



Queensland Treasury

SARA reference: 1911-14333 SRA
 Council reference: D/103-2019
 Applicant reference: GTP1864

11 November 2020

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—The Church, 278-280 Bolsover Street, Rockhampton City

(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 5 December 2019.

Response

Outcome:	Referral agency response – with conditions.	
Date of response:	11 November 2020	
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	Material change of use for a Function Facility and Operational Works for an Advertising Device (Pylon Sign)
SARA role:	Referral Agency	
SARA trigger:	Schedule 10, Part 8, Division 2, Subdivision 3, Table 1 (Planning	

Regulation 2017)
Development on a Queensland Heritage Place
SARA reference: 1911-14333 SRA
Assessment Manager: Rockhampton Regional Council
Street address: 278-280 Bolsover Street, Rockhampton City
Real property description: 651R1675
Applicant name: K.J and G.L Schamburg
Applicant contact details: c/- Gideon Town Planning
PO Box 450
Rockhampton QLD 4700
gg@gideontownplanning.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 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



Brett Nancarrow
Manager (Planning)

cc K.J and G.L Schamburg, 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 5 - Approved plans and specifications

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 plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use		
Schedule 10, Part 8, Division 2, Subdivision 3, Table 1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment and Science 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.	The development must be undertaken generally in accordance with the following plans: (a) Site Plan, prepared by SK Drafting, dated July '19, reference 19-037, Sheet 1 of 2, Issue 1 (as amended in red); and (b) Existing Floor Plans, prepared by SK Drafting, dated July '19, reference 19-037, Sheet 2 of 2, Issue 1.	Prior to the commencement of use and to be maintained at all times
2.	A copy of this decision notice is to be retained at the Queensland heritage place.	For the duration of works
3.	Provide written notice of the commencement of the function facility use to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au.	Within 10 working days of the commencement of the material change of use
4.	(a) Take photographs of the area where the works are undertaken: (i) prior to the commencement of works; and (ii) at the completion of works. (b) Submit both sets of the photographs to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au.	(a)(i) –(a)(ii) as indicated (b) Within 10 working days of completion of the works
5.	Where works are undertaken to implement the material change of use, these works must be fully reversible without any permanent mark or damage to any significant fabric and features of the Queensland heritage place, including but not limited to the rendered walls and timber floors.	For the duration of the works
6.	The following elements associated with the Queensland heritage place's former use are to be retained intact and in-situ: <ul style="list-style-type: none"> • Pipe organ and raised pulpit; • Stained glass / leadlight panels; • Entry vestibules and narthex with encaustic tiled floors; • Three pointed arches with timber screens and doors; • Commemorative plaques, including First and Second World War memorials; and • Substantial plantings located between St Andrews Presbyterian Church and St Andrew's Hall. 	At all times
7.	All service infrastructure installed to facilitate and undertake the material change of use, including but not limited to communications	At all times

	<p>cabling and accessories, electrical cabling and accessories and hydraulic components, must be surface mounted or contained with a modern false wall so as to protect significant plastered and/or rendered walls, brickwork and joinery. Chasing of service infrastructure and related components into plastered and/or rendered walls, brickwork or door and window joinery is not permitted.</p>	
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Attachment 2—Advice to the applicant

Queensland Heritage Place	
1.	Where building works have been undertaken without a valid approval, there is no legislative provision to issue a retrospective exemption certificate for unapproved works. In this instance, the further development permits to regularise unapproved works are to be referred to the Chief Executive administering the <i>Planning Act 2016</i> .
Further development permits required	
2.	A development permit for building works is required to be obtained before the development can be carried out or to regularise the works, and the permit application must be referred to the Chief Executive administering the <i>Planning Act 2016</i> .
3.	A development permit for operational works is required to be obtained before the development can be carried out or to regularise the works, and the permit application must be referred to the Chief Executive administering the <i>Planning Act 2016</i> .
4.	Where substantial plantings located between St Andrews Presbyterian Church and St Andrew's Hall have been demolished or removed a landscape plan is to be provided for replacement plantings of comparable species and size to be reinstated in proximity to their original position as part of the building works application.
General advice	
5.	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) v2.5. If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

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

The reasons for the department's decision are:

- Development is proposed on a registered Queensland heritage place.
- The Queensland heritage place is registered as St Andrew's Presbyterian Church (QHR 600785).
- The proposed development involves a material change of use of the Queensland heritage place, to be used as a function facility.
- The development application arises from enforcement action being undertaken by Rockhampton Regional Council.
- The proposed internal changes necessary to facilitate the material change of use occurring in the place, appear to be limited to an internal bar and the store area. There are also some external works associated with the provision of amenities.
- The proposed development also includes operational work for a pylon site located in the north-eastern corner of the premises.
- Conditioning of the proposed development can be imposed to facilitate compliance with State code 8 of the State Development Assessment Provisions.

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 2.5), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 4—Change representation provisions

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Attachment 5—Approved plans and specifications

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