

Department of
State Development,
Infrastructure and Planning

SARA reference: 2503-45403 SRA

Council reference: DA/4957 Applicant reference: 2111

16 October 2025

Chief Executive Officer Cook Shire Council PO Box 3 Cooktown QLD 4895 mail@cook.qld.gov.au

Attention: Lisa Miller

Dear Sir/Madam

SARA referral agency response—232 Shiptons Flat Road, Rossville

(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 12 September 2025.

Response

Outcome: Referral agency response – with conditions

Date of response: 16 October 2025

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 Reconfiguration of a Lot (1 into 2 lots and

Access Easement)

SARA role: Referral agency

SARA trigger: Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1

(Planning Regulation 2017) - Reconfiguring a lot near a state

Far North Queensland regional office Ground Floor, Cnr Grafton and Hartley Street, Cairns PO Box 2358, Cairns QLD 4870 transport corridor

SARA reference: 2503-45403 SRA

Assessment manager: Cook Shire Council

Street address: 232 Shiptons Flat Road, Rossville

Real property description: Lot 2 on SP301676

Applicant name: RJ Webber, BF Webber, DB Webber and RR Webber

C/- MD Land Surveys

Applicant contact details: 228 Draper Street

Parramatta Park QLD 4870 erin@mdlandsurveys.com.au

State-controlled road access

permit:

This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the

details of the decision:

Approved

Reference: TMR25-047592Date: 3 October 2025

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at

Far.North.Queensland.IDAS@tmr.qld.gov.au

Human Rights Act 2019 considerations:

A consideration of the 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 Charlton Best, Senior Planning Officer, on (07) 4037 3200 or via email CairnsSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Javier Samanes

A/ Manager (Planning)

cc RJ Webber, BF Webber, DB Webber and RR Webber, erin@mdlandsurveys.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					
Plann enford	10.9.4.2.1.1 – Reconfiguring a lot near a state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of 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.	(a) Provide an access easement on the title of proposed Lot 22 for the shared access to proposed Lot 21 generally in accordance with Proposed Reconfiguration of a Lot prepared by MD Land Surveys, dated 11 th August 2025, Plan No. ROL Layout 01_Rev B as amended in red by SARA.	(a) At the time of Plan of Survey registration.					
	(b) Provide evidence that part (a) of this condition has been complied with to the Department of Transport and Main Roads via Far.North.Queensland.IDAS@tmr.qld.gov.au .	(b) Within 20 business days of registration of the easements.					
2.	(a) Road access is located generally in accordance with Proposed Reconfiguration of a Lot prepared by MD Land Surveys, dated 11 th August 2025, Plan No. ROL Layout 01_Rev B as amended in red by SARA.	(a) At all times.					
	(b) Provide road access works comprising of a sealed Type B – Rural Property Access at the road access location, referred to in part (a) of this condition.	(b) and (c) Prior to submitting the Plan of Survey to the local government for					
	(c) Design and construct the road access works, referred to in part (b) of this condition, in accordance with Department of Transport and Main Roads Rural Property Access, Sheets 1 & 2, Standard Drawing No. 1807, dated 3/2024, Revision C.	approval and to be maintained at all times.					

Attachment 2—Advice to the applicant

General advice

1. Terms and phrases used in this document are defined in the *Planning Act 2016*, its regulation or the State Development Assessment Provisions (SDAP) (version 3.3). If a word remains undefined it has its ordinary meaning.

Further development permits required – Road works approval

Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Cairns district office of the Department of Transport and Main Roads on 4045 7144 or by email at Far.North.Queensland.IDAS@tmr.qld.gov.au to make an application for road works approval.

This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).

Please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.

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 can be conditioned to comply with *State code 1: Development in a state-controlled road environment* of the SDAP. Specifically, the development, with conditions:

- · does not adversely impact on the safety of users of the state-controlled road
- does not adversely impact the structural integrity or physical condition of the state-controlled road
- does not adversely impact the function and efficiency of the state-controlled road
- does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate the state-controlled road

Material used in the assessment of the application:

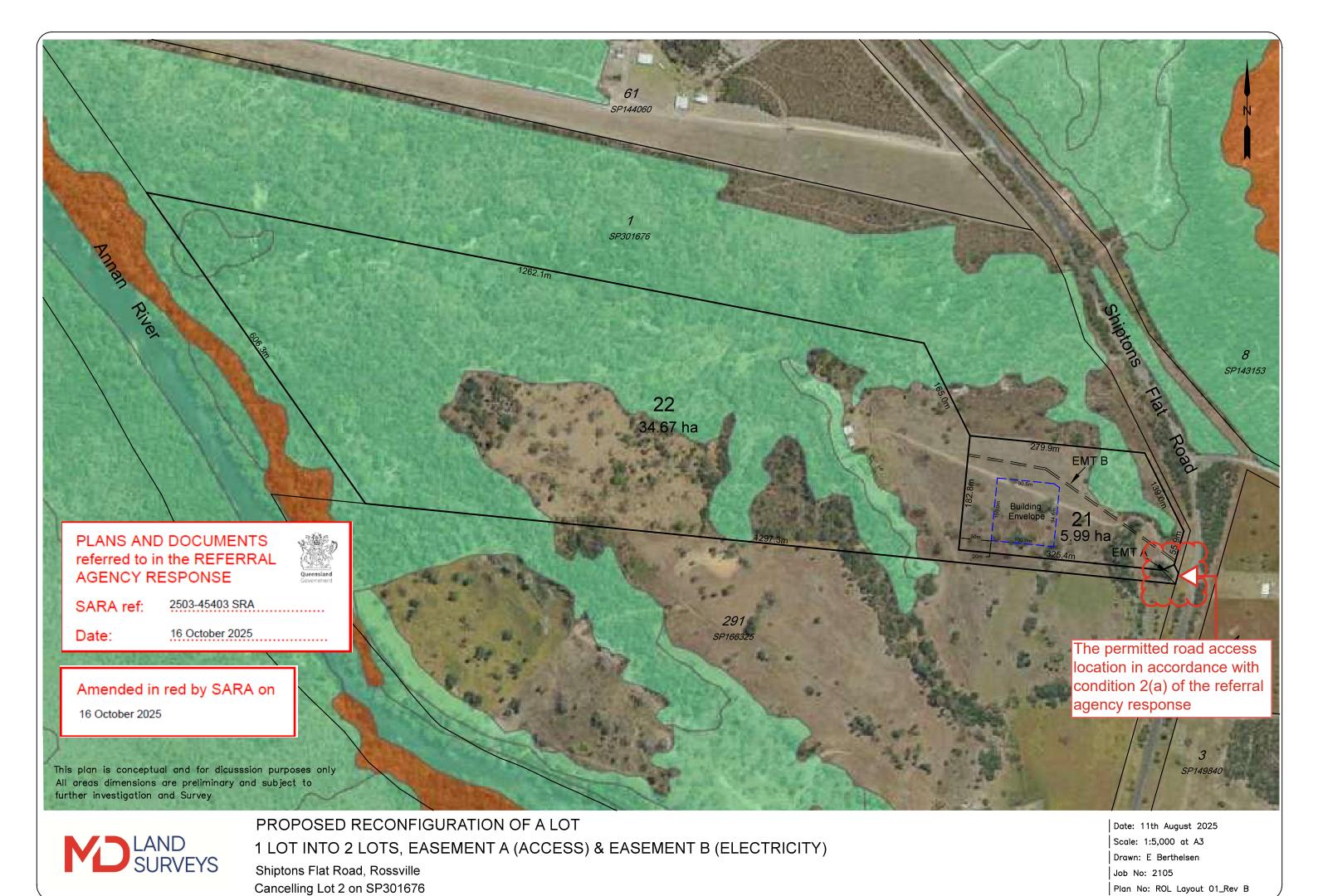
- · the development application material and submitted plans
- Planning Act 2016
- Planning Regulation 2017
- the SDAP (version 3.3), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system
- Human Rights Act 2019

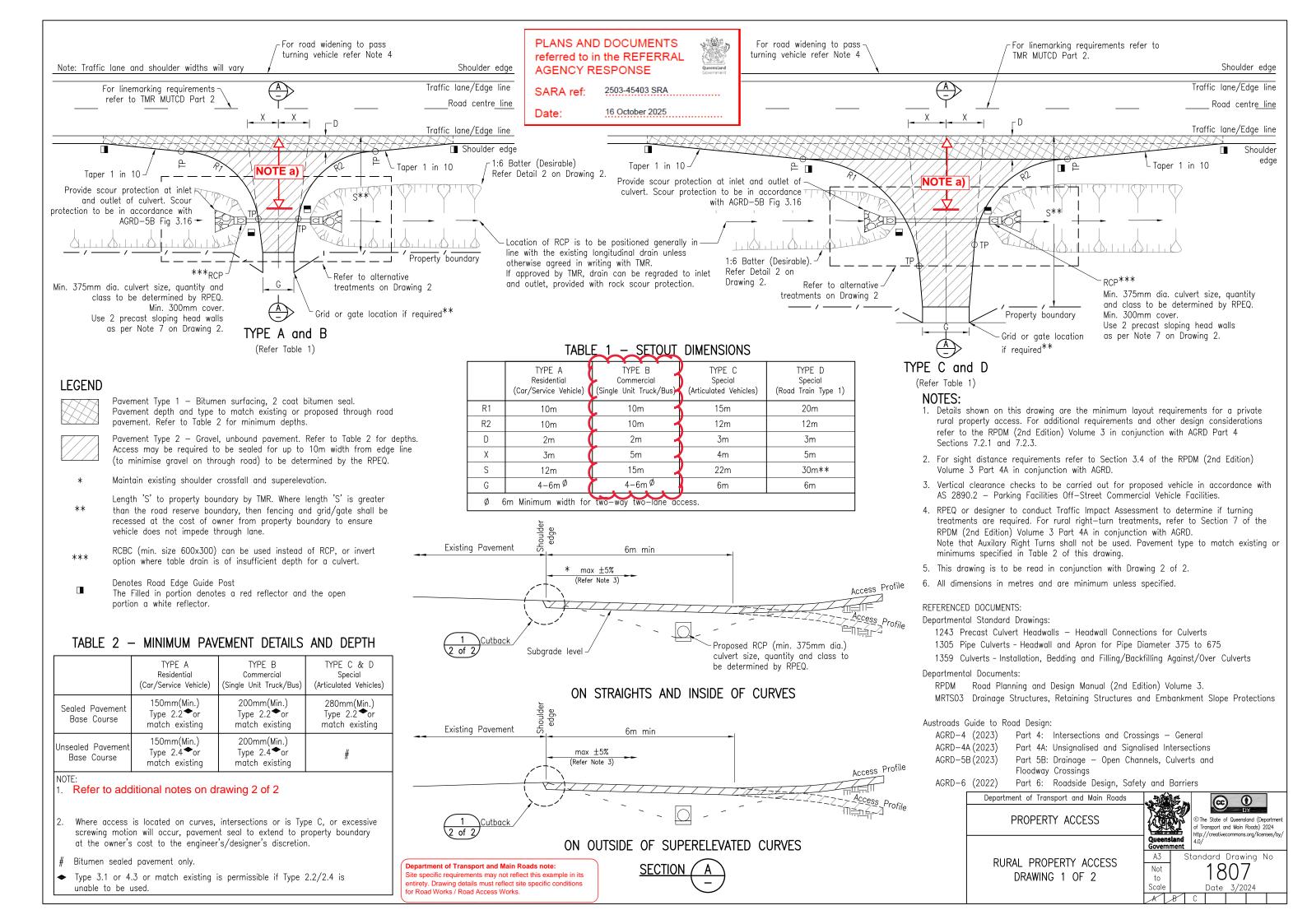
Attachment 4—Representations about a referral agency response provisions

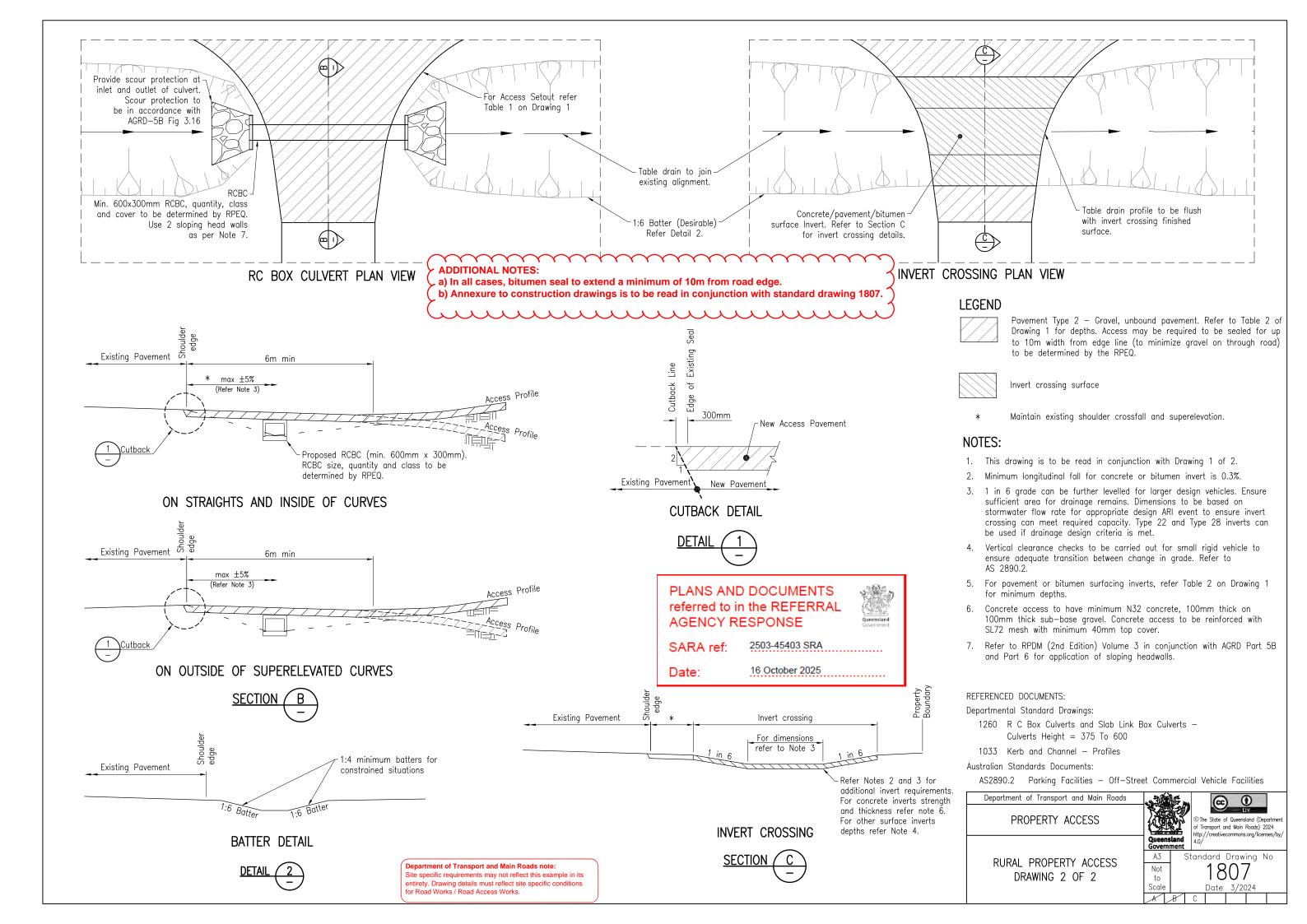
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Attachment 5—Documents referenced in conditions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
 - (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
 - (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1;
 and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

Pursuant to Section 68 of the *Planning Act 2016*

In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. 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.³

An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Our ref TMR25-047592 Your ref Enquiries Ronald Kaden



Department of **Transport and Main Roads**

3 October 2025

Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number DA/4957:AD2025/0005473, lodged with Cook Shire Council involves constructing or changing a vehicular access between Lot 2SP301676,[the land the subject of the application, and Shiptons Flat Road (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address RJ Webber, BF Webber, DB Webber & RR Webber

C/- MD Land Surveys 228 Draper Street

Parramatta Park QLD 4870

Application Details

Address of Property Shiptons Flat Road, Rossville QLD 4895

Real Property Description 2SP301676

Aspect/s of Development Development Permit for Reconfiguration of a Lot (1 into 2 lots

and Access Easement)

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing			
1.	Proposed Lot 21 & Proposed Lot 22				
	The permitted road access location is approximately 15m from	At all times.			
	the southern boundary of Lot 2SP301676, and approximately				
	190m south of Mungumby Road, in accordance with:				
	 TMR Layout Plan (6507 - 2.32km) Issue C 29/09/2025; and 				
	2) Proposed Reconfiguration of a Lot - 1 Lot into 2 Lots,				
	Easement A (Access) & Easement B (Electricity),				
	Cancelling Lot 2 on SP301676 prepared by MD Surveys, dated 11 August 2025, Reference ROL_Layout 01_Rev B.				

¹ Please refer to the further approvals required under the heading 'Further approvals'
Program Delivery and Operations Telephone +61 (07) 4045

Cairns Corporate Tower, 15 Lake Street Cairns QLD 4870 Email Far.North.Queensland.IDAS@tmr.qld.gov.au

PO Box 6185 Cairns QLD 4870 ABN: 39 407 690 291

No.	Conditions of Approval	Condition Timing
2.	Direct access is prohibited between Shiptons Flat Road and Lot 2SP301676 at any other location other than the Permitted Road Access Location described in Condition 1.	At all times.
3.	Road Access Works comprising of a 'Type B' property access must be provided at the permitted access location, generally in accordance with: a) 'Type B' Property Access Drawing prepared by Queensland Government dated 3/2024, Reference 1807 Issue C (with additional notes).	Prior to the commencement of the use of the Road Access Works and to be maintained at all times.
4.	The use of the permitted road access location is restricted to design vehicles up to a maximum size four axle truck - Class 5 heavy vehicle** for rural allotment. Note: **as described in Austroads Vehicle Classification System	At all times.
5.	(a) The applicant must register an access easement on the title of proposed Lot 22 for the shared access to proposed Lot 21.	(a) At the time of survey plan registration.
	(b) The applicant must provide to Cairns Corridor Management Unit (Far North District) via far.north.queensland.idas@tmr.qld.gov.au of the Department of Transport and Main Roads a copy of Registration Confirmation Statement/s and easement registration dealing number/s as evidence of the registration of the easement/s referred to in part (a) of this condition.	(b) Within 20 business days of registration of the easements.

Reasons for the decision

The reasons for this decision are as follows:

- a) The proposed development is requesting a new property access via Shiptons Flat Road, a state-controlled road.
- b) The number of property access locations via the state-controlled road is increasing via a shared access junction location via Shiptons Flat Road.
- c) Vehicular access to proposed Lot 21 and proposed Lot 22 will be via an 'access easement'.
- d) A new 's62 approval' is required from the department is required to formalise the new road access and access easement.
- e) Previous access sealing works on or about 12/02/2018 are in disrepair and new sealing access works are required.
- f) The sealing works for the new road access will be required to comply with TMR access standards, particularly 'Type B' Property Access drawing prepared by Queensland Government dated 3/2024 reference 1807 Issue C (with additional notes).

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

- 1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
- 2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

- 1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
- 2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
- 3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If you require further information about this approval or any other related query, I encourage you to contact Ronald Kaden, Development Control Officer, Corridor Management by email at ron.p.kaden@tmr.qld.gov.au or on (07) 4045 7151.

Yours sincerely

Liliya Yates

Principal Engineer (Civil)

Attachments: Attachment A – Decision evidence and findings

Attachment B - Section 70 of TIA

Attachment C - Appeal Provisions

Attachment D - Permitted Road Access Location Plan

Attachment A

Decision Evidence and Findings

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
TMR Layout Plan (6507 -	Queensland	29/09/2025	TMR25-047592	О
2.32km)	Transport and			
,	Main Roads			
Proposed Reconfiguration of	MD Surveys	11 August 2025	ROL_Layout 01	В
a Lot - 1 Lot into 2 Lots,				
Easement A (Access) &				
Easement B (Electricity),				
Cancelling Lot 2 on				
SP301676				
Google Road Imagery	-	September	-	-
		2024		
Digital Video Road (DVR)	TMR	11/09/2024	-	-

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

(3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C

Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the *original decision*) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The Transport Planning and Coordination Act 1994, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The Transport Planning and Coordination Act 1994, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and
 - (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.
- (5) The court may order—
 - (a) the appeals to be heard together or 1 immediately after the other; or

- (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if-
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)

the person may apply within 28 days after the person is given the statement of the reasons.

- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.
- (8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.
- (9) In this section—

- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

- (1) A person may appeal against a reviewed decision only within—
 - (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
 - (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.
- (2) However, if-
 - (a) the decision notice did not state the reasons for the decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

