



SARA reference: 2501-44239 SRA
Council reference: D/201-2024
Applicant reference: 9043

10 June 2025

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

Dear Sir/Madam

SARA referral agency response—19 Mcmillan Avenue, Parkhurst; 29 Mcmillan Avenue, Parkhurst; 71 Mcmillan Avenue, Parkhurst

(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 16 January 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	10 June 2025
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 retirement facility (170 sites)
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 state transport infrastructure

SARA reference: 2501-44239 SRA

Assessment manager: Rockhampton Regional Council

Street address: 19 Mcmillan Avenue, Parkhurst; 29 Mcmillan Avenue, Parkhurst; 71 Mcmillan Avenue, Parkhurst

Real property description: 10RP603508; 11RP603508; 12RP603508; 7RP603508; 8RP603508; 9RP603508

Applicant name: LG Resorts No 3 Pty Ltd

Applicant contact details: c/- Capricorn Survey Group (CQ) Pty Ltd
PO Box 1391
Rockhampton QLD 4700
reception@csgcq.com.au

Human Rights Act 2019 considerations: Consideration of the *Human Rights Act 2019* 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 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 0749242916 or via email RockhamptonSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Amanda Hosken
Acting Manager

cc LG Resorts No 3 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 about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

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 documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use		
10.9.4.1.1.1– Material change of use impacting state transport infrastructure—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.	(a) Provide a passenger loading zone at the locations shown on MASTER PLAN, prepared by Living Gems, dated 14/05/25, reference LG-PKH-DWG-MP-A-A010, revision AP, as amended in red by SARA. (b) The passenger loading zone referenced in part (a) of this condition, must be in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and include the following components: (i) a parking bay, parallel to kerb, with minimum capacity for the setdown of 1 x 25-seater bus of 7.7m in length and 2.4m in width (including side mirrors) as the maximum design vehicle; (ii) passenger loading zone signs - R5-23 (passengers – 2 or 10 minute), placed at either end of the zone, and line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls or the equivalent private signage; (iii) lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements; (iv) access and hardstand for waiting and boarding/alighting passengers.	(a) and (b) Prior to the commencement of use and to be maintained at all times for the relevant stage
2.	Provide a parking bay for the community mini-bus on site to be stored when not in use.	Prior to the commencement of use and to be maintained at all times.
3.	Provide the internal pedestrian footpath network generally in accordance with the MASTER PLAN, prepared by Living Gems, dated 14/05/25, reference LG-PKH-DWG-MP-A-A010, revision AP, as amended in red by SARA.	Prior to the commencement of use and to be maintained at all times.
4.	Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road,	At all times

	such that any works on the land must not: (a) create any new discharge points for stormwater runoff onto the state-controlled road; (b) concentrate or increase the velocity of flows to the state-controlled road; (c) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (d) surcharge any existing culvert or drain on the state-controlled road; (e) reduce the quality of stormwater discharge onto the state-controlled road; (f) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road; (g) reduce the floodplain immunity of the state-controlled road.	
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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) (version 3.1). 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 SARA's decision are:

- SARA assessed the development against the following code of the State Development Assessment Provisions (SDAP), version 3.1:
 - State code 6: Protection of state transport networks.
- The development complies with the assessment benchmark of State code 6 of SDAP (version 3.1) in that the development:
 - does not result in a worsening of the physical condition or operating performance of the state transport network; and
 - provides safe and direct access to public passenger transport infrastructure.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.1), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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