



SARA reference: 2401-38564 SRA  
 Council reference: D/186-2023

29 February 2024

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

Attention: Kathy McDonald

Dear Ms McDonald

## SARA referral agency response—484 Lakes Creek Road, Lakes Creek

(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 15 January 2024.

### Response

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Outcome:	Referral agency response – with conditions
Date of response:	29 February 2024
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:	Development permit	Material change of use for alterations and additions to existing high impact industry use (abattoir)
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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 railway corridor

Schedule 10, Part 17, Division 3, Table 6, Item 1 (Planning Regulation 2017)

Development application for a material change of use within a mapped coastal management district and erosion prone area

SARA reference: 2401-38564 SRA

Assessment manager: Rockhampton Regional Council

Street address: 484 Lakes Creek Road, Lakes Creek

Real property description: Lot 1 on CP888744; Lot 1 on RP603369

Applicant name: Besix Watpac Pty Ltd  
C/- PSA Consulting (Australia) Pty Ltd

Applicant contact details: PO Box 10824 Adelaide Street  
Brisbane QLD 4000  
cliff.schmidt@psaconsult.com.au

*Human Rights Act 2019* considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* 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 Rosanna Nobile, Planning Officer, on 07 5352 9777 or via email RockhamptonSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh  
Manager Planning

cc Besix Watpac Pty Ltd C/- PSA Consulting (Australia) Pty Ltd, cliff.schmidt@psaconsult.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
<b>Development Permit – Material Change of Use</b>		
10.9.4.2.4.1 – State transport corridors and future State transport corridors—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:		
1.	The development must be carried out generally in accordance with the following plan: <ul style="list-style-type: none"> <li>• OVERALL SITE PLAN – PROPOSED prepared by TEYS AUSTRALIA dated 20.02.2024, drawing number TEYS-AR-SKT-2001, revision D.</li> </ul>	At all times
2.	Carry out the stormwater and flooding management of the development generally in accordance with the following (as amended in red by SARA): <ul style="list-style-type: none"> <li>• Sections 6.3.1 and 6.3.2 and Appendix C of the Stormwater Management Plan, prepared by MPN Consulting Pty Ltd, dated 19/12/2023, report number 9838 and issue A.</li> </ul>	At all times
10.17.3.6.1 – Tidal works or work in a coastal management district — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Environment, Science and Innovation 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 conditions:		
3.	The construction of the new knocking box, plate freezer, works office and storage shed extension must be undertaken generally in accordance with the following plan: <ul style="list-style-type: none"> <li>• OVERALL SITE PLAN – PROPOSED prepared by TEYS AUSTRALIA dated 20.02.2024, drawing number TEYS-AR-SKT-2001, revision D.</li> </ul>	Prior to the commencement of use and to be maintained at all times
4.	Development must prevent the release of sediment to tidal waters by installing and maintaining erosion and sediment control measures in accordance with the Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association).	For the duration of the works
5.	Submit “As Constructed drawings” to palm@des.qld.gov.au or mail to:  Department of Environment and Science Permit and Licence Management Implementation and Support Unit GPO Box 2454 Brisbane Qld 4001	Within 20 business days of the completion of the works
6.	(a) In the event that the works cause disturbance or oxidisation of	(a) Upon disturbance

	<p>acid sulfate soil, the affected soil must be treated and thereafter managed (until the affected soil has been neutralised or contained) in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines</i>, prepared by the Department of Resources, 2023.</p> <p>(b) Certification by an <b><u>appropriately qualified person</u></b>, confirming that the affected soil has been neutralised or contained, in accordance with (a) above is to be provided to palm@des.qld.gov.au or mailed to:</p> <p>Department of Environment and Science  Permit and Licence Management  Implementation and Support Unit  GPO Box 2454  Brisbane Qld 4001</p> <p><b>Note:</b> <b><u>Appropriately qualified person</u></b> means a person or persons who has professional qualifications, training, skills and experience relevant to soil chemistry or acid sulfate soil management and can give authoritative assessment, advice and analysis in relation to acid sulfate soil management using the relevant protocols, standards, methods or literature.</p>	<p>or oxidation until the affected soil has been neutralised or contained</p> <p>(b) At the time the soils have been neutralised or contained</p>
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## Attachment 2—Advice to the applicant

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<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) (version 3.0). If a word remains undefined it has its ordinary meaning.

## Attachment 3—Reasons for referral agency response

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

### The reasons for the SARA's decision are:

- The development permit for material change of use for alterations and additions to existing High Impact Industry Use (Abattoir) on 484 Lakes Creek Road, Lakes Creek formally described as Lot 1 on CP888744 and Lot 1 on RP603369.
- The proposed development has triggered referral to SARA for proximity to the state-controlled road and railway corridor and works within mapped coastal management district and erosion prone area.
- SARA assessed the development application against the following State codes of the State Development Assessment Provisions (SDAP) and determined:
  - o *State code 1: Development in a state-controlled road environment* that without conditions the development achieves compliance with the relevant performance outcomes.
  - o *State code 2: Development in a railway environment* that with conditions the development achieves compliance with the relevant performance outcomes.
  - o *State code 8: Coastal development and tidal works* that with conditions the development achieves compliance with the relevant performance outcomes. Where the performance outcome was not met, SARA determined, on balance, that the development complied with the purpose statement.

### Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), 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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420 Flinders Street, Townsville QLD 4810  
PO Box 1090, Townsville QLD 4810

[ergon.com.au](http://ergon.com.au)

31 January 2024

Rockhampton Regional Council  
PO Box 1860  
Rockhampton QLD 4700

Attention: Kathy McDonald  
Via email: [enquiries@rcc.qld.gov.au](mailto:enquiries@rcc.qld.gov.au)

Cc Besix Watpac Pty Ltd  
c/- PSA Consulting (Australia) Pty Ltd  
PO Box 10824  
Brisbane QLD 4000

Attention: Cliff Schmidt  
Via email: [cliff.schmidt@psaconsult.com.au](mailto:cliff.schmidt@psaconsult.com.au)

Dear Sir/Madam,

**Referral Agency Response – Development Permit for a Material Change of Use for Alterations and Additions to High Impact Industry (Abattoir) at 484 Lakes Creek Road, Koongal (Lot 1 on CP888744 and Lot 1 on RP603369)**

**Council Ref: D/186-2023**  
**Applicant Ref: 1598**  
**Our Ref: 16603668-16599885**

We refer to the abovementioned Development Application, which has been referred to Ergon Energy pursuant to section 54 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*.

As an Advice Agency for the Development Application, Ergon advises that it has no requirements for the proposed development, being alterations and additions to the existing High Impact Industry (Abattoir) use, as shown on *Overall Site Plan – Proposed, TEYS-AR-SKT-2001, Rev. C*.

Should you require further information regarding this matter, feel free to contact the undersigned on 0455 403 399 or email [townplanning@ergon.com.au](mailto:townplanning@ergon.com.au).

**Have you seen our fact sheets?**

See the 'considerations when developing around electricity infrastructure' section of our website [www.ergon.com.au/referralagency](http://www.ergon.com.au/referralagency)

Yours faithfully,

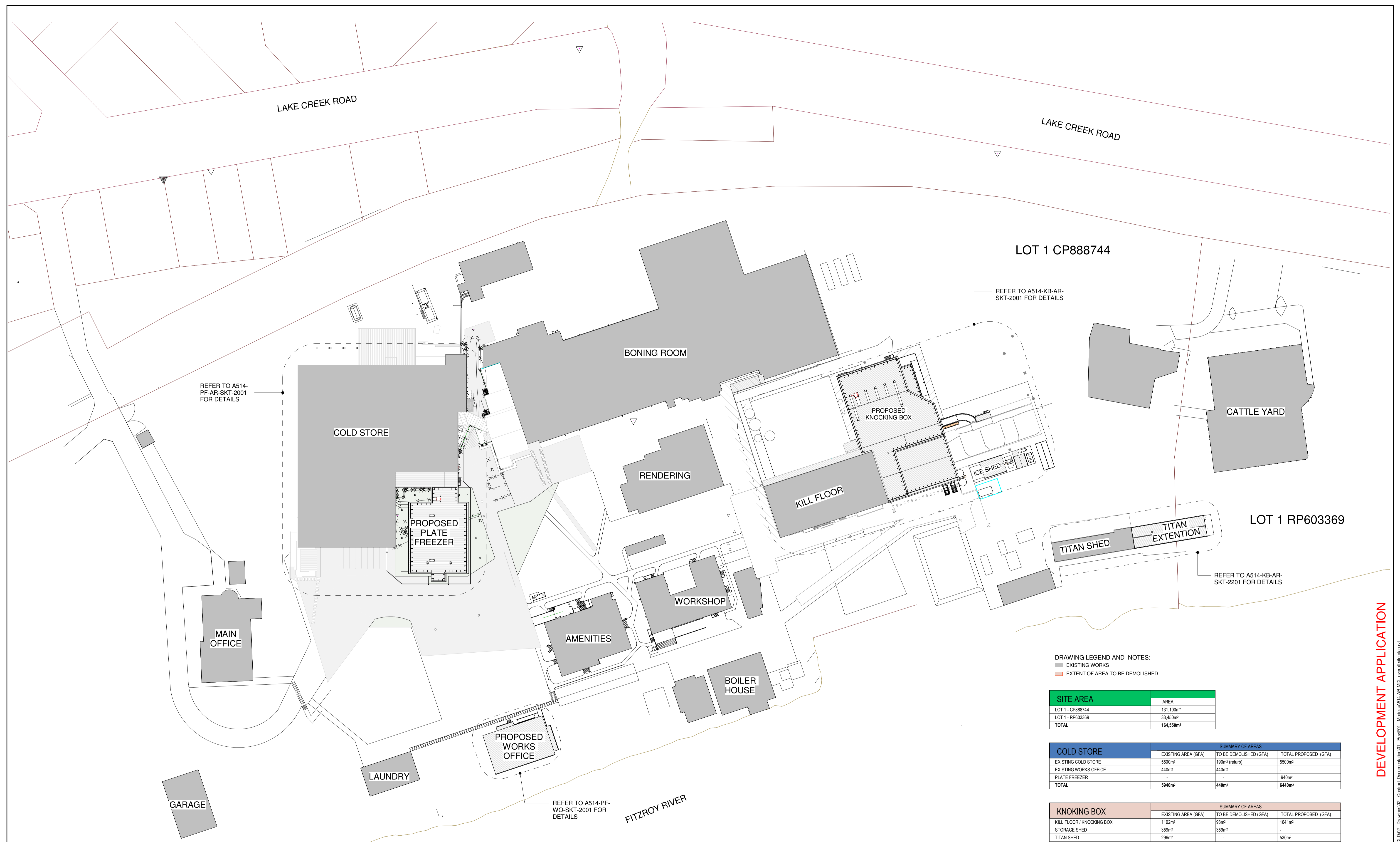


Benjamin Freese  
Town Planner

*Encl. Overall Site Plan – Proposed, TEYS-AR-SKT-2001, Rev. C*

**Have you seen our fact sheets?**

See the 'considerations when developing around electricity infrastructure' section of our website  
[www.ergon.com.au/referralagency](http://www.ergon.com.au/referralagency)



REFER TO A514-PF-AR-SKT-2001 FOR DETAILS

REFER TO A514-KB-AR-SKT-2001 FOR DETAILS

REFER TO A514-PF-WO-SKT-2001 FOR DETAILS

REFER TO A514-KB-AR-SKT-2201 FOR DETAILS

**DRAWING LEGEND AND NOTES:**  
 ■ EXISTING WORKS  
 ■ EXTENT OF AREA TO BE DEMOLISHED

SITE AREA	AREA
LOT 1 - CP888744	131,100m <sup>2</sup>
LOT 1 - RP603369	33,450m <sup>2</sup>
<b>TOTAL</b>	<b>164,550m<sup>2</sup></b>

COLD STORE	SUMMARY OF AREAS		
	EXISTING AREA (GFA)	TO BE DEMOLISHED (GFA)	TOTAL PROPOSED (GFA)
EXISTING COLD STORE	5500m <sup>2</sup>	190m <sup>2</sup> (refurb)	5500m <sup>2</sup>
EXISTING WORKS OFFICE	440m <sup>2</sup>	-	-
PLATE FREEZER	-	-	940m <sup>2</sup>
<b>TOTAL</b>	<b>5940m<sup>2</sup></b>	<b>440m<sup>2</sup></b>	<b>6440m<sup>2</sup></b>

KNOCKING BOX	SUMMARY OF AREAS		
	EXISTING AREA (GFA)	TO BE DEMOLISHED (GFA)	TOTAL PROPOSED (GFA)
KILL FLOOR / KNOCKING BDX	1192m <sup>2</sup>	93m <sup>2</sup>	1641m <sup>2</sup>
STORAGE SHED	359m <sup>2</sup>	-	-
TITAN SHED	296m <sup>2</sup>	-	530m <sup>2</sup>
<b>TOTAL</b>	<b>1847m<sup>2</sup></b>	<b>452m<sup>2</sup></b>	<b>2171m<sup>2</sup></b>

PROPOSED WORK OFFICE	SUMMARY OF AREAS		
	EXISTING AREA (GFA)	TO BE DEMOLISHED (GFA)	TOTAL PROPOSED (GFA)
EXISTING COLD STORE	N/A	N/A	730m <sup>2</sup>
<b>TOTAL</b>			<b>730m<sup>2</sup></b>

DEVELOPMENT APPLICATION

**1 SITE PLAN - PROPOSED**  
1:750@A1

DATE	ISSUE	AMENDMENT	INITIAL
18.12.2023	C	ISSUED FOR DEVELOPMENT APPROVAL	RO
15.12.2023	B	ISSUED FOR DEVELOPMENT APPROVAL	RO
29.11.2023	A	PRELIMINARY DA	RO

AMENDMENTS

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 Print accuracy is to be verified using scale verification below.  
 0 20 40 60 80  
 Print/plot accuracy verification (mm)

**MANAGING CONTRACTOR**  
  
**ARCHITECT**

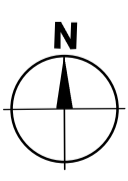
**CLIENT**  
  
 TEYS AUSTRALIA

**PROJECT**  
 TEYS ROCKHAMPTON  
 LAKES CREEK RD.  
 ROCKHAMPTON QLD.

**DRAWING TITLE**  
 OVERALL SITE PLAN - PROPOSED

**SCALE**  
 @ A1 = As indicated @ A3 = NTS  
**DRAWN**  
 GR  
**CHECKED**  
 RO  
**DATE**  
 29.11.2023  
**APPROVED**  
 -

**PROJECT NUMBER**  
 A514  
**REV**  
 C  
**DRAWING NUMBER**  
 TEYS-AR-SKT-2001



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