

# Accelerated assessment pathways for tidal works (private structures)

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FACT  
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This fact sheet provides information on pre-referral requests to the State Assessment and Referral Agency (SARA) in relation to pontoons, jetties and boat ramps. SARA is committed to accelerating applications for small, private structures and offers two accelerated assessment pathways.

## Overview

An applicant proposing to construct a private pontoon, jetty or boat ramp in tidal water in Queensland will need to:

- obtain landowner's consent from the state for the land under tidal water where the structure is to be located
- make a development application to and receive approval from their local government (as assessment manager)
- refer the development application to SARA
- refer the development application to the Gold Coast Waterways Authority (if the proposed structure is located in the Gold Coast).

## Accelerated assessment pathways

There are two accelerated pathways available to applicants seeking a referral agency response from SARA for private pontoons, jetties and boat ramps. These are:

- Referral and assessment through SARA's FastTrack5 framework
- Response before an application is made ('pre-referral request') as per section 57 of the *Planning Act 2016*.

# Referral and assessment through the FastTrack5 framework

SARA's [FastTrack5 assessment framework](#) is a streamlined referral and assessment process that:

- helps applicants reduce project costs and development assessment timeframes for low-risk development
- increases certainty for qualifying proposals.

FastTrack5 assessment is available to expedite the process for those operational works applications in tidal waters that require referral to SARA under schedule 10, part 17, division 3, table 1 and/or table 2 of the Planning Regulation 2017. This includes private marine access structures such as pontoons, small jetties and boat ramps.

SARA will provide a referral response or decision within five business days of receiving a development application that qualifies for FastTrack5 assessment.

Details on how aspects of development triggered for referral to SARA can qualify for assessment through the FastTrack5 framework are provided in Appendix 2 of the [State Development Assessment Provisions \(SDAP\)](#).

Note that an application will only qualify for FastTrack5 where there are no existing structures (e.g. decks, revetment walls) seaward of the tidal boundary of the land. Nevertheless, the department can still consider requests for a pre-referral response where these criteria are not met.

Where the FastTrack5 criteria cannot be met, a referral agency response may still be sought through SARA's standard assessment process after lodging the application with the local government.

## Pre-referral requests

Applicants can request a pre-referral response from SARA before lodging a development application (for which SARA would be a referral agency). SARA officers will review pre-referral requests for private pontoons, jetties and boat ramps against the relevant FastTrack5 criteria and, providing the criteria are met, provide a pre-referral response. SARA will not issue a pre-referral response where it considers that a development application should be assessed through SARA's standard assessment process. SARA can issue pre-referral responses without owner's consent.

## State landowner's consent

Applicants can now obtain landowner's consent from SARA for development triggered under schedule 10, part 17, division 3, table 1 of the Planning Regulation 2017 and compliant with the relevant FastTrack5 criteria. Obtaining owner's consent from SARA removes the need to seek separate consent from the Department of Environment and Science (DES).

Applicants can request owner's consent from SARA when making a pre-referral request, or prior to a development application being made. The [application form](#) is available on the department's website. SARA can only issue owner's consent where the relevant FastTrack5 qualifying criteria are met. Where the relevant FastTrack5 criteria cannot be met, owner's consent must be sought from DES.

## What information is provided to SARA?

To make a pre-referral request, or to seek referral and assessment through SARA's FastTrack5 framework, applicants should ensure their proposal is accompanied by materials that show compliance with the relevant FastTrack5 qualifying criteria. These include:

- a completed copy of the relevant FastTrack5 checklist(s)
  - proposal plans demonstrating:
    - the proposed structure is not a roofed structure
    - the works attach to adjoining, privately owned, freehold land (which must be included in the application)
    - there are no existing structures (e.g. decks, revetment walls) seaward of the tidal boundary of the land
    - the structure is appropriately located within the waterway
- certification of the proposal plans by a registered professional engineer of Queensland.

Full details of the criteria and the supporting information can be found in the FastTrack5 checklists in SDAP – available from the Department of State Development, Manufacturing, Infrastructure and Planning [website](#).

## More information

Further information is available through the department's website, or from your [local SARA regional office](#).