



SARA reference: 2111-25705 SRA  
 Council reference: D/144-2021  
 Applicant reference: GTP 2123

20 April 2022

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

Dear Sir/Madam

## SARA response—19 Reaney Street, Berserker

(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 30 November 2021.

### Response

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Outcome:	Referral agency response – with conditions.
Date of response:	20 April 2022
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 Educational Establishment (Expansion)
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017)	
	Development application for a material change of use impacting on state transport infrastructure	
	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)	

Development application for a material change of use within 25m of a railway corridor and state-controlled road

SARA reference: 2111-25705 SRA

Assessment Manager: Rockhampton Regional Council

Street address: 19 Reaney Street, Berserker

Real property description: Lot 179 on CP890747

Applicant name: Central Queensland Christian College Limited

Applicant contact details: 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 Thomas Gardiner, Principal Planning Officer, on (07) 4924 2916 or via email [RockhamptonSARA@dasilgp.qld.gov.au](mailto:RockhamptonSARA@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Anthony Walsh  
Manager Planning

cc Central Queensland Christian College Limited, [gg@gideontownplanning.com.au](mailto: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
<b>Material change of use</b>		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—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.	The new education buildings (including play areas) must be carried out generally in accordance with the PROPOSED MASTERPLAN FIRST FLOOR, prepared by Design + Architecture, dated 31/01/2021, reference SK-004, revision 14.	Prior to the commencement of use and to be maintained at all times.
2.	<p>(a) Noise attenuation measures must be designed and constructed to achieve the following noise criteria for the development:</p> <ul style="list-style-type: none"> <li>i. ≤35 dB(A) Leq (1 hour) (maximum hour during opening hours) for all indoor education areas and indoor play areas.</li> </ul> <p>(b) RPEQ certification (including as-constructed drawings, acoustic design report, survey and inspection report/s) must be provided to the District Director (Fitzroy District) within the Department of transport and Main Roads confirming compliance with part (a) of this condition.</p>	<p>(a) Prior to the commencement of use and to be maintained at all times.</p> <p>(b) Prior to the commencement of use.</p>
3.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <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.
4.	Direct access is not permitted between Rockhampton – Yeppoon Road (also known as Toft Street), the state-controlled road, and the subject site.	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 SARA's decision are:

- The proposed development is a material change of use for an Educational Establishment (expansion) located at 19 Reaney Street, Berserker, described as Lot 179 on CP890747 (the subject site).
- The subject site is located within twenty-five (25) metres of Fitzroy Street to the south which is a state-controlled road. The subject site is also located within 100 metres of the Fitzroy Street / Toft Street intersection.
- There is no direct access proposed from the proposed development to the state-controlled road. The proposed development is not considered to adversely impact the operating conditions of the state-controlled road network.
- The subject site is also located within twenty-five (25) metres of the former Yeppoon Branch Railway line (the railway line) to the east.
- The proposed development is not considered to result in a worsening of the physical condition or operating performance of the railway network.
- Several new classrooms are located in proximity to the state-controlled road and the railway line. To minimise noise intrusion into the classrooms, conditions are imposed to ensure that indoor education areas achieve noise criteria that complies with the State Development Assessment Provisions (SDAP) State code 1.
- Over 100 additional students will be accommodated on the subject site resulting from the development. The proposed development is not considered to result in a worsening of the operating performance of state transport infrastructure and is consistent with the intent of SDAP State code 6.

### 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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## **Attachment 5—Approved plans and specifications**

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