



SARA reference: 2509-48261 SRA

Applicant reference: NP25.087

Council reference: MCU25/0056

1 October 2025

D. Bullard C/- Northpoint Planning  
PO Box 4  
TOWNSVILLE QLD 4810  
hello@northpointplanning.com.au

Attention: Meredith Hutton

Dear Ms Hutton

## SARA information request - 129 Bundock Street, Belgian Gardens

(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.

State-controlled road	
1.	<p><b>Issue:</b></p> <p>Traffic on state-controlled roads may generate noise at levels which can have adverse impacts on the health, wellbeing, and quality of life of people living in proximity to these corridors. PO39 to PO41 of State code 1: Development in a State-controlled Road environment establishes the maximum noise criteria that should not be exceeded in new sensitive developments.</p> <p>The proposed accommodation activity directly adjoins the state road corridor and is located within Category 3 noise level area, ranging from 68 dB(A) to 73 dB(A).</p> <p>The proposed development is a sensitive receptor and whose residents may be impacted by the road traffic noise. A noise impact assessment has not been provided in support of the proposed development and as such SARA cannot confirm that the proposed development complies with PO39 to PO41 of State code 1.</p>

**Action:**

You are requested to provide a Noise Report that has been prepared in accordance with TMR's Transport Noise Management Code of Practice based on a 10-year planning horizon, that demonstrates compliance with PO39 to PO41 of State code 1: Development in a State-controlled Road environment.

**How to respond**

You have three months to respond to this request and the due date to SARA is 2 January 2026.

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 Kaitlyn O'Malley, Senior Planning Officer, on 07 4758 3429 or via email [NQSARA@dsdilgp.qld.gov.au](mailto:NQSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Kirsty Geaney  
Principal Planning Officer

cc      Townsville City Council, [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au)

Development details		
Description:	Development permit	Material change of use for Material Change of Use - Multiple Dwelling (4 x 2 Bed Units)
SARA role:	referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—Material Change of Use of premises within 25m of a state-controlled road and within 100m of a state-controlled intersection (Planning Regulation 2017)	
SARA reference:	2509-48261 SRA	
Assessment criteria:	State Code 1: development in a state controlled road environment.	