



## Queensland Treasury

SARA reference: 2008-18251 SRA  
 Council reference: D/82-2020  
 Applicant reference: GTP2014

16 September 2020

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

Attention: Bevan Koelmeyer

Dear Sir/Madam

## SARA response—5-7 Fraser Street, Park Avenue

(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 18 August 2020.

### Response

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Outcome:	Referral agency response – with conditions.
Date of response:	16 September 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 Indoor Sport and Recreation (Kids Play 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	

railway corridor  
SARA reference: 2008-18251 SRA  
Assessment Manager: Rockhampton Regional Council  
Street address: 5-7 Fraser Street, Park Avenue; Fraser Street, Park Avenue  
Real property description: Lot 77 on SP142293; lot A on AP7235  
Applicant name: Oasis New Life Centre Property Limited  
Applicant contact details: c/- Gideon Town Planning  
PO Box 450  
Rockhampton QLD 4700  
gg@gideontownplanning.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 Tracey Beath, Senior Planning Officer, on (07) 4924 2917 or via email RockhamptonSARA@dsmip.qld.gov.au, who will be pleased to assist.

Yours sincerely



Anthony Walsh  
Manager Planning

cc Oasis New Life Centre Property Limited c/- Gideon Town Planning, gg@gideontownplanning.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.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the railway corridor.  (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 railway;</li> <li>(ii) interfere with and/or cause damage to the existing stormwater drainage on the railway;</li> <li>(iii) surcharge any existing culvert or drain on the railway;</li> <li>(iv) reduce the quality of stormwater discharge onto the railway.</li> </ul>	(a) and (b): 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.
2.	The application material included the plan Proposed Play Extension Site Plan dated 28 October 2014, drawing number AR.01, revision P1. This plan showed an area identified as 'proposed covered carpark' along the rear boundary of the site, adjacent to a railway corridor. It has been confirmed that the 'proposed covered carpark' is an existing structure (i.e. is not part of the current development application) and that no works in this area are proposed as part of this development application.

## **Attachment 3—Reasons for referral agency response**

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

### **The reasons for SARA's decision are:**

- the proposed development is for a children's play area
- the proposed development is set back from the railway corridor that adjoins the northern boundary of the site
- access to the site is via Fraser Street (local road). No access to, or crossing of, the railway corridor is required
- stormwater from the site is not considered to adversely impact on the railway corridor
- the development complies with relevant provisions of State code 2 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)
- The Development Assessment Rules
- SARA DA Mapping system

## **Attachment 4—Change representation provisions**

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