



SARA reference: 2010-19410 SRA
 Council reference: D-117/2020
 Applicant reference: SP20023

14 January 2021

Chief Executive Officer
 Rockhampton Regional Council
 PO Box 1860
 Rockhampton Qld 4700
 enquiries@rrc.qld.gov.au

Attention: Amanda O'Mara

Dear Sir/Madam

SARA response—245 Victoria Place, Berserker; 331 Yaamba Road, Berserker

(Referral agency response given under section 56 of the *Planning Act 2016*)

(Referral agency response given under section 28 of the Development Assessment Rules)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency on 2 November 2020.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , the department advises it has no requirements relating to the application.
Date of response:	14 January 2021
Advice:	Advice to the applicant is in Attachment 1 .
Reasons:	The reasons for the referral agency response are in Attachment 2 .

Development details

Description:	Development permit	Material change of use for Demolition of existing buildings on 245 Victoria Place (Lot 1 on LN2649) and development of a Childcare Centre (100 children capacity).
SARA role:	Referral Agency.	

SARA trigger: Schedule 10, Part 9, div 4, sub 2, table 4 (Planning Regulation 2017)
Development application for a material change of use of premises within 25m of a State transport corridor

SARA reference: 2010-19410 SRA

Assessment Manager: Rockhampton Regional Council

Street address: 245 Victoria Place, Berserker; 331 Yaamba Road, Berserker; 331 Yaamba Road, Berserker

Real property description: 1LN2649; 1SP203617; 201SP236447

Applicant name: The Trust Company Limited ACN 004 027 749

Applicant contact details: PO Box 130
Lutwyche QLD 4030
leisa.sinclair@sinclairplanning.com.au

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 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Carl Porter, Principal Planning Officer, on 07 4924 2913 or via email RockhamptonSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Warren Oxnam
Planning Manager SEQ West

cc The Trust Company Limited ACN 004 027 749, leisa.sinclair@sinclairplanning.com.au

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations provisions

Attachment 1—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) [v2.6]. If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

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

The reasons for the department's decision are:

- the proposed development is for a childcare centre.
- the development complies with State Code 1: Development in a state-controlled road environment

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version [2.6]), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 3—Change representation provisions

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420 Flinders Street, Townsville QLD 4810
PO Box 1090, Townsville QLD 4810

ergon.com.au

19 November 2020

The Trust Company Limited
C/- Sinclair Planning Pty Ltd
via email: Leisa.sinclair@sinclairplanning.com.au

Attention: Leisa Sinclair

cc Rockhampton Regional Council
via email: enquiries@rrc.qld.gov.au

Attention: Amanda O'Mara

Dear Leisa,

Referral Agency Response regarding Development Permit for a Material Change of Use for Child Care Centre located at 245 Victoria Place, Berserker and 331 Yaamba Road, Park Avenue and described as Lot 1 on LN2649, Lot 1 on RP203617 and Lot 201 on SP236447.

Council Ref: D/117-2020

Our Ref: HBD 7098514

We refer to the abovementioned Development Application, which has been referred to Ergon pursuant to section 54(1) of the *Planning Act 2016*.

In accordance with Schedule 10, Part 9, Division 2 of the *Planning Regulation 2017*, the application has been assessed against the purposes of the *Electricity Act 1994* and *Electrical Safety Act 2002*. This notice is provided in accordance with section 56 of the *Planning Act 2016*.

As an Advice Agency for the Development Application, Ergon advises that it has no requirements in relation to the proposed Child Care Centre.

Should you require any further information on the above matter, please contact the undersigned on 0428 943 997.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Scott Pearson'.

Scott Pearson
Senior Town Planner