



## Queensland Treasury

SARA reference: 2010-19503 SRA  
 Council reference: D/118-2020  
 Applicant reference: Z20241

1 December 2020

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

Attention: Thomas Gardiner

Dear Sir/Madam

## SARA response—906-910 Yaamba Road, Parkhurst

(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 on 3 November 2020.

### Response

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Outcome:	Referral agency response – with conditions.
Date of response:	1 December 2020
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval.
Advice:	Advice to the applicant is in <b>Attachment 2</b> .
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b> .

### Development details

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Description:	Development permit	Material Change of Use for a Child Care Centre
SARA role:	Referral Agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017)	
	Development application for a material change of use within 25m of a	

Fitzroy/Central regional office  
 Level 2, 209 Bolsover Street,  
 Rockhampton  
 PO Box 113, Rockhampton QLD 4700

state-controlled road  
SARA reference: 2010-19503 SRA  
Assessment Manager: Rockhampton Regional Council  
Street address: 906-910 Yaamba Road, Parkhurst  
Real property description: 2RP864537  
Applicant name: Natural Wonders Berserker Pty Ltd  
Applicant contact details: PO Box 3805  
Burleigh Town QLD 4220  
eflett@zoneplanning.com.au

## Representations

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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 Kate Lipke, Principal Planning Officer, on 49242916 or via email RockhamptonSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh  
Manager Planning

cc Natural Wonders Berserker Pty Ltd, eflett@zoneplanning.com.au

enc Attachment 1 - Referral agency conditions  
Attachment 2 - Advice to the applicant  
Attachment 3 - Reasons for referral agency response  
Attachment 4 - Representations 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
<b>Material change of use</b>		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4—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):		
1.	Direct access is not permitted between the Bruce Highway (Rockhampton – St Lawrence) and the subject site.	At all times
2.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road. (b) Any works on the land must not: <ul style="list-style-type: none"> <li>(i) create any new discharge points for stormwater runoff onto the state-controlled road;</li> <li>(ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road;</li> <li>(iii) surcharge any existing culvert or drain on the state-controlled road;</li> <li>(iv) reduce the quality of stormwater discharge onto the state-controlled road.</li> </ul>	At all times

## Attachment 2—Advice to the applicant

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<b>General advice</b>	
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 3—Reasons for referral agency response

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

### The reasons for the department's decision are:

- The proposed development is a material change of use for a childcare centre located at 906-910 Yaamba Road, Parkhurst on Lot 2 on RP864537.
- The lot has frontages to both a state-controlled road (being Road 10F Bruce Highway (Rockhampton-St Lawrence)) and a local road (being Mason Avenue).
- The proposal plans indicate a single access to the site via Mason Avenue.
- The proposal does not involve direct access between the site and the state-controlled road.
- The development complies with relevant provisions of State code 1 of the State Development Assessment Provisions, version 2.6, subject to the implementation of conditions.

### 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 4—Change representation provisions**

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