

SARA reference: 2607-53413 SRA
Council reference: D/109-2026
Applicant reference: GTP 2624

3 August 2026

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

Attention: Sophie Muggeridge

Dear Sophie

SARA referral agency response— 26 Alma 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 (SARA) on 21 July 2026.

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:	3 August 2026
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	Reconfiguring a Lot for a Subdivision (one lot into two lots)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 (10.9.4.2.3.1) (Planning Regulation 2017)	
	Reconfiguring a lot near a state-controlled road intersection	
SARA reference:	2607-53413 SRA	

Assessment manager:	Rockhampton Regional Council
Street address:	26 Alma Street, Rockhampton City
Real property description:	Lot 2 on RP604136
Applicant name:	Bali Star Enterprises C/- Gideon Town Planning
Applicant contact details:	PO Box 450 Rockhampton City QLD 4700 info@gideontownplanning.com.au
<i>Human Rights Act 2019</i> considerations:	Consideration of the <i>Human Rights Act 2019</i> sections 15 to 35 has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

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 Megha Subodh Nair, Planning Officer, on (07) 3452 7705 or via email RockhamptonSARA@dspdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc Bali Star Enterprises C/- Gideon Town Planning, gg@gideontownplanning.com.au

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations about a referral agency response 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), (version 3.6). 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:

- SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.6:
 - o State code 1: Development in a state-controlled road environment.
- The development complies with the assessment benchmarks of State code 1 of SDAP in that the development:
 - o does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of the state-controlled road
 - o does not adversely impact the structural integrity or physical condition of the state-controlled road
 - o does not adversely impact the function and efficiency of the state-controlled road

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version [3.6], as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*

Attachment 3— Representations about a referral agency response provisions

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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.

State Assessment Referral Agency (SARA) Planning Assessment Report — referral agency

1.0 Application summary

SARA reference number	2607-53413 SRA
Applicant name (the applicant)	Bali Star Enterprises C/- Gideon Town Planning
Site address and location (the subject site)	26 Alma Street, Rockhampton City– (~1.9 km from Rockhampton City)]
Real property description	2RP604136
Local government assessment details	Rockhampton Regional Council – RRC • Council application reference: D/109-2026 [link of council page] • Properly made date: 1 July 2026 • Confirmation notice [link] issued on 9 July 2026 • Category of assessment: Code • Low medium density residential zone of the Rockhampton Region Planning Scheme 2015
Type of application and proposed use (the proposed development)	Development permit for Reconfiguring a lot for Subdivision (one lot into two lots)
Description of proposal	Subdivision of one lot into 2
Properly referred date	22 July 2026 <i>Internal Note: To be completed after validation</i>
Response due date	31 August 2026 <i>Internal Note: To be completed after validation</i>
Delegate	The Manager has delegation to consider this application in accordance with the <u>Operational Policy</u> : Guide to exercising delegated authority – SARA dated November 2024 and <u>Instrument of Delegation</u> dated January 2026.

2.0 Location imagery



Figure 1: Site aerial / context

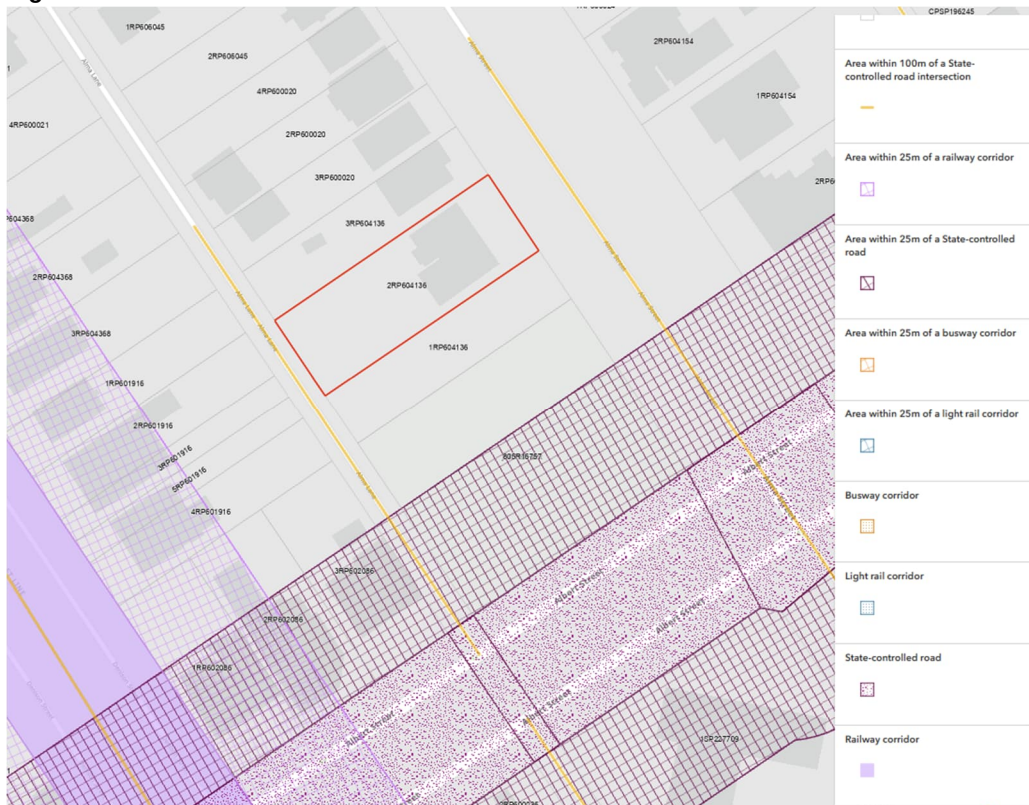


Figure 2: DAMS mapping showing relevant state layers (State transport)

3.0 Subject site summary

Site area	890 m ²
Existing use	Existing Dwelling
Relevant site matters	- Frontage and access to two Urban Access streets – Alma Street and Alma Lane - Mature vegetation along the rear and side boundaries, no significant vegetation is present on site
Site history	No relevant history was found on the Rockhampton Regional Council – RRC's online records or SARA's MyDAS2 portal.
Pre-lodgement advice	No pre-lodgement advice was issued by SARA

4.0 Proposal

The proposed development is for Reconfiguring a Lot, comprising the subdivision of the subject site from one lot into two lots. The development will create proposed Lot 1, with an area of approximately 475 m², and proposed Lot 2, with an area of approximately 415 m².

Proposed Lot 1 will contain the existing dwelling and retain the existing access driveway to Alma Street. Proposed Lot 2 will be created at the rear of the site, with frontage and access to Alma Lane.

Proposed Lot 1 will retain the existing access onto Alma Street, while Proposed Lot 2 will be provided with a new access driveway onto Alma Lane, designed and constructed in accordance with the relevant standards.

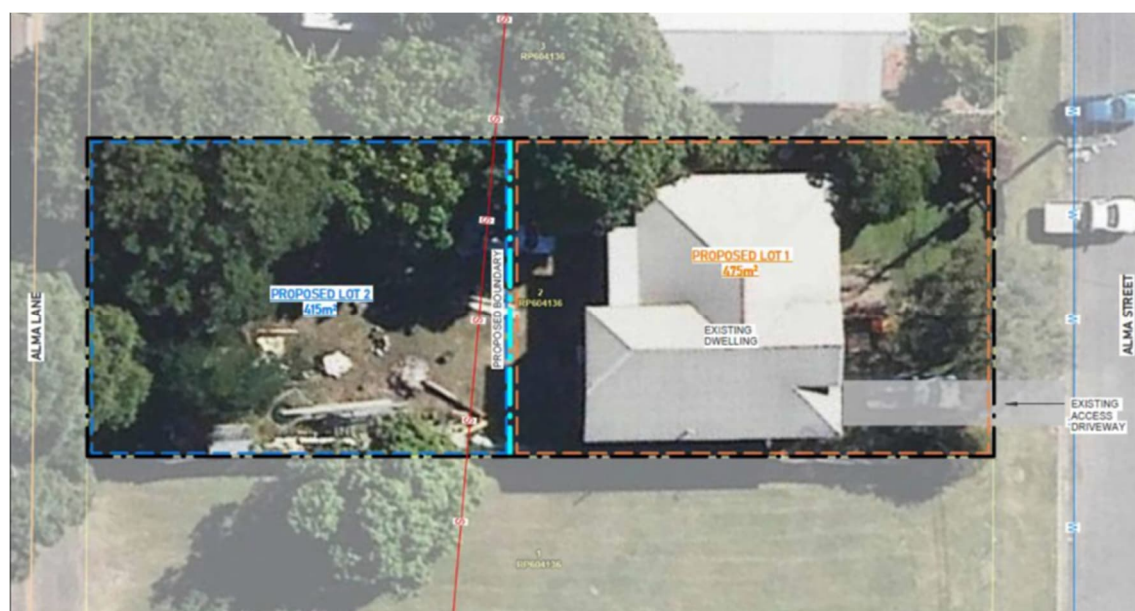


Figure 3: Site Plan

5.0 State matters requiring assessment (validation checklist)

5.1 Validation outcome

Referral matters under the <i>Planning Regulation 2017</i> (Planning Regulation)	Schedule 10, Part 9, Division 4, Subdivision 2, Table 3, Item 1 - Reconfiguring a lot near a state-controlled road intersection	Fee item 8(b) – 856 fee units = \$ 970
Fees	Correct fees: Yes Refund requested/likely: No	
State Development Assessment Provisions (SDAP) v3.6	State code 1: Development in a State-controlled Road environment (State code 1)	
Outcome	Properly referred: Confirmation notice	
Delegate	In accordance with the <u>Operational Policy</u> : Guide to exercising delegated authority – SARA dated November 2024 and <u>Instrument of Delegation</u> dated July 2025, the delegate for this application is: ☐ Principal - Choose an item. ☒ Manager - Choose an item. ☐ Director - Choose an item. ☐ ED - Choose an item. <i>[internal note: if the application involves clearing of 5ha, or dredging more than 1,000,000 tonnes, ED approval or above is required]</i> ☐ DDG - Choose an item.	
Validation case officer	Megha Subodh Nair	Planning Officer
Validation delegate	Lydia Summers	Principal Planning Officer

6.0 Assessment summary

Information request	No information request was issued.
Advice notice	No advice notice was issued.
Technical Agency advice	The development application was referred to the Department of Transport and Main Roads (DTMR) – On July 29, 2026 DTMR responded to SARA's request for expedited assessment and provided a TAR indicating no requirements. [link] .
DSDIP officer recommendation	Issue a referral agency response – with no requirements
Reason for recommendation	The proposed development can be conditioned to comply with SDAP State Code 1
Recommendation different to Technical Agency advice	DSDIP recommendation consistent with the technical agency response.
Delegate	Has the delegate changed since validation no ~~If yes, the reason being:~~ Insert reference

7.0 Assessment

7.1 Assessment against SDAP

The proposed development is for reconfiguring a lot within 100m of a State-controlled Road (SCR) intersection (Albert Street – Alma Street and Albert street – Alma lane).

The proposed development required referral to SARA under 10.9.4.2.3.1 of the Planning Regulation. Advice was sought from the Department of Transport and Main Roads (DTMR). SARA with consideration of DTMR's advice is satisfied that the proposed development is consistent with SDAP State Code 1 as follows:

PO1- PO6 - Buildings, Structures, Infrastructure, Services, and Utilities

- The development is for reconfiguring a lot and is not considered to adversely affect the safety, operation, structural integrity or performance of the state-controlled road network.

PO8-PO14 - Stormwater and Overland flow, Flooding and Drainage Infrastructure

- The development is for reconfiguring a lot, hence, no additional impervious surfaces are proposed.
- No road works, drainage works, utility works or other works which results in the worsening of the operating performance of the Albert Street (SCR) are proposed.
- Future development on the proposed lots must ensure no new discharge points to Albert Street and no net worsening of stormwater impacts on the state-controlled road.

PO15 – PO20 - Vehicular access to a state-controlled road

- No new or changed vehicular access to the Albert Street is proposed. All vehicular access is proposed from Alma street and Alma lane.
- The proposed new access to Alma Lane will serve one additional residential lot and is expected to generate only minor traffic movements. The access is located on the local road network and will not compromise the safety of users of the nearby state-controlled road or intersection.

PO21–PO24 - Public Passenger Transport and Active Transport

- The site is not located within close proximity to existing or future public passenger transport infrastructure and does not compromise the safety of public and active transport users.

PO25-PO30 - Network impacts

- The development creates one additional residential lot and will generate only minor residential traffic.
- The additional movements can be accommodated by the local road network and will not result in any net worsening of the operating performance of the state-controlled road network

All other POs were complied with or not applicable.

7.2 Conditions

There were no changes made to the conditions.

7.3 Planning Regulation considerations

SARA has given regard to the following matters as identified in section 22(3) of the Planning Regulation 2017 being:

- local government planning scheme strategic outcomes, purpose statements and overlays
- regional plan strategic intent and desired regional outcomes

- State Planning Policy July 2017 (SPP), parts C and D
- any temporary State Planning Policy
- any infrastructure designation
- any previous and current development approvals applying to the site
- common material received by SARA.

SARA has determined that any potential inconsistencies are not relevant to the assessment as the department has no requirements relating to the application as it complies with the SDAP.

7.4 Human rights assessment

Section 58 of the *Human Rights Act 2019* specifies required conduct for public entities when acting or making a decision. Sections 15 – 37 of the *Human Rights Act 2019* identifies the human rights a public entity must consider in making a decision.

The decision being considered is to whether to give a referral agency response with conditions for a development application for reconfiguring a lot to subdivide one lot into two lots at 26 Alma Street, Rockhampton City.

A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. The following relevant human rights for this decision have been considered as follows:

Human right	Assessment
Freedom of expression (s21)	• The SARA assessment is limited to code assessment therefore SARA is not required to consider any public submissions or undertake public consultation. • The decision does not limit this human right.
Taking part in public life (s23)	• The SARA assessment is limited to code assessment therefore SARA is not required to consider any public submissions or undertake public consultation. • The decision does not limit this human right.
Property rights (s24)	• This human right is relevant because the referral agency response will promote the landowner's ability to use their land for additional uses. • The proposed development is for reconfiguring a lot to subdivide one lot into two lots at 26 Alma Street, Rockhampton City. • Access arrangements continue to be maintained to the property for land users and does not impede on adjoining owners. • The decision does not limit this human right.
Right to a fair hearing (s31)	• This human right is relevant because the applicant and any submitter will have a right to appeal against the development and conditions of approval. • The applicant will have rights to make representations on the referral response or appeal against the conditions of the response. • The decision does not limit this human right.

The decision has been assessed for compatibility with human rights under the *Human Rights Act 2019*. The decision was found not to limit human rights under the *Human Rights Act 2019* therefore, it is reasonable to conclude the decision is compatible with human rights.

7.5 Material relied upon in the assessment

- the development application material and submitted plans
- Planning Act 2016
- Planning Regulation 2017
- the SDAP (version 3.6), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the Human Rights Act 2019

8.0 Recommendation to the delegate

8.1 Recommendation

It is recommended that SARA as referral agency:

1. the delegate issue the referral agency response, and

No Requirements

2. Advises the assessment manager that it has no requirements relating to the application. (*Planning Act 2016* section 56(1)(a)).

8.2 Reasons for the recommendation:

- SARA assessed the development against the following code(s) of the State Development Assessment Provisions (SDAP), version 3.2:
 - State code 1: Development in a state-controlled road environment.
- The development complies with the assessment benchmarks of State code 1 of SDAP in that the development:
 - does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road;
 - does not adversely impact the structural integrity or physical condition of the state controlled road
 - does not adversely impact the function and efficiency of the state-controlled road
 - maintains access to active transport infrastructure.

9.0 Recommending officer

Case officer	Megha Subodh	Planning Officer
Reviewer	-	-
Delegate	Anthony Walsh	Manager