



Our reference: 2505-45990 SRA
Your reference: 2024IRC063

20 May 2025

Asciano Properties Operations Pty Ltd
C/- Wynne Planning and Development
Office 3, 20 Carlo Drive
CANNONVALE QLD 4802
kellianne@wynneplanninganddevelopment.com

Attention: Kellianne Wynne

Dear Kellianne

Action notice

(Given under chapter 1, part 2, section 8 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) received your referral agency material for the following premises on 13 May 2025.

Location details

Street address:	23 Braeside Road, Nebo
Real property description:	Lot 50 on SP239857
Local government area:	Isaac Regional Council

Under the Planning Regulation 2017 (Planning Regulation), the relevant referral requirements for the development application are as follows:

- | | |
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| • Schedule 10, Part 3, Division 4, Table 3, Item 1 (10.3.4.3.1) | Material change of use that involves clearing native vegetation |
| • Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) | Material change of use of premises near a state transport corridor |

The application does not meet the requirements for a properly referred application under section 54 of the *Planning Act 2016*. The reasons for this decision are:

Referral 10.3.4.3.1

- The application requires referral under 10.3.4.3.1 of the Planning Regulation. This referral item has not been selected, and therefore, the application has not properly been referred.
- A relevant purpose determination has been provided. However, multiple revisions of the proposal plans have been uploaded to MyDAS2. It appears that 'Key Plan and General Arrangement', revision E, includes development within the mapped Category B vegetation overlay that is not identified in the relevant purpose determination plan. Development within the Category B vegetation overlay, not

identified as a relevant purpose, is prohibited under Schedule 10, Part 3, Division 1, section 4 of the Planning Regulation.

Referral fees

- The correct fees have not been paid.
 - o The applicable fee for trigger 10.3.4.3.1 is \$7,271.
 - o The total development application fee is \$9,088.
 - o You have advised SARA that \$1,817 has been paid.

The application will not be accepted as properly referred until the following actions are taken:

- Confirm which proposal plans are to be used for this application and ensure they align with the plans submitted for the relevant purpose determination assessment. If the plans differ, an updated relevant purpose determination will be required. Please note that the application will not be accepted as properly referred until a relevant purpose determination is obtained from the Department of Resources. Information about applying for a relevant purpose determination can be found here: [Applying for a development approval | Environment, land and water | Queensland Government](#).
- the total development application fee is paid to SARA. Based on the information provided above, SARA calculates that \$7,271 is currently outstanding.

The above actions must be completed within 20 business days of receiving this notice, or a further period agreed with SARA, to avoid your application lapsing.

For further information please contact Jarod Platt, Senior Planning Officer, on 07 3452 6941 or via email MIWSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Grace Heatherley
Principal Planning Officer (MIW)

cc Isaac Regional Council, records@isaac.qld.gov.au