



IMPORTANT NOTE

This plan was prepared to accompany an application to Rockhampton Regional Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

client

JPJRT Pty Ltd

project

**53199 Burnett Highway,
Bouldercombe**

plan of

Reconfiguration Plan
(1 Lot into 3 Lots + Access Emt)
with Ortho Underlay

rd

Lot 713 on LIV40180

fig

Rockhampton Regional Council

sheet no.	date	details	authorised
1	18/08/2021	REFERRAL	RD/2021

created



scale 1:10000 @ A3
datum QLD Globe
sheet no. 5806-02-ROL-A
1 of 1
plan no. 5806-02-ROL

5806-02-ROL A





PLANS AND DOCUMENTS
 referred to in the REFERRAL
AGENCY RESPONSE
 SARA ref: 2107.23788 SRA
 Date: 09 August 2021



SARA reference: 2107-23788 SRA
 Council reference: D/91-2021
 Applicant reference: 5806

9 August 2021

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

Attention: Madison-Lee Day

Dear Sir/Madam

SARA response—53199 Burnett Highway, Bouldercombe

(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 23 July 2021.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	9 August 2021
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	Reconfiguring a lot for One Lot into Three Lots and Access Easement
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 (Planning Regulation 2017)	
	Development application for reconfiguring a lot within 25m of a State-	

controlled road
SARA reference: 2107-23788 SRA
Assessment Manager: Rockhampton Regional Council
Street address: 53199 Burnett Highway, Bouldercombe
Real property description: 713LIV40180
Applicant name: J.P.J.R.T. Pty Ltd
Applicant contact details: C/- Capricorn Survey Group (CQ) Pty Ltd, PO Box 1391
Rockhampton QLD 4700
reception@csgcq.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 Jacklyn Neyenhuis, Planning Officer, on 4924 2918 or via email RockhamptonSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc J.P.J.R.T. Pty Ltd, reception@csgcq.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
Reconfiguring a lot (1 into 3 and access easement)		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of 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 road access location is to be located generally in accordance with the Reconfiguration Plan, prepared by Capricorn Survey Group CQ, dated 18-06-2021, plan no. 5806-02-ROL and issue A.	Prior to submitting the Plan of Survey to the local government for approval.
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"> i. Create any new discharge points for stormwater runoff onto the state-controlled road; ii. Interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; iii. Surcharge any existing culvert or drain on the state-controlled road; iv. Reduce the quality of stormwater discharge onto the state-controlled road. 	(a) At all times. (b) At all times.
3.	Direct access is not permitted between the state-controlled road (Burnett Highway) and the subject site other than as per condition 1.	At all times.

Attachment 2—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 3—Reasons for referral agency response

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

The reasons for SARA's decision are:

- The proposed development is for a reconfiguring a lot (1 into 3 lots) and an access easement that has no significant identified impacts.
- The proposed access (for Lot 1 and 2) was previously approved as part of an extractive industry and therefore will have no significant impacts on the state-controlled road as part of the application.
- The maintenance of stormwater discharge will minimise impacts of worsening to the state-controlled road as part of the application.
- The proposed development is considered to be generally in accordance with the requirements of the State Development Assessment Provisions of State code 1 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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Attachment 5—Approved plans and specifications

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

- 30.1. 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.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



420 Flinders Street, Townsville QLD 4810
PO Box 1090, Townsville QLD 4810
ergon.com.au

26 July 2021

Rockhampton Regional Council
PO Box 1860
Rockhampton QLD 4700

Attention: *Bevan Koelmeyer*
Via email: enquiries@rrc.qld.gov.au

Cc J.P.J.R.T. Pty Ltd
C/- Capricorn Survey Group (CQ) Pty Ltd
PO Box 1391
Rockhampton QLD 4700

Attention: *Richard Ford and Madi Day*
Via email: reception@csgcq.com.au

Dear Bevan,

Referral Agency Response – Development Permit for a Reconfiguring a Lot (One Lot into Three Lots) at 53199 Burnett Highway, Bouldercombe (Lot 713 on LIV40180)

Council Ref: D/91-2021
Applicant Ref: 5806
Our Ref: HBD 7424975

We refer to the abovementioned Development Application, which has been referred to Ergon Energy 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*.

Should the Assessment Manager decide to approve the proposed Material Change of Use, as an Advice Agency for the Development Application, Ergon advises the following in relation to the development:

1. This application is approved in accordance with the below referenced plans. Any changes to these plans should be resubmitted to Ergon for further review and comment.

Have you seen our fact sheets?

See the 'considerations when developing around electricity infrastructure' section of our website
www.ergon.com.au/referralagency

Approved Plans			
Title	Plan Number	Rev.	Date
Reconfiguration Plan	5806-02-ROL	A	18-06-2021

2. The conditions of any easements in favour of Ergon must be maintained at all times.

Should you require further information regarding this matter, feel free to contact the undersigned on 0456 836 609 or email townplanning@ergon.com.au.

Yours faithfully,



Maddison Low
Town Planner

Have you seen our fact sheets?

See the 'considerations when developing around electricity infrastructure' section of our website www.ergon.com.au/referralagency