



SARA reference: 2205-29120 SRA
 Council reference: D/66-2022
 Applicant reference: SP21045

10 October 2022

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

Dear Sir/Madam

SARA response—331 Yaamba Road, 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 3 June 2022.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	10 October 2022
Advice:	Advice to the applicant is in Attachment 1 .
Reasons:	The reasons for the referral agency response are in Attachment 2 .

Development details

Description:	Development permit	Material change of use for a shopping centre extension and shop
SARA role:	Referral Agency.	
SARA trigger:	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 state-controlled road and within 100m of a road that intersects with a state-controlled road.	

SARA reference: 2205-29120 SRA
Assessment Manager: Rockhampton Regional Council
Street address: 331 Yaamba Road, Berserker
Real property description: Lot 1 on SP203617; Lot 201 on SP236447
Applicant name: The Trust Company Limited ACN 004 027 749
Applicant contact details: PO Box 130
Lutwyche QLD 4030
leisa.sinclair@sinclairplanning.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 3**.

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 4924 2916 or via email RockhamptonSARA@dildgq.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc The Trust Company Limited ACN 004 027 749, leisa.sinclair@sinclairplanning.com.au
enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations provisions

Attachment 1—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) [v3.0]. If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

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

The reasons for SARA's decision are:

- The development is a material change of use for a shopping centre (extension), located at 331 Yaamba Road, Berserker, described as Lot 1 on SP203617 and Lot 201 on SP236447.
- The assessment benchmark which is relevant to SARA's assessment is State Development Assessment Provisions (SDAP) State code 1: Development in a state-controlled road environment (State code 1).
- The development is considered to comply with SDAP State code 1, without the imposition 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 [3.0]), as published by SARA
- The Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*

Attachment 3—Change representation provisions

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