



SARA reference: 2207-30119 SRA  
 Council reference: D/82-2022  
 Applicant reference: -

19 August 2022

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

Dear Sir/Madam

## SARA response—397 Power Station Road, Stanwell; 519 Power Station Road, Stanwell

(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 27 July 2022.

### Response

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Outcome:	Referral agency response – with conditions.
Date of response:	19 August 2022
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 an undefined use (Electricity infrastructure – battery storage facility)
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 25 metres	

of a railway corridor

SARA reference: 2207-30119 SRA

Assessment Manager: Rockhampton Regional Council

Street address: 397 Power Station Road, Stanwell; 519 Power Station Road, Stanwell

Real property description: Lot 44 on SP140243; Lot 1 on RP886588

Applicant name: Stanwell Corporation Limited

Applicant contact details: 25 King Street  
Bowen Hills QLD 4006  
hugh.campbell2@aurecongroup.com

## 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 Thomas Gardiner, Principal Planning Officer, on 07 3243 1664 or via email [RockhamptonSARA@dasilgp.qld.gov.au](mailto:RockhamptonSARA@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Anthony Walsh  
Manager Planning

cc Stanwell Corporation Limited, [hugh.campbell2@aurecongroup.com](mailto:hugh.campbell2@aurecongroup.com)

enc Attachment 1 - Referral agency conditions  
Attachment 2 - Advice to the applicant  
Attachment 3 - Reasons for referral agency response  
Attachment 4 - Representations provisions

## 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)

No.	Conditions	Condition timing
<b>Material change of use</b>		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 —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) Stormwater management of the development must ensure no worsening or actionable nuisance to the railway corridor.  (b) Any works on the land must not: <ul 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> </ul>	At all times.

## 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) [v3.0]. If a word remains undefined it has its ordinary meaning.
2.	Any oversize or overmass vehicle movements associated with the construction of the battery energy storage system must obtain approval from the applicable railway manager under section 255 of the <i>Transport Infrastructure Act 1994</i> should there be any level crossings impacted on the haulage route. Approval must also be obtained from the National Heavy Vehicle Regulator for the length of the haulage route.

## **Attachment 3—Reasons for referral agency response**

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

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

- The development is for a battery energy storage system located at 397 Power Station Road, Stanwell; 519 Power Station Road, Stanwell, described as Lot 44 on SP140243; Lot 1 on RP886588.
- The assessment benchmark relevant to SARA's assessment is State Development Assessment Provisions (SDAP) State code 2: Development in a railway environment (State code 2).
- The development is considered to comply with SDAP State code 2 and can be supported with a condition.

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

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