controlled road), such that any works on the land must not: <ul style="list-style-type: none"> <li>(i) create any new discharge points for stormwater runoff onto the State-controlled road</li> <li>(ii) concentrate or increase the velocity of flows to the State-controlled road</li> <li>(iii) interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road</li> <li>(iv) surcharge any existing culvert or drain on the State-controlled road</li> <li>(v) reduce the quality of stormwater discharge onto the State-controlled road</li> <li>(vi) impede or interfere with any overland flow or hydraulic conveyance from the State-controlled road</li> <li>(vii) reduce floodplain immunity of the State-controlled road.</li> </ul>	At all times.
3.	Direct access is not permitted between the Hackett Terrace and the subject site.	At all times.

## Attachment 2—Advice to the applicant

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<b>General advice</b>	
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) (version 3.5). If a word remains undefined it has its ordinary meaning.

## Attachment 3—Reasons for referral agency response

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

### The reasons for the SARA's decision are:

SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.5:

- o State code 1: Development in a state-controlled road environment.

The development complies with the assessment benchmarks of State Code 1 of SDAP in that the development:

- o does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road;
- o does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure;
- o does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads;
- o maintains or improves access to public passenger transport infrastructure or active transport infrastructure;
- o does not adversely impact the state's ability to operate public passenger services on state-controlled roads;
- o protects community amenity from significant adverse impacts of environmental emissions generated by road transport infrastructure or vehicles using state-controlled roads.

### Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.3), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

## Attachment 4—Representations about a referral agency response provisions

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## **Attachment 5—Documents referenced in conditions**

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