DELIVERING FOR QUEENSLAND | Queensland Government

Department of
State Development,
Infrastructure and Planning

SARA reference: 2609-54786 SRA
Council reference: DA01-26/27
Applicant reference: 84289

12 October 2026

Chief Executive Officer
Barcoo Shire Council
shire@barcoo.qld.gov.au

Attention: David Wiskar

Dear Mr Wiskar

SARA referral agency response—12-14 Albert Street, Windorah

(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 28 September 2026.

Response

Outcome:	Referral agency response – with conditions
Date of response:	12 October 2026
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 Service industry (laundromat), Shop and Food and Drink Outlet
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)	

Fitzroy/Central regional office
Level 2, 209 Bolsover Street,
Rockhampton
PO Box 113, Rockhampton QLD 4700

	Material change of use of premises near a state transport corridor or that is a future state transport corridor
SARA reference:	2609-54786 SRA
Assessment manager:	Barcoo Shire Council
Street address:	12-14 Albert Street, Windorah
Real property description:	Lot 5 on W2488
Applicant name:	Mrs Norelle Boland
Applicant contact details:	mervsservo@gmail.com
State-controlled road access permit:	This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision: • Approved • Reference: TMR26-051519 • Date: 8 October 2026 If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at barcaldine.office@tmr.qld.gov.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 Jodie Wilson, Senior Planning Officer, on (07) 5352 9778 or via email RockhamptonSARA@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc Mrs Norelle Boland, mervsservo@gmail.com

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		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Material change of use of premises near a state transport corridor or that is a future state transport corridor —The chief executive administering the *Planning Act 2016* nominates the Director-General of 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) Road access is located generally in accordance with General Ground Flood plan, dated 7 September 2026, referenced 01, at approximate chainage 0.150km (lat: -25.421988, long: 142.654491), amended in red by SARA on 12 October 2026. (b) Provide a concrete commercial access driveway at the road access location, referred to in part (a) of this condition. The access must be designed and constructed with sufficient width and geometry to accommodate the swept path of the maximum design vehicle expected to access the site. (c) Design and construct the road access works, referred to in part (b) of this condition, in accordance with: (i) the Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition; and (ii) Australian Standards AS2890.2 Parking facilities, Part Off-street commercial vehicle facilities.	(a) At all times (b) and (c) Prior to the commencement of use
2.	Stormwater management of the development must not cause worsening to the operating performance of the state-controlled road, such that any works on the land must not: (i) create any new discharge points for stormwater runoff onto the state-controlled road. (ii) concentrate or increase the velocity of flows to state controlled road. (iii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road. (iv) surcharge any existing culvert or drain on the state controlled road. (v) reduce the quality of stormwater discharge onto the state-controlled road. (vi) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road. (vii) reduce the floodplain immunity of state-controlled road.	At all times
3.	Direct access is not permitted between Albert Street (the state-controlled road) and the subject site at any location other than identified in Condition 1.	At all times

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016*, its regulation or the State Development Assessment Provisions (SDAP) (version 3.6). If a word remains undefined it has its ordinary meaning.
2.	**Further permits required** Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads' on barcaldine.office@tmr.qld.gov.au to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the Department of Transport and Main Roads' as soon as possible to ensure that gaining approval does not delay construction.

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 proposed development is for material change of use for service industry (laundromat), shop and food and drink outlet on land at 12-14 Albert Street, Windorah, properly described as Lot 5 on W2488 (the subject site)
- The subject site is currently mapped under the State Development Assessment Mapping System (DAMS) as being within 25m of Albert Street, Windorah (which is a State-controlled road)
- The application requires assessment by SARA against the State Development Assessment Provisions (SDAP), version 3.6, State code 1 - Development in a State-controlled Road environment (State code 1)
- SARA has assessed the development against State code 1 and found the development complies with the assessment benchmarks of State code 1 of SDAP (version 3.6) subject to a conditions to ensure:
    - Road access is located generally in accordance with the assessed and approved plans of development
    - Road access is constructed in accordance with relevant best practice standards
    - Development does not create a worsening impact on the state-controlled road from stormwater.

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
- State Planning Policy 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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