

SARA reference: 2602-51008 SRA
 Council reference: MCU2026/0002
 Applicant reference: NP26.012

1 April 2026

Chief Executive Officer
 Charters Towers Regional Council
 PO Box 189
 Charters Towers QLD 4820
 development@charterstowers.qld.gov.au

Attention: Ms Timna Green

Dear Ms Green

SARA referral agency response - 1-7 Goldtower Street, Queenton and 9 Goldtower Street, Queenton

(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 3 March 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	1 April 2026
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 - Community Use (Covered Walkway - Walk of Honour)
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 within 25m of a state transport corridor	

SARA reference: 2602-51008 SRA
Assessment manager: Charters Towers Regional Council
Street address: 1-7 Goldtower Street, Queenton and 9 Goldtower Street, Queenton
Real property description: Lot 1 on SP326358 and Lot 2 on SP326358
Applicant name: Goldtower Properties C/- Northpoint Planning
Applicant contact details: Ms Meridith Hutton
PO Box 4
Townsville QLD 4810
hello@northpointplanning.com.au

Human Rights Act 2019 considerations: A consideration of the Human Rights Act 2019 sections 15 to 35 has been undertaken as part of this response. It has been determined that this response does not limit human rights.

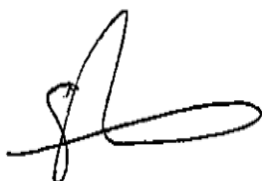
Representations

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 Magnus Kuttainen, Senior Planning Officer, on 07 4037 3223 or via email NQSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Carl Porter
A/ Manager Planning

cc Goldtower Properties 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 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)

No.	Conditions	Condition timing
<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use near a state transport corridor—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):</p>		
1.	<p>Stormwater management of the development must not cause worsening to the operating performance of the State-controlled road, such that any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the State-controlled road (ii) concentrate or increase the velocity of flows to the State-controlled road (iii) interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road (iv) surcharge any existing culvert or drain on the State-controlled road (v) reduce the quality of stormwater discharge onto the State-controlled road (vi) impede or interfere with any overland flow or hydraulic conveyance from the State-controlled road (vii) reduce the floodplain immunity of the State-controlled road. 	At all times
2.	Direct access is not permitted between the Flinders Highway and the subject site.	At all times

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) (version 3.5). 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 the SARA's decision are:

- The development complies with the assessment benchmarks of State code 1: Development in a state-controlled road environment of the State Development Assessment Provisions (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.

- The development complies with the assessment benchmarks of State code 2: Development in a railway environment of SDAP in that the development:
 - o does not result in an increase in the likelihood or frequency of accidents, fatalities or serious injury for users of a railway
 - o does not adversely impact the structural integrity or physical condition of railways, rail transport infrastructure or other rail infrastructure within a railway corridor
 - o does not compromise the operating performance of railway corridors.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.5), 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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