



Our reference: 1910-13736 SRA & 1912-14787 SRA  
 Your reference: D/66-2019  
 Applicant reference: Rockhampton Railyards

12 February 2021

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

Attention: Amanda O'Mara

Dear Sir/Madam

### **Changed referral agency response—with conditions**

(Given under section 28 of the Development Assessment Rules)

On 14 January 2021 the State Assessment and Referral Agency (SARA) received notice of a change to the development application described below. The SARA has assessed the changes and now provides this changed referral agency response which replaces the response dated 12 August 2020. Please note this referral agency response addresses all of SARA's referral agency jurisdictions.

## **Response**

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Outcome:	Referral agency response - Preliminary approval only (with conditions)
	Under section 56(2)(a) of the <i>Planning Act 2016</i> , the SARA advises it has no requirements for the variation request.
Date of response:	12 February 2021
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:	Preliminary approval that includes a variation request	Material change of use including a variation request to vary the effect of the Rockhampton Region Planning Scheme 2015 for various industrial and commercial uses
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SARA role: Referral Agency.

SARA trigger: Schedule 10, Part 8, Division 2, Subdivision 3, Table 1 (Planning Regulation 2017)  
Development on or near a Queensland heritage place

Schedule 10, Part 8, Division 2, Subdivision 3, Table 2 (Planning Regulation 2017)  
Development on or near a Queensland heritage place

Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017)  
Development that may impact on State transport infrastructure

Schedule 10, part 9, division 4, subdivision 2, table 4 (Planning Regulation 2017)  
Development where all or part of the premises are within 25m of a State transport corridor

SARA reference: 1910-13736 SRA and 1912-14787 SRA

Assessment Manager: Rockhampton Regional Council

Street address: 338-380 Bolsover Street, Depot Hill

Real property description: Lot 33 on SP131823; lot 38 on SP131824; lot 32 on SP131823

Applicant name: Aurizon Operations Limited

Applicant contact details: GPO Box 456  
Brisbane QLD 4001  
Andrew.Batts@aurizon.com.au

## Representations

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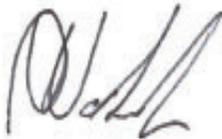
An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules)

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 Tracey Beath, Senior Planning Officer, on (07) 4924 2917 or via email [RockhamptonSARA@dsmip.qld.gov.au](mailto:RockhamptonSARA@dsmip.qld.gov.au), who will be pleased to assist.

Yours sincerely



Anthony Walsh  
Manager Planning

cc Aurizon Operations Limited, [Andrew.Batts@aurizon.com.au](mailto:Andrew.Batts@aurizon.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 - Changed 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>		
Development on or near a Queensland heritage place—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment and Science 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.	Development must be undertaken generally in accordance with the Rockhampton Workshops & Roundhouse Conservation Management Plan prepared by Thom Blake and Peter Marquis-Kyle dated July 2019, version 2.3.	At all times
2.	A copy of this decision notice is to be retained at the Queensland heritage place.	At all times
3.	Development on the Queensland heritage place must be carried out in accordance with: <ol style="list-style-type: none"> <li>i. the “Fabric” chapter; and</li> <li>ii. all policies within the “Conservation Policy” chapter contained within the Rockhampton Workshops &amp; Roundhouse Conservation Management Plan prepared by Thom Blake and Peter Marquis-Kyle dated July 2019, version 2.3</li> </ol>	At all times
Development that may impact on State transport infrastructure / Development where all or part of the premises are within 25m of a State transport corridor—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):		
4.	(a) Stormwater and flooding management of the development must ensure no worsening or actionable nuisance to the railway corridor.  (b) Any works on the land must not: <ol style="list-style-type: none"> <li>i. create any new discharge points for stormwater runoff onto the railway corridor;</li> <li>ii. interfere with and/or cause damage to the existing stormwater drainage on the railway corridor;</li> <li>iii. surcharge any existing culvert or drain on the railway corridor;</li> <li>iv. reduce the quality of stormwater discharge onto the railway corridor;</li> <li>v. reduce the flood storage capacity of the site;</li> <li>vi. impede or interfere with overland flows paths and/or hydraulic conveyance on the site.</li> </ol>	(a) and (b): At all times
5.	Noise attenuation measures to achieve the following noise criteria must be provided:  <i>For a Child Care Centre</i> <ul style="list-style-type: none"> <li>• ≤50 dB(A) single event maximum sound pressure level for all indoor education areas and indoor play areas.</li> <li>• ≤45 dB(A) single event maximum sound pressure level for</li> </ul>	Prior to commencement of use and to be maintained at all times

No.	Conditions	Condition timing
	<p>all sleeping rooms.</p> <ul style="list-style-type: none"> <li>• ≤62 dB(A) <math>L_{eq}</math> (24 hour) free field (between 6am and 6pm) for all outdoor education areas and outdoor play areas.</li> <li>• ≤84 dB(A) (single event maximum sound pressure level) free field for all outdoor education areas and outdoor play areas.</li> </ul> <p><i>For an Educational Establishment</i></p> <ul style="list-style-type: none"> <li>• ≤50 dB(A) single event maximum sound pressure level for all indoor education areas and indoor play areas.</li> <li>• ≤62 dB(A) <math>L_{eq}</math> (24 hour) free field (between 6am and 6pm) for all outdoor education areas and outdoor play areas.</li> <li>• ≤84 dB(A) (single event maximum sound pressure level) free field for all outdoor education areas and outdoor play areas.</li> </ul> <p><i>For a Caretaker's Accommodation</i></p> <ul style="list-style-type: none"> <li>• ≤62 dB(A) <math>L_{eq}</math> (24 hour) free field for all private outdoor space for passive recreation.</li> <li>• ≤84 dB(A) (single event maximum sound pressure level) free field for all private outdoor space for passive recreation.</li> </ul>	

## Attachment 2—Advice to the applicant

<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) v2.5. If a word remains undefined it has its ordinary meaning.
<b>Railway corridor</b>	
2.	<p><u>Works on a railway corridor</u> Pursuant to section 255 of the <i>Transport Infrastructure Act 1994</i>, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations.</p> <p>Relevant approvals will need to be obtained from the railway manager for any works in or interfering with the railway corridor such as service and utility connections and the removal and installation of fencing. Relevant approvals such as a licence to enter and construct and wayleave agreement, amongst other relevant approvals, may be required.</p> <p>Please be advised that this referral agency response does not constitute an approval under section 255 of the <i>Transport Infrastructure Act 1994</i> and that such approvals need to be separately obtained from the relevant railway manager.</p> <p>The applicant should contact Queensland Rail property team on (07) 3072 2213 or via email at <a href="mailto:developmentenquiries@qr.com.au">developmentenquiries@qr.com.au</a> or in relation to this matter.</p>
<b>Future development permits - development on or adjoining a Queensland heritage place</b>	
3.	<p>For a development application lodged with the State Assessment Referral Agency (SARA) for:</p> <ul style="list-style-type: none"> <li>• development on a Queensland heritage place; or</li> <li>• a material change of use on a lot that shares a common boundary with a Queensland heritage place; or</li> <li>• a material change of use that shares the same lot as the Queensland heritage place and is within 75 metres of the boundary of the Queensland heritage place,</li> </ul> <p>the following documents may be requested through the application process:</p> <ol style="list-style-type: none"> <li>i. Moveable Heritage Assessment that: <ul style="list-style-type: none"> <li>• manages items of moveable heritage; and</li> <li>• is endorsed by an ICOMOS member in accordance with the Burra Charter 2013; and</li> <li>• includes a survey of all existing moveable items within the QHR boundary for the Railway Workshops with reference to the Rockhampton Workshops Conservation Management Plan, prepared by Perter Marquis-Kyle and Thom Blake, Date: June 2019, Version 2.3;</li> </ul> </li> <li>ii. Views and Vistas Assessment that: <ul style="list-style-type: none"> <li>• manages views from the public realm and within the site to culturally significant features of the Railway Workshops; and</li> <li>• is endorsed by an ICOMOS member in accordance with the Burra Charter 2013;</li> </ul> </li> <li>iii. Interpretation Plan that: <ul style="list-style-type: none"> <li>• demonstrates a comprehensive approach to interpretation of the significance of the heritage place; and</li> <li>• is endorsed by an ICOMOS member in accordance with the Burra Charter, 2013;</li> </ul> </li> </ol>

	<ul style="list-style-type: none"> <li>iv. Condition Assessment that prioritises necessary conservation works to the features of 'considerable' and 'some' significance identified in the Rockhampton Workshops Conservation Management Plan, prepared by Thom Blake and Peter Marquis-Kyle, dated July 2019, Version 2.3. This assessment should identify conservation works that would protect these features from deterioration as well as any work of a minor nature that would enhance their long term conservation.</li> <li>v. Future applications for development on precinct 1 or precinct 2 involving the use of the existing driveway traversing the Roundhouse precinct (precinct 1), as defined in the Rockhampton Railyards Illustrative Masterplan by Place Design Group Pty Ltd, dated 18/06/19 (Revision A), will be required to demonstrate that the increased use of the subject driveway will not compromise the cultural heritage significance of the Railway Workshops including the significant features that form part of that cultural heritage significance.</li> </ul>
4.	<p>Development (including building work) on the Queensland heritage place is assessable development and will require a development permit under the <i>Planning Act 2016</i> unless an exemption certificate under the <i>Queensland Heritage Act 1992</i> has been given for the development.</p>

## 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:

- the subject land includes the Rockhampton Railyards Workshop listing of the Queensland Heritage Register
- the Rockhampton Workshops & Roundhouse Conservation Management Plan (Thom Blake and Peter Marquis-Kyle, July 2019) includes details of the features/setting/significance of the Queensland heritage place and provides policies to protect the cultural significance of the heritage place. Future development on the subject land should be undertaken in accordance with the conservation management plan to ensure appropriate consideration is given the features/setting/significance of the Queensland heritage place
- the subject land is adjacent to the North Coast Line rail corridor and stormwater and flooding management of future development on the site has the potential to adversely impact on the railway corridor. Works on the land should ensuring no worsening or actionable nuisance to the railway corridor
- the subject land is within a Transport Noise Corridor – Railway (as mapped in SARA's online State Planning Policy Interactive Mapping System) and the entire site is impacted by railway noise. Sensitive development on the site that may occur without SARA assessment related to railway noise impacts must include appropriate noise attenuation measures
- the provisions in the proposed Rockhampton Railyards Local Plan Code (version 8 dated 11 February 2021) do not adversely impact on State interests
- the development complies with relevant provisions of State codes 2, 6 and 14 of the State Development Assessment Provisions, version 2.5, subject to 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 2.5), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy Mapping system

## **Attachment 4—Change representation provisions**

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## **Attachment 5—Changed approved plans and specifications**

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