

PUBLIC NOTIFICATION

Approval Sought:	Material Change of Use and Operational Works
Proposed Development:	Club and Advertising Device
Where:	984-986 Yaamba Road, Parkhurst
Lot Description:	Lot 21 on SP171783
Application Reference:	D/58-2022

Make a submission from:

29 June 2022 to 20 July 2022

You may make a submission to Rockhampton Regional Council

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GIDEON
TOWN PLANNING

PLANNING REPORT

MATERIAL CHANGE OF USE FOR A CLUB AND
OPERATIONAL WORK ASSOCIATED WITH AN
ADVERTISING DEVICE

LOT 21 on SP 171783

984-986 YAAMBA ROAD,
PARKHURST QLD 4701

Rockhampton Leagues Club Ltd

DOCUMENT CONTROL SHEET

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1.0 INTRODUCTION

This Planning Report has been prepared on behalf of Rockhampton Leagues Club Ltd in support of a Development Application for a Material Change of Use for a Club and Operational Work associated with an Advertising Device, located at 984-986 Yaamba Road, Parkhurst, formally known as Lot 21 SP171783.

In accordance with the *Rockhampton Region Planning Scheme 2015* (the Planning Scheme) and pursuant to the Planning Act 2016, the proposed development constitutes Assessable Development in the Low-Density Residential Zone, requiring a Development Permit for a Material Change of Use (Impact Assessment).

The development proposal is to establish a Club on the subject site. The proposal will involve the redevelopment and expansion of the existing restaurant building located along the Yaamba Road frontage to accommodate the new facility. It is considered that the proposal is consistent with the overall outcomes for the Low-Density Residential Zone due to the following:

- The existing buildings and infrastructure can easily be adapted and repurposed to accommodate the operations of the Club;
- The redevelopment will see the main accommodation facility retained and the overall build form of the proposed development will not significantly change, thereby maintaining the amenity and character of the subject site and surrounding area;
- The proposal will contribute to the range of facilities that are accessible to and service the residents of the North Rockhampton growth corridor;
- The design, layout, and proposed operations ensure that there are minimal (if any) land-use conflicts;
- The development makes provision for significant onsite parking and manoeuvring, thereby eliminating any parking and traffic safety issues;
- Will not adversely affect the safety, amenity and wellbeing of any adjoining or sensitive land uses in proximity to the subject site;
- It does not compromise the residential character of the area; and
- Represents an appropriate infill development in an urban setting, serviced by existing urban infrastructure, including a Highway Road.

This report addresses the relevant Codes and Policies of the Planning Scheme and relevant State planning instruments. Supporting information is provided identifying compliance with the Acceptable Outcomes of the applicable Planning Scheme Codes and demonstrating planning merit for the proposed development.

The proposed development is considered to satisfy the relevant requirements of the regional, state and local planning instruments. The development accords with the relevant Planning Scheme Codes and maintains the outcomes sought for the Low-Density Residential Zone. It is considered that the proposal has merit and warrants favourable consideration by Council.

2.0 PROJECT OVERVIEW

2.1 Site Details

Property Address:	984-986 Yaamba Road, Parkhurst
Property Description:	Lot 21 SP171783
Registered Owners:	K & T Holdings Pty Ltd <i>Refer to Appendix B – Title Search</i>
Encumbrances:	Lot A RP614982 – 6576 m ² Lot B SP280134 – 381 m ² Lot C SP280142 – 136 m ² Lot D sp280142 – 40 m ² Lot E SP289434 – 720 m ² Lot F SP289434 – 2519 m ² Lot G SP289434 – 2144 m ²
Site Area:	38120 m ²

2.2 Application Details

Applicant:	Rockhampton Leagues Club Ltd c/- Gideon Town Planning
Approval Type:	Development Permit for Material Change of Use
Description of proposal	Club
Assessment Manager:	Rockhampton Regional Council
Planning Scheme:	Rockhampton Region Planning Scheme 2015
Zoning:	Low-Density Residential Zone
Overlays:	<ul style="list-style-type: none">• Airport Obstacle - Height Limit 45m• Airport Wildlife Hazard Buffer Area - 13km• Bicycle Network Plan - Arterial routes• Creek Catchment Flood Overlay - Planning Area 1 and 2• Infrastructure Corridors - Elec distribution• Property is within Sewer and Water Supply Planning Area• Road Hierarchy Overlay - Highway• Steep Land Overlay - 15-20% slope• Transport Noise Corridor - Main Roads Cat 2, 3 and 4
Level of Assessment:	Impact Assessment
Relevant Code:	<u>Zone and Development Codes:</u> <ul style="list-style-type: none">• Low-Density Residential Zone Code• Access, Parking and Mobility Code• Landscape Code• Stormwater Management Code• Waste Management Code• Water and Sewer Code• Advertising Devices Code <u>Overlay Codes:</u> <ul style="list-style-type: none">• Airport Environs Overlay Code• Flood Hazard Overlay Code• Steep Land Overlay Code
Referral Agencies:	<ul style="list-style-type: none">• Schedule 10, Part 9 Infrastructure-related referrals<ul style="list-style-type: none">- Electricity Infrastructure- State transport corridors
Regional Plan:	Central Queensland Regional Plan 2013

3.0 CHARACTERISTICS OF SITE AND SURROUNDING AREA

3.1 Site Details and Location

The subject site, 984-986 Yaamba Road (Lot 21 SP171783), is located within the residential suburb of Parkhurst and is approximately 10km north of the Rockhampton Central Business District.



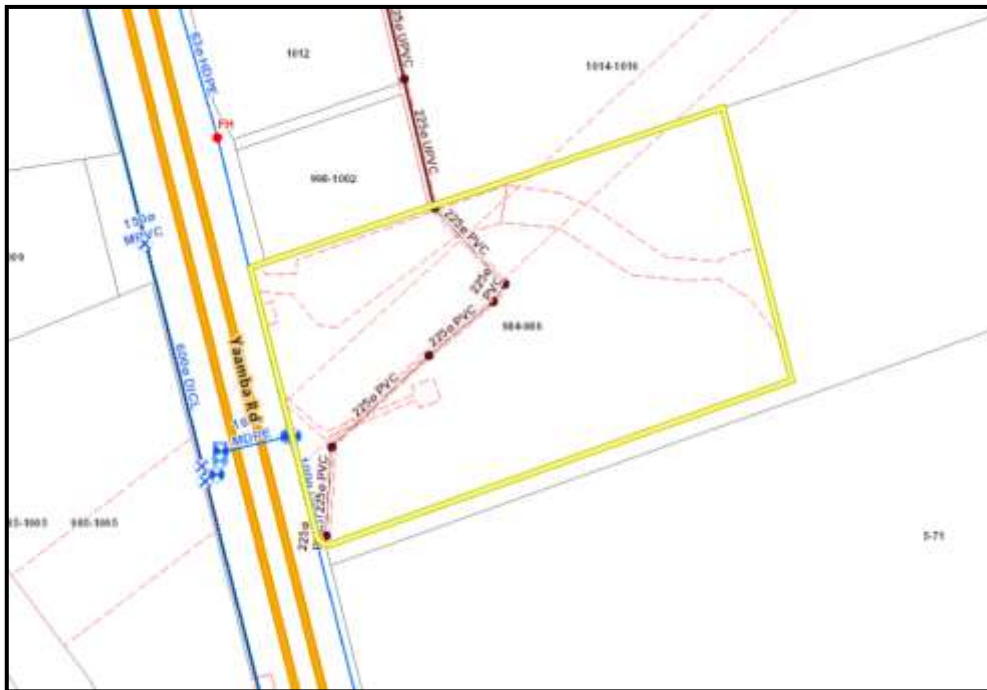
Table 1 Subject Site Easements

Easement	Area	Interest
Lot A RP614982	6576 m ²	Capricornia Electricity Board
Lot B SP280134	381 m ²	Ergon Energy Corporation Limited
Lot C SP280142	136 m ²	Ergon Energy Corporation Limited
Lot D SP280142	40 m ²	Ergon Energy Corporation Limited
Lot E SP289434	720 m ²	Rockhampton Regional Council
Lot F SP289434	2519 m ²	Rockhampton Regional Council
Lot G SP289434	2144 m ²	Rockhampton Regional Council

3.2.5 Services

The subject site is serviced by several urban services:

- Water Infrastructure is located within the Yaamba Road reserve (blue on insert plan below).
- Sewer Infrastructure traverses the subject site from the middle of the north boundary to the south-wester corner (maroon on insert map below).
- Electrical and telecommunications infrastructure not owned or managed by Council are available along the road frontage of the subject site.



The architectural drawings include:

- Site Plan:** A detailed plan of the 1000 Yarmouk Road site. It shows a yellow-shaded 'Proposed Development' area, parking lots, and surrounding infrastructure. A north arrow and a scale bar (0 to 100 feet) are provided.
- Locality Plan:** A map showing the site's location within the broader context of the area, including nearby roads and landmarks.
- Construction Staging Plan:** A plan showing the proposed construction staging, with 'STAGE 1' and 'STAGE 2' areas highlighted in blue and red respectively.

Additional text on the drawings includes:

- MOON HAMILTON REGIONAL COUNCIL AMENDED PLANS APPROVED 4/4/17 200' T**
- These plans are submitted subject to the council conditions of approval associated with the development.**
- Submitted to: T/1000 Yarmouk Road**

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4.0 DEVELOPMENT CONCEPT

4.1 Proposal Description

The development proposal is to establish a Club on the subject site. The proposal will involve the redevelopment and expansion of the existing restaurant building located along the Yaamba Road frontage to accommodate the new facility.

4.1.1 Build Form

With an existing GFA of 1025.9m², the restaurant building will be extended to the northeast and northwest by 612.9m². With a proposed covered entry along the northern building façade, facing the internal driveway and established onsite car parking, members and visitors will be welcomed through a spacious reception and café area that includes indoor and outdoor seating with a courtyard and kids' play area.

An internal corridor along the courtyard leads into a large dining area and sports bar, with direct access to a designated gaming area. The proposal further makes provision for two function areas.

The existing amenities, kitchen and back of house services areas will be retained, with minor changes to accommodate the redevelopment. Along the south-eastern side of the building, service yards, designated outdoor smoking areas (DOSAs) and garden beds are proposed. These areas will be fully enclosed and screened by a solid 1.8m fence.

The existing build form will be retained with a modern façade screen proposed along Yaamba Road and the south-eastern façade to update the built form and provide variation, depth and intriguing design elements to the building. Similarly, this design feature will be incorporated along the north-western and south-eastern façades.

With a maximum height of 5.9m, being the new roof structure orientated internally, the rest of the building height will remain consistent with the established built form, at approximately 5.1m.

The existing buildings and infrastructure can easily be adapted and repurposed to accommodate the operations of the Club. The redevelopment will see the main accommodation facility retained. The overall build form of the proposed development will not significantly change, thereby maintaining the amenity of the surrounding environment.

The proposed development has a contemporary architectural design presenting a cohesive and integrated built form to the streetscape. Consequently, when viewed from the road, the development is seen as one building contributing to the visual amenity of the surrounding area (Figure 5).



Figure 4 Proposed Plan
Source: Design + Architecture



Figure 5 Exterior Design
Source: Design + Architecture

4.1.2 Operating Hours

It is anticipated that the proposed Club will generally operate Sunday to Thursday from 9 am to midnight and Friday and Saturday from 9 am to 2 am. The majority of activities associated with the proposed facility will be undertaken indoors. Where outdoor areas are proposed, they are inward-facing (courtyard) and do not impact the adjoining residential zone.

4.1.3 Vehicle Access and Parking

The proposal retains the location of the existing access driveway, located along the western property boundary providing direct access to Yaamba Road, a State-controlled Road. The

established car park accommodates one hundred and seven (107) onsite car parking spaces and three (3) bus parking spaces that will be retained. The current car park makes provisions for effective vehicle manoeuvring, allowing visitors to enter and navigate the site easily.

In accordance with table 9.3.1.3.2 of the RRPS 2015, the following car parking ratio applies:

- *Five (5) spaces per 100 square metres of total use area.*

In accordance with the above parking ratio, the proposal requires fifty (50) parking spaces. Nonetheless, the existing onsite car park will be retained, thereby providing a surplus of onsite parking. Refer to *Appendix E – Engineering Statement* for further information relating to the access and parking arrangements.

4.1.4 Landscaping

The subject site has a total landscape area of approximately 20,537 m², including a lake and a 16m landscape strip along the road frontage to ensure the Club do not compromise the existing surrounding character and amenity. The proposal maintains the current landscape throughout the site. No changes to the existing landscaping are proposed.

4.1.5 Services

The proposed development will retain the existing water, sewer, electrical, and telecommunication infrastructure and service connections. No changes to these services are required. Refer to *Appendix E – Engineering Statement* for further information relating to the stormwater management.

4.1.6 Signage

The proposal will make use of the existing pylon advertisement device (D/81-2015), while a wall sign will be affixed to the wall located on the Yaamba Road frontage (Figure 5). A wall sign is defined as an advertising device located to and confined within the limits of a wall of a building.

4.1.7 Waste Management

Waste bins will be stored appropriately within the designated waste storage area, located on the western side of the parking area. The established dense landscaping screens the waste storage area from the Yaamba Road frontage. Screens will enclose it from the internal parking area to ensure the surrounding amenity and character of the area are not compromised. The development will utilise private waste management contractors to service the facility.

5.0 REVIEW OF LEGISLATIVE REQUIREMENTS

5.1 Assessment Overview

5.1.1 Matters to be assessed

In accordance with the *Rockhampton Region Planning Scheme 2015* and, Table 5.4.1.1 – Low-density Residential Zone, the proposed development is subject to **Impact Assessment**.

According to Section 45(5) of the Planning Act:

"(5) An impact assessment is an assessment that—

- a) *must be carried out—*
 - i. *against the assessment benchmarks in a categorising instrument for the development; and*
 - ii. *having regard to any matters prescribed by regulation for this subparagraph; and*
- b) *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise."*

Assessment benchmarks are described in Section 30 of the Planning Regulation 2017 ("Planning Regulation"):

- (1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—
 - a) *the assessment benchmarks stated in—*
 - i. *the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - ii. *the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - iii. *a temporary State planning policy applying to the premises;*
 - b) *(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;*
 - c) *(c) if the local government is an infrastructure provider—the local government's LGIP*
- (3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development."

The following sections include an assessment of the proposal against the relevant components of the *Rockhampton Region Planning Scheme 2015* and the relevant State Government planning instruments and legislative requirements.

5.2 Rockhampton Region Planning Scheme 2015

5.2.1 Planning Scheme Definitions

Under the *Rockhampton Region Planning Scheme 2015*, the proposal has been defined as:

Club: means the use of premises for—

- a) an association established for social, literary, political, sporting, athletic or other similar purposes; or
- b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).

The proposal, as described in section 4, is consistent with the above land use definitions.

5.2.2 Planning Scheme Zone

The subject site is located within the Low-Density Residential Zone under the *Rockhampton Region Planning Scheme 2015*.

5.2.3 Level of Assessment

In accordance with Table 5.4.1.1 – Low-Density Residential Zone, the proposed Club is Impact Assessable under the planning scheme.

5.2.4 Planning Scheme Overlays and Codes

The site is affected by the following Planning Scheme Overlays.

Table 2 Planning Scheme Overlays and Codes

Overlays	Relevant Code	Comment
<ul style="list-style-type: none">• Airport Obstacle - Height Limit 45m• Airport Wildlife Hazard Buffer Area – 13km	Airport Environs Overlay Code	The proposed development is consistent with the requirements of building heights outlined within the Airport Environs Code. The proposal has a maximum building height of 5.996m, well below the height limitation. The overlay code is not further addressed as part of the application.
Bicycle Network Plan – Cycling Arterial Routes	N/A	It is noted that Yaamba Road is identified as a Cycling Arterial Route under the Bicycle Network Plan.
<ul style="list-style-type: none">• Creek Catchment Flood Overlay<ul style="list-style-type: none">- Planning Area 1- Planning Area 2	Flood Hazard Overlay Code	While the development has mapped areas of Creek Catchment Floods (planning area 1 and 2), it is inconsequential to the development as the proposed works are located outside the creek catchment flood overlay. Therefore, the overlay code will not be further addressed as part of the application.
Infrastructure Corridors – Elec Distribution	N/A	It is noted that an electricity distribution network (66kv) is traversing the lot.
Water supply planning area overlay	N/A	It is noted that the proposed development is located within the water supply planning area.
Sewer supply planning area overlay	N/A	It is noted that the proposed development is located within the sewer supply planning area.
Road Hierarchy Overlay – Highway	N/A	It is noted that Yaamba Road is a Highway.
Steep Land Overlay - 15-20% slope	Steep Land Overlay Code	While the development has mapped areas of steep land (15-20%), it is minimal and inconsequential to the development.

Transport Noise Corridor – Main Roads Cat 2, 3 and 4	N/A	Therefore, the overlay code will not be further addressed in the assessment. It is noted that the subject site is located along the road corridor of Yaamba Road. The western side of the site is located within category 2, 3, and 4 of the transport noise corridor.
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5.2.5 Other Planning Scheme Codes

The following other Planning Scheme Codes have been identified as being relevant to the assessment of proposed development:

Table 3 Other Planning Schemes Codes

Code	Comment
Low-Density Residential Zone Code	The proposed development is consistent with the purpose of the Low-Density Residential Zone Code. An assessment of the proposed development against the code is included in <i>Appendix F – RRPS 2015 Code Assessment</i> .
Access, Parking and Mobility Code	The proposed development is consistent with the purpose of the Access, Parking and Mobility Code. An assessment of the proposed development against the code is included in <i>Appendix F – RRPS 2015 Code Assessment</i> .
Advertising Devices Code	The proposed development is consistent with the purpose of the Advertising Devices Code. An assessment of the proposed development against the code is included in <i>Appendix F – RRPS 2015 Code Assessment</i> .
Landscape Code	The proposal retains existing landscaping throughout the site where possible ensuring the open space amenity of the site is maintained. The proposal does not propose an increase of landscaping and therefore it is not deemed necessary to address the code in full.
Stormwater Management Code	While the proposed development includes the expansion of the function facility, the building will be constructed on existing impervious area, and therefore not result in an increase of stormwater runoff from the site. The proposal will result in a minor increase of gross floor area (25m ²) in comparison to the approved restaurant. Refer to <i>Appendix E – Engineering Statement</i> .
Waste Management Code	The proposed development is consistent with the purpose of the Waste Management Code. An assessment of the proposed development against the code is included in <i>Appendix F – RRPS 2015 Code Assessment</i> .
Water and Sewer Code	The proposed development is consistent with the purpose of the Water and Sewer Code. An assessment of the proposed development against the code is included in <i>Appendix F – RRPS 2015 Code Assessment</i> .

5.2.5.1 Low Density Residential Zone

The purpose of the low-density residential zone code is to:

- Provide locations where residential uses, predominantly in the form and type of single detached one (1) storey and two (2) storey dwelling houses on individual lots are preferred to develop;*
- Provide for the development of a mixture of other residential land use types that provide for long-term residency, where they are sited and designed to maintain the existing urban form (low rise and low density) and amenity of the surrounding area;*

- c. *Minimise land use conflict and ensure that community and recreation facilities develop only where they are consistent with amenity and characteristics of the surrounding area; and*
- d. *Ensure that development within the zone has appropriate standards of infrastructure and essential services.*

The overall outcomes of the zone also states that - *Non-residential uses only occur within the zone where they:*

Table 4 Non-residential uses outcomes

Outcome	Comment
i. <i>do not compromise the residential character and existing amenity of the surrounding area</i>	The proposed development is for the redevelopment of established non-residential land use and being complementary to the existing uses co-located on the site, including convenient social amenities. The proposal will contribute to the facilities that service the residential growth corridor in North Rockhampton.
ii. <i>are small-scale and consistent with the surrounding urban form</i>	The proposed development has been well planned and will integrate seamlessly with surrounding residential development and infrastructure. It is noted that the proposal will be able to provide adequate buffer distances between non-compatible uses. As such, the proposed development will not have any adverse impact on the existing or future uses of any adjacent area.
iii. <i>primarily function to service the needs of the immediate local residential community</i>	The primary function of the development is to serve the needs of the Parkhurst community, an area intended to accommodate the future urban growth of Rockhampton.
iv. <i>do not detract from the role and function of centres</i>	The proposal will not compromise the role and function of designated centres.
v. <i>do not result in the expansion of a centre zone</i>	The proposal is not to expand an existing centre into a residential zoned area.
vi. <i>have direct access to higher order roads (minor urban collector or higher) and are in proximity to public transport</i>	The development will use the existing vehicle access and car park, allowing vehicles to have access to Yaamba Road, which is identified as a Highway (Bruce Highway).

The proposed development represents the redevelopment and upgrade of an established non-residential development. The design, layout, and proposed operations ensure that there are minimal (if any) land-use conflicts. The proposal will contribute to the diversity of community and recreation facilities within the northern residential growth corridor while being consistent with the amenity and characteristics of the surrounding area.

The subject site and proposal are suitably serviced by all urban infrastructure and essential services.

The proposed development is consistent with the purpose of the Low-Density Residential Zone Code.

5.2.6 Planning Scheme Policies

The *Rockhampton Regional Planning Scheme 2015* contains 21 Planning Scheme Policies. The planning scheme policies apply to development throughout the Rockhampton Regional Council planning scheme area.

5.2.7 Strategic Framework

The strategic framework themes and their strategic outcomes, as identified within Part 3 of the *Rockhampton Region Planning Scheme 2015* are applicable.

5.2.7.1 Settlement Pattern – Urban Area

The proposed development is within the Urban area and will be fully serviced to an urban standard.

Table 5 Settle Pattern

Element	Comment
Natural conservation, open space and natural corridor or link Township	The development proposal does not relate to or impact this element.
Rural residential	The development proposal does not relate to or impact this element.
Rural	The development proposal does not relate to or impact this element.
Industrial	The development proposal does not relate to or impact this element.
Urban and new urban	The proposed development, Club, being accommodated within an established site, does not conflict with sensitive land uses within the Urban and new urban designation. The proposal is not to expand an existing centre into the residential zoned area and will not compromise the role and function of designated centres.
Future urban	The development proposal does not relate to or impact this element.
Urban Infill and intensification	The development proposal does not relate to or impact this element.
Centres	The proposal will not compromise the role and function of designated centres.
Specialised centres	The development proposal does not relate to or impact this element.
Specific Use	The development proposal does not relate to or impact this element.

The proposal provides employment and services that meet the community's needs. No significant GFA increase is proposed to the pre-approved built form (D/389-2010) and will therefore not detract or impose on the established urban form or character.

5.2.7.2 Community identity and diversity – Social, arts and cultural infrastructure

Table 6 Community Identity and Diversity

Element	Comment
Housing diversity, safe communities and equitable access	The development proposal does not relate to or impact this element.
Community identity	The development proposal does not relate to or impact this element.
Heritage and character	The development proposal does not relate to or impact this element.
Sport and recreation and open space	The proposed development is considered to encourage people to explore a new passive recreational place to connect and enjoy activities that will support them socially and recreationally.
Social, arts and cultural infrastructure	The proposed development enhances the quality of life of the local residents offering a social infrastructure that adapts and responds to diverse and changing community needs.

5.2.7.3 Access and Mobility

Table 7 Access and Mobility

Element	Comment
Public and active transport	The development site is serviced by Yaamba Road, classified as a Highway, making the site highly accessible. The location of the development encourages active living and will not impact the safety and efficiency of the existing transport infrastructure. The development proposal does not impact this element.
Road network	The development site is located adjacent to State Controlled road, making the site highly accessible and compatible to accommodate the traffic generated by the proposed land use.
Rail network	The development proposal does not relate to or impact this element.

<i>Freight network and key logistics hub</i>	The development proposal does not relate to or impact this element.
<i>Air transport</i>	The development proposal does not relate to or impact this element.
<i>Sea transport</i>	The development proposal does not relate to or impact this element.

5.2.7.4 Infrastructure and Services

The proposed development is located within an urban area and will be appropriately connected to all general services and will be upgraded as deemed necessary.

Table 8 Infrastructure and Services

Element	Comment
<i>Inter-regional networks</i>	The development proposal does not impact this element.
<i>Local area networks</i>	The development proposal does not impact this element.

5.2.7.5 Natural Resources and Economic Development

The proposed redevelopment of the existing Korte's Resort contributes to the growth of the local economy and community, providing employment opportunities. It further strengthens Rockhampton's position as a service centre to the area and broader Central Queensland region.

Table 9 Natural Resources and Economic Development

Element	Comment
<i>Protection of key assets</i>	The development proposal does not impact this element.
<i>Industrial development</i>	The development proposal does not relate to or impact this element.
<i>Rural land</i>	The development proposal does not relate to or impact this element.
<i>Extractive and mineral resources</i>	The development proposal does not relate to or impact this element.
<i>Forestry</i>	The development proposal does not relate to or impact this element.
<i>Marine resources</i>	The development proposal does not relate to or impact this element.
<i>Tourism</i>	The Club and particularly the bistro operations directly service and contribute to the growth and servicing of the local and regional tourism industry.

The proposed development does not conflict with the Strategic Framework of the *Rockhampton Region Planning Scheme 2015*.

5.2.8 Infrastructure Charges

In accordance with the *Rockhampton Regional Council Adopted Infrastructure Charges Resolution (No.5) 2015*, the proposed development is categorised as places of assembly. The infrastructure charges for the development will be calculated in the table below:

Table 10 Infrastructure Charges

Use Schedule	Charge Areas	Infrastructure Charge		Infrastructure charge for stormwater network	
		(\$)	Unit	(\$)	Unit
Places of Assembly	Areas 1 & 2	59.50	Per m ² of GFA	8.50	Per m ² of impervious area

Credit for the established land use/development would apply to the proposal.

5.3 State Government Planning Framework

5.3.1 Central Queensland Regional Plan 2013

The subject site is identified as being within the Priority Living area (PLA) of the Central Queensland Regional Plan 2013 (CQRP). The PLA safeguards areas required for the growth of

towns in the regions, while providing for resource activities to locate within these areas where it meets communities' expectations as determined by the relevant local government.

5.3.2 State Planning Regulatory Provisions

No State Planning Regulatory Provision will be compromised as a result of the proposed development.

6.0 REFERRALS

The Planning Regulation 2017 identifies triggers and thresholds for development, requiring referral to a State Agency.

The proposed development triggers assessment to the Chief Executive of the distribution entity or transmission entity and the Department of State Development, Manufacturing, Infrastructure, Local Government and Planning (DSDILGP) as the State Assessment and Referral Agency (SARA) and for the following matters:

6.1 Electricity Infrastructure

Schedule 10, Part 9, Division 2, Table 2 - Material change of use of premises near a substation site or subject to an easement

Development application for a material change of use that is assessable development under a local categorising instrument and does not relate to reconfiguring a lot, if—

- a) *all or part of the premises are within 100m of a substation site; or*
- b) *both of the following apply—*
 - i) *all or part of the premises are subject to an easement for the benefit of a distribution entity, or transmission entity, under the Electricity Act;*
 - ii) *the easement is for a transmission grid or supply network*

The subject site contains easements B SP280134, C SP280142, and D SP280142 to allow the electricity distribution and transmission entities to carry out activities over the land. The proposal, therefore, triggered a referral to both Powerlink and Ergon Energy.

6.2 State Transport Infrastructure

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material Change of Use of Premises near a State Transport Corridor or that is a future State Transport Corridor

Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises –

- (a) *are within 25m of a State transport corridor; or*
- (b) *are a future State transport corridor; or*
- (c) *are –*
 - i) *adjacent to a road that intersects with a State-controlled road; and*
 - ii) *within 100m of the intersection*

The subject site directly adjoins Yaamba Road, a State-Controlled Road. Therefore, an assessment of the proposed development against the State Development Assessment Provision (SDAP) - State Code 1: Development in a state-controlled road environment is included in *Appendix G - State Code*

7.0 CONCLUSION

This Planning Report has been prepared on behalf of Rockhampton Leagues Club Ltd in support of a Development Application for a Material Change of Use for a Club and Operational Work associated with an Advertising Device, located at 984-986 Yaamba Road, Parkhurst, formally known as Lot 21 SP171783.

In accordance with the Rockhampton Region Planning Scheme 2015 (the Planning Scheme) and pursuant to the Planning Act 2016, the proposed development constitutes Assessable Development in the Low-Density Residential Zone, requiring a Development Permit for a Material Change of Use (Impact Assessment).

The development proposal is to establish a Club on the subject site. The proposal will involve the redevelopment and expansion of the existing restaurant building located along the Yaamba Road frontage to accommodate the new facility. It is considered that the proposal is consistent with the overall outcomes for the Low-Density Residential Zone due to the following:

- The existing buildings and infrastructure can easily be adapted and repurposed to accommodate the operations of the Club;
- The redevelopment will see the main accommodation facility retained and the overall build form of the proposed development will not significantly change, thereby maintaining the amenity and character of the subject site and surrounding area;
- The proposal will contribute to the range of facilities that are accessible to and service the residents of the North Rockhampton growth corridor;
- The design, layout, and proposed operations ensure that there are minimal (if any) land-use conflicts;
- The development makes provision for significant onsite parking and manoeuvring, thereby eliminating any parking and traffic safety issues;
- Will not adversely affect the safety, amenity and wellbeing of any adjoining or sensitive land uses in proximity to the subject site;
- It does not compromise the residential character of the area; and
- Represents an appropriate infill development in an urban setting, serviced by existing urban infrastructure, including a Highway Road.

The proposed development is considered to satisfy the relevant requirements of the regional, state and local planning instruments. The development accords with the relevant Planning Scheme Codes and maintains the outcomes sought for the Low-Density Residential Zone. It is considered that the proposal has merit and warrants favourable consideration by Council.

APPENDIX A

DA Form 1

APPENDIX B

Title Search

APPENDIX C

Owners Consent

APPENDIX D

Proposal Plans

APPENDIX E

Engineering Statement

APPENDIX F

Code Assessment RRPS 2015

APPENDIX G

State Code Assessment

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Rockhampton Leagues Club Ltd
Contact name (only applicable for companies)	C/- Gideon Town Planning
Postal address (P.O. Box or street address)	PO BOX 450
Suburb	Rockhampton City
State	Qld
Postcode	4700
Country	Australia
Contact number	0402 066 532
Email address (non-mandatory)	info@gideontownplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	GTP 2168

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☐ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		984-986	Yaamba Road	Parkhurst
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		21	SP171783	Rockhampton Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	<input type="text"/>
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	<input type="text"/>
Name of port authority for the lot:	<input type="text"/>
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	<input type="text"/>
Name of port authority for tidal area (if applicable):	<input type="text"/>
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	<input type="text"/>

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Club
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input checked="" type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Advertising Devices -
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input checked="" type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Sports Club	Club		1638.8
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input checked="" type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input checked="" type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Rockhampton Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☒ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input checked="" type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<p>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</p> <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. <p>Further advice about information requests is contained in the DA Forms Guide.</p>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☒ Yes – provide details below or include details in a schedule to this development application
☐ No

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	D389-2010	15.04.2011	RRC
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	D81-2015	04.09.2015	RRC

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?**

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	50668000	Search Date:	23/02/2022 15:37
Date Title Created:	08/06/2007	Request No:	40246340
Previous Title:	30558208		

ESTATE AND LAND

Estate in Fee Simple

LOT 21 SURVEY PLAN 171783
 Local Government: ROCKHAMPTON

REGISTERED OWNER

Dealing No: 715853479 25/06/2014
 K & T HOLDINGS PTY LTD A.C.N. 119 851 106

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
 Deed of Grant No. 10374045 (POR 241)
2. EASEMENT IN GROSS No 601221850 (C416565) 14/05/1981
 BURDENING THE LAND
 TO THE CAPRICORNIA ELECTRICITY BOARD
 OVER EASEMENT A ON RP614982
3. MORTGAGE No 716626058 14/07/2015 at 13:57
 NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937
4. EASEMENT IN GROSS No 716737097 07/09/2015 at 16:03
 burdening the land
 ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
 over
 EASEMENT B ON SP280134
5. EASEMENT IN GROSS No 716767580 21/09/2015 at 14:33
 burdening the land
 ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062
 over
 EASEMENTS C AND D ON SP280142
6. EASEMENT IN GROSS No 718536826 24/01/2018 at 11:14
 burdening the land
 ROCKHAMPTON REGIONAL COUNCIL
 over
 EASEMENT E ON SP289434
7. EASEMENT IN GROSS No 718536828 24/01/2018 at 11:15
 burdening the land
 ROCKHAMPTON REGIONAL COUNCIL
 over
 EASEMENT F ON SP289434
8. EASEMENT IN GROSS No 718536843 24/01/2018 at 11:17
 burdening the land
 ROCKHAMPTON REGIONAL COUNCIL
 over
 EASEMENT G (RESTRICTED) ON SP289434

ADMINISTRATIVE ADVICES

NIL

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50668000
------------------	----------

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

**Company owner's consent to the making of a development application
under the *Planning Act 2016***

I, BILL KORTE

Director of the company mentioned below.

And I,

Director of the company mentioned below.

Of K & T Holdings Pty Ltd (ACN 119 851 106)

the company being the owner of the premises identified as follows:

984-986 Yaamba Road, Parkhurst being Lot 21 SP 171783


consent to the making of a development application under the *Planning Act 2016* by:

Rockhampton Leagues Club Ltd c/- Gideon Town Planning

on the premises described above for:

Material Change of Use for a Club

K & T Holdings Pty Ltd (ACN 119 851 106)



Signature of Director

14-04-2022

Date

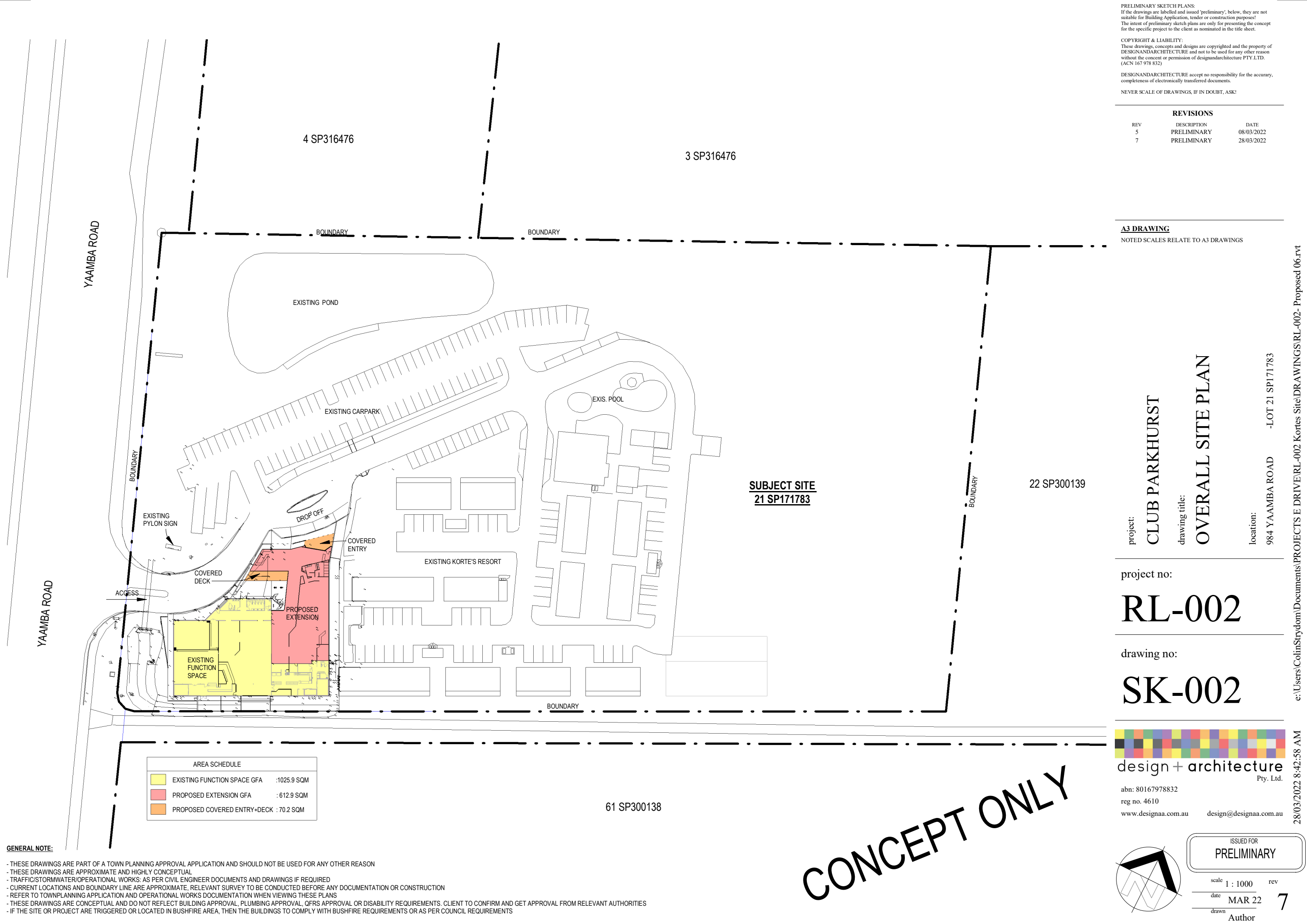
Signature of Director/Secretary

Date

CLUB PARKHURST



drawing title: TITLE SHEET		drawing no: SK-001		project no: RL-002	
project: CLUB PARKHURST		location: 984 YAAMBA ROAD -LOT 21 SP171783		client: -	
A3 DRAWING NOTED SCALES RELATE TO A3 DRAWINGS		REV 5 7		REVISIONS DESCRIPTION PRELIMINARY PRELIMINARY DATE 08/03/2022 28/03/2022	
PRELIMINARY SKETCH PLANS: If the drawings are labelled and issued 'preliminary', below, they are not suitable for Building Application, tender or construction purposes! The intent of preliminary sketch plans are only for presenting the concept for the specific project to the client as nominated in the title sheet.		COPYRIGHT & LIABILITY: These drawings, concepts and designs are copyrighted and the property of DESIGNANDARCHITECTURE and not to be used for any other reason without the consent or permission of designandarchitecture PTY.LTD. (ACN 167 978 832)		DESIGNANDARCHITECTURE accept no responsibility for the accuracy, completeness of electronically transferred documents.	
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REV	DESCRIPTION	DATE
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022

A3 DRAWING

NOTED SCALES RELATE TO A3 DRAWINGS

project:
CLUB PARKHURST
drawing title:
OVERALL SITE PLAN

location:
984 YAAMBA ROAD
-LOT 21 SP171783

project no:

RL-002

drawing no:

SK-002



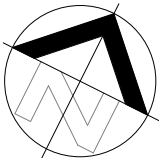
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date MAR 22

drawn Author

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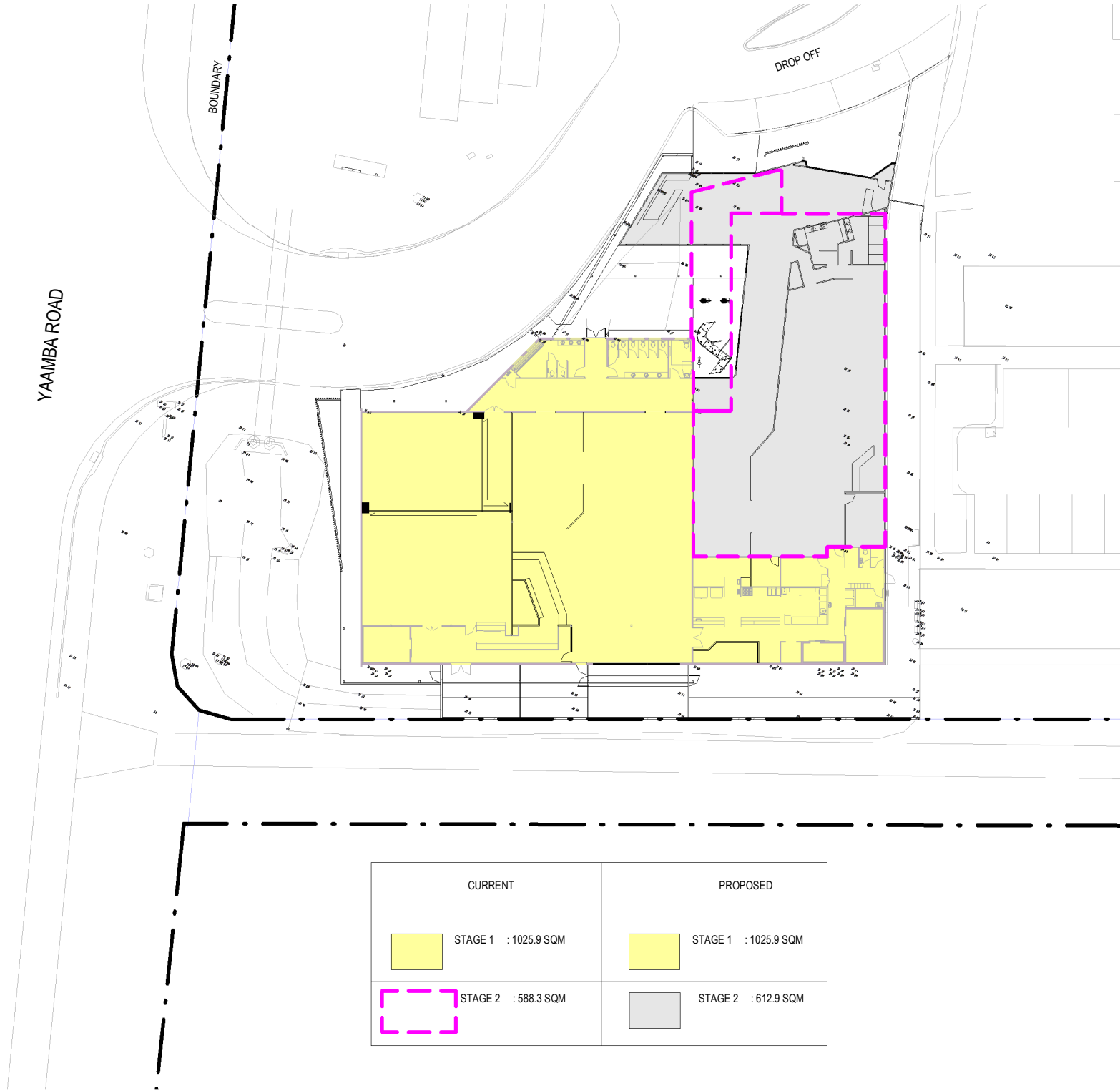
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CONCEPT ONLY

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REV	DESCRIPTION	DATE
7	PRELIMINARY	28/03/2022

A3 DRAWING

NOTED SCALES RELATE TO A3 DRAWINGS

project:
CLUB PARKHURST

drawing title:
AREA SCHEDULE

location:
984 YAAMBA ROAD -LOT 21 SP171783

project no:

RL-002

drawing no:

SK-003



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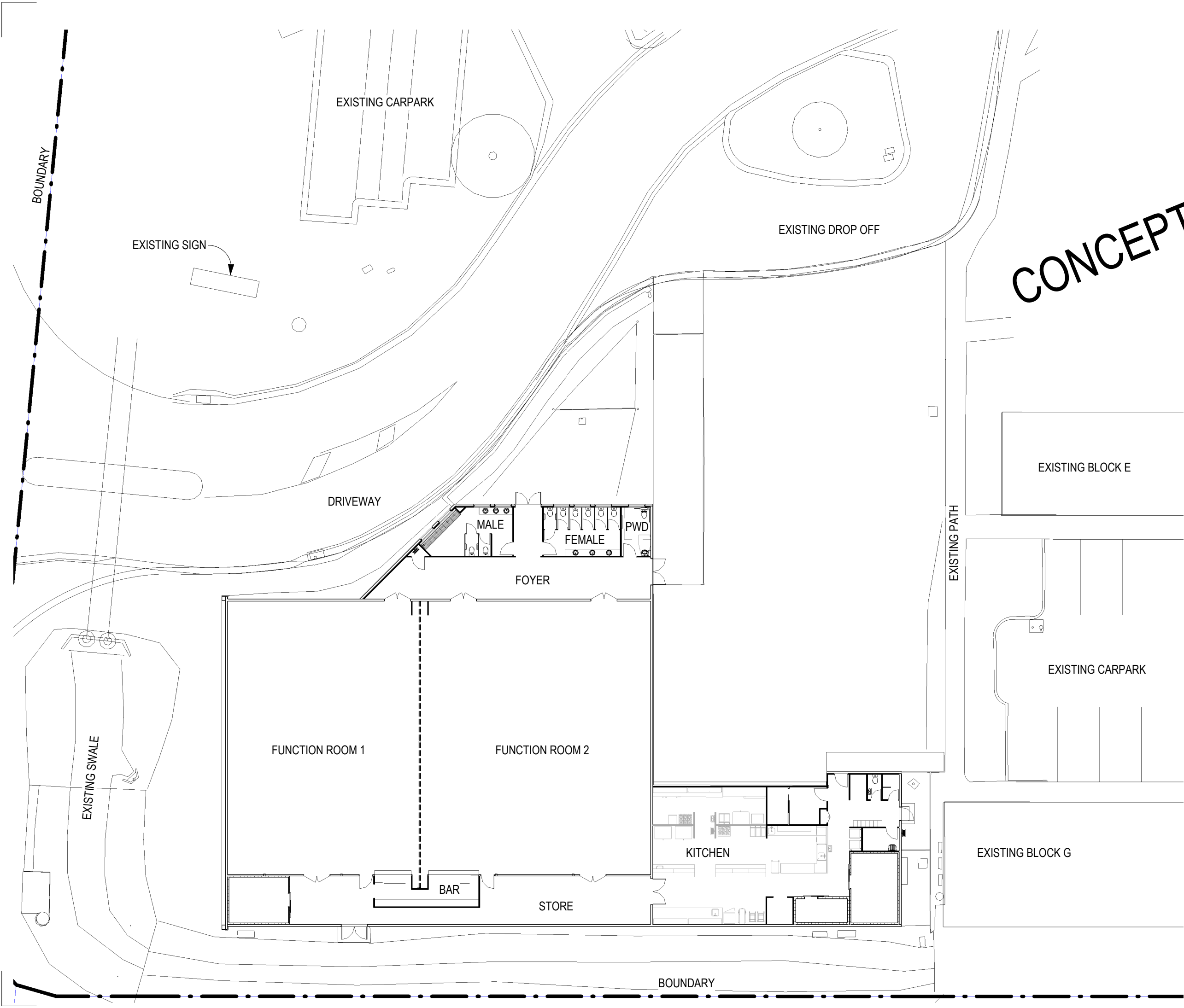
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date MAR 22

drawn Author

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REV	DESCRIPTION	DATE
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022

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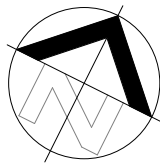
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CLUB PARKHURST
drawing title:
EXISTING PLAN

location:
984 YAAMBA ROAD
-LOT 21 SP171783

project no:
RL-002

drawing no:
SK-004

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- LEGEND**
- GARDEN BED
 - LAWN
 - TIMBER DECK
 - FUNCTION ROOMS
 - SPORTS BAR
 - FENCING
 - NEW FEATURE SCREEN

REVISIONS		
REV	DESCRIPTION	DATE
1	Revision 1	26/02/2022
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022

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NOTED SCALES RELATE TO A3 DRAWINGS

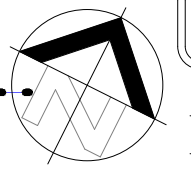
project:
CLUB PARKHURST
drawing title:
PROPOSED PLAN

project no:
RL-002
drawing no:
SK-005



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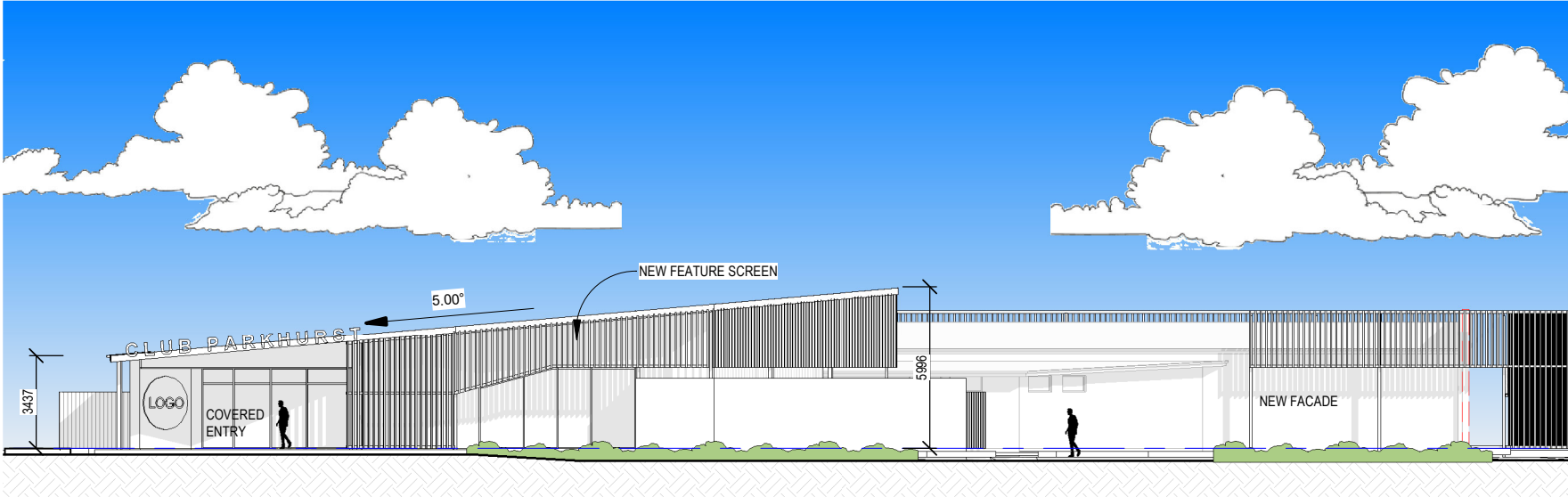
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scale 1 : 250
date MAR 22
drawn Author

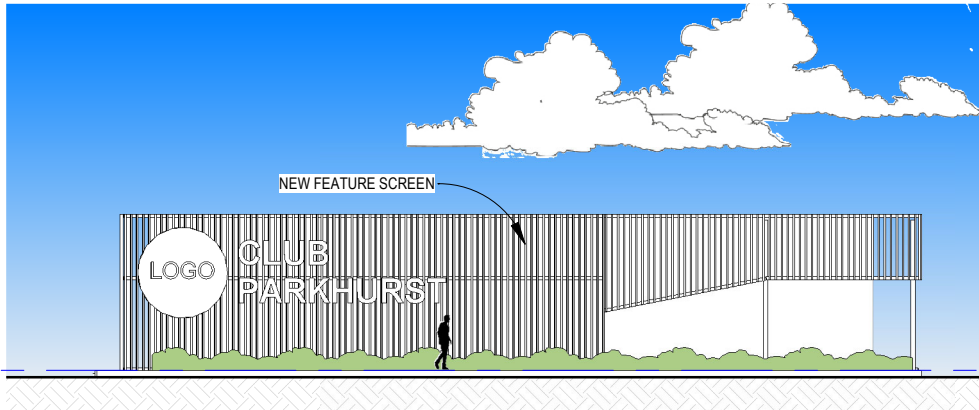
rev 7

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1 NORTH WEST ELEVATION
1 : 250 @ A3



3 SOUTH WEST ELEVATION
1 : 250 @ A3

CONCEPT ONLY

drawing title:
ELEVATIONS

drawing no: SK-006 project no: RL-002

project: CLUB PARKHURST	
location: 984 YAAMBA ROAD -LOT 21 SP171783	client: -

REV	DESCRIPTION	DATE
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022

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scale 1 : 250	rev 7
date MAR 22	Author

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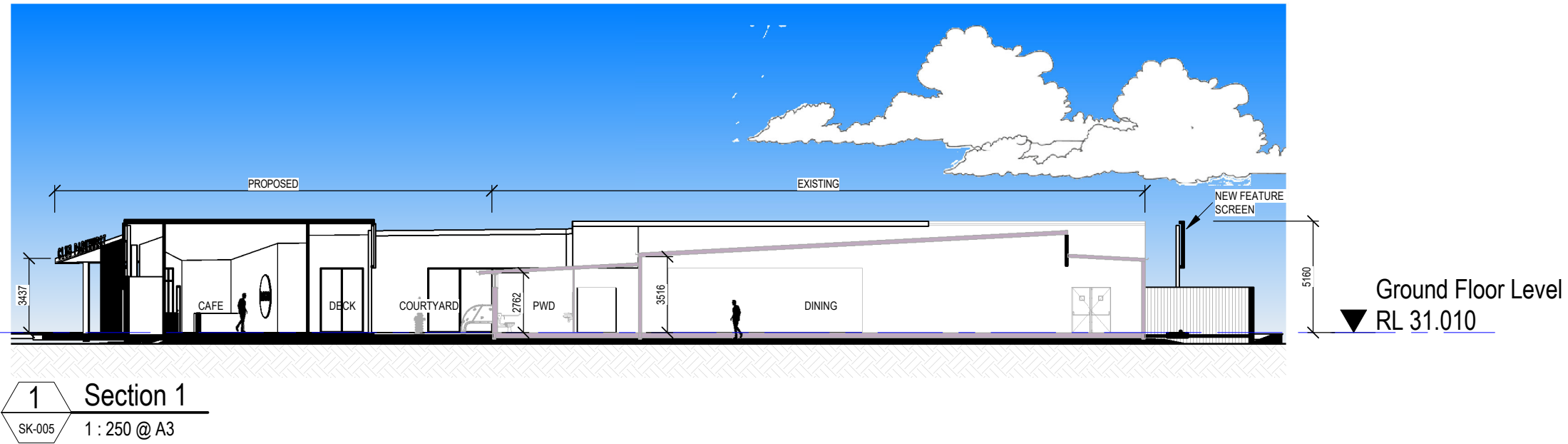
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REV	DESCRIPTION	DATE
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022

A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS



project: CLUB PARKHURST
drawing title: SECTIONS
location: 984 YAAMBA ROAD - LOT 21 SP171783

project no:
RL-002
drawing no:
SK-007

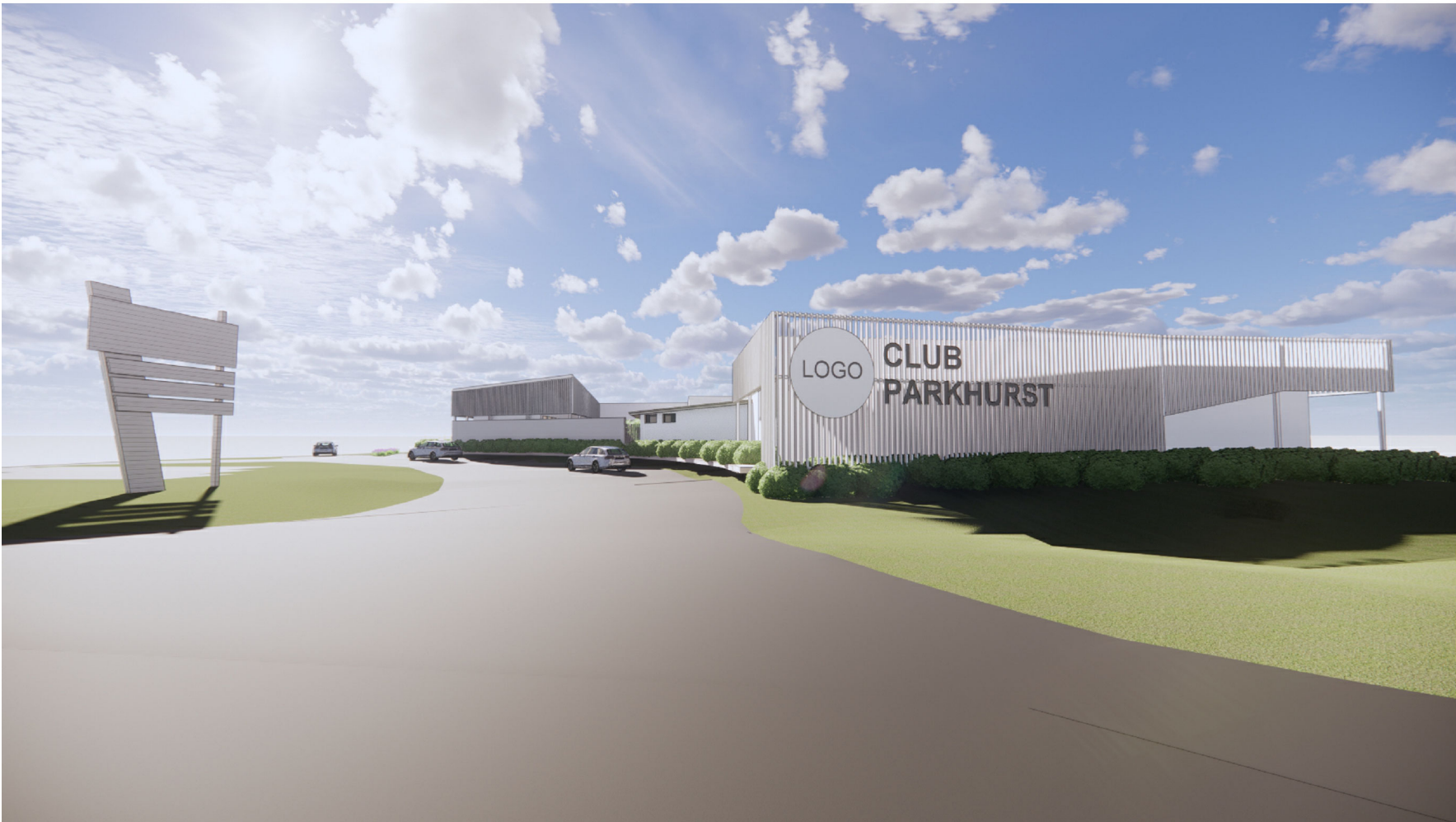
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drawn Author

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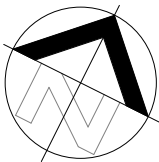
28/03/2022 8:43:04 AM



CONCEPT ONLY

drawing title:
3D VIEWS

drawing no: SK-008 project no: RL-002



project: **CLUB PARKHURST**

location:
984 YAAMBA ROAD
-LOT 21 SP171783

client:
-

REV	DESCRIPTION	DATE
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022

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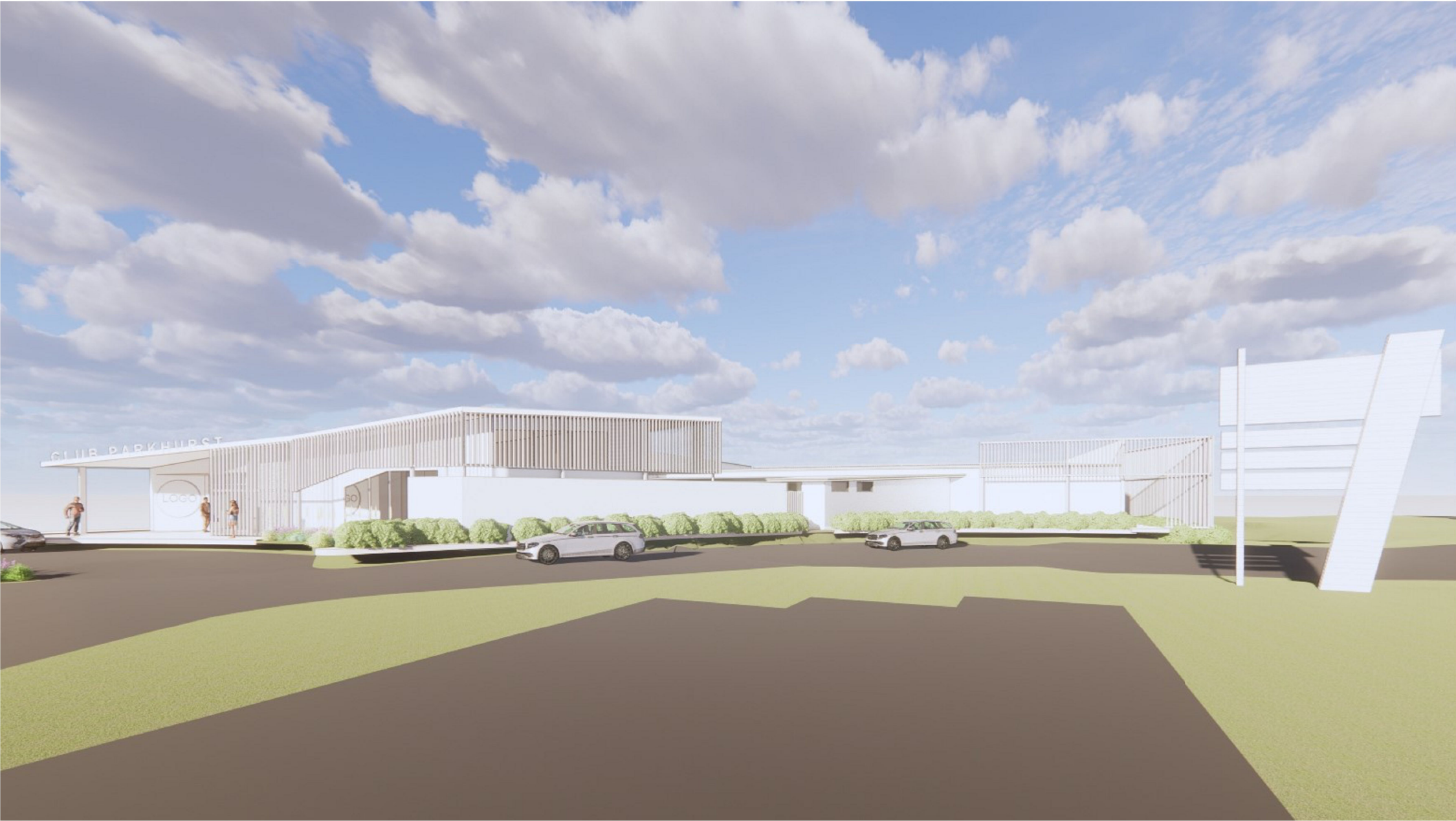
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scale	rev
date	MAR 22
drawn	Author

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drawing title: 3D VIEWS		project: CLUB PARKHURST		REV 7	REVISIONS DESCRIPTION PRELIMINARY	DATE 28/03/2022	<p>PRELIMINARY SKETCH PLANS: If the drawings are labelled and issued 'preliminary', below, they are not suitable for Building Application, tender or construction purposes! The intent of preliminary sketch plans are only for presenting the concept for the specific project to the client as nominated in the title sheet.</p> <p>COPYRIGHT & LIABILITY: These drawings, concepts and designs are copyrighted and the property of DESIGNANDARCHITECTURE and not to be used for any other reason without the consent or permission of designandarchitecture PTY.LTD. (ACN 167 978 832)</p> <p>DESIGNANDARCHITECTURE accept no responsibility for the accuracy, completeness of electronically transferred documents.</p> <p>NEVER SCALE OF DRAWINGS, IF IN DOUBT, ASK!</p>	<div> design + architecture abn: 80167978832 Pty.Ltd.</div> <div>044 968 2924 design@designaa.com.au www.designaa.com.au reg no:4610</div>	ISSUED FOR PRELIMINARY	
drawing no: SK-009	project no: RL-002	location: 984 YAAMBA ROAD -LOT 21 SP171783	client: -						scale	rev
				date MAR 22		7				
				drawn Author						

Gideon Town Planning
PO Box 450
ROCKHAMPTON QLD 4700

3 May 2022

RE: 0552122 - Club Parkhurst, 984 Bruce Highway, Parkhurst

Dear Gideon,

Having reviewed the proposed development plans for the above site - Design + Architecture Pty Ltd RL-002 plan SK-002 dated March 22 (as attached) we offer the following engineering advice in relation to Stormwater Management, Traffic and Access and Parking.

The original approval consisted of a Material Change of Use for a Cabin Park (37 cabins and ancillary buildings) included a Restaurant (including function space) that incorporated two stages (Stage 1 – 1025.9sqm; Stage 2- 588.3sqm). Noting that only Stage 1 has been constructed to date.

The proposal is to internally reconfigure the existing Stage 1 (Stage 1 – 1025.9sqm) and add a new building to it, being 612.9sqm - thereby only increasing the already approved footprint by 24.6sqm.

In relation to site stormwater management, the minor increase in roof area (approximately 25sqm) is entirely inconsequential and will not likely result in any appreciable increase in runoff characteristics in relation to the overall site impervious area. It should also be noted that the additional roof area is to be constructed on the existing carpark/hardstand area. Council previously approved the function centre based on a stormwater strategy devised by Dilleigh Engineers and whilst we accept no responsibility for the previously approved documents we can say that the new proposal does not materially alter the approved site catchment characteristics.

With regard to vehicle access & carparking, the proposal retains the location and form of the existing access driveway located along the western property boundary providing direct access to Yaamba Road a State-controlled Road.

The current carpark makes provisions for effective vehicle manoeuvring, allowing visitors to enter and navigate the site easily. The established car park that accommodates one hundred and seven (107) onsite car parking spaces and three (3) bus parking spaces will be retained.

In accordance with table 9.3.1.3.2 of the RRPS 2015, the following carparking ratio applies:

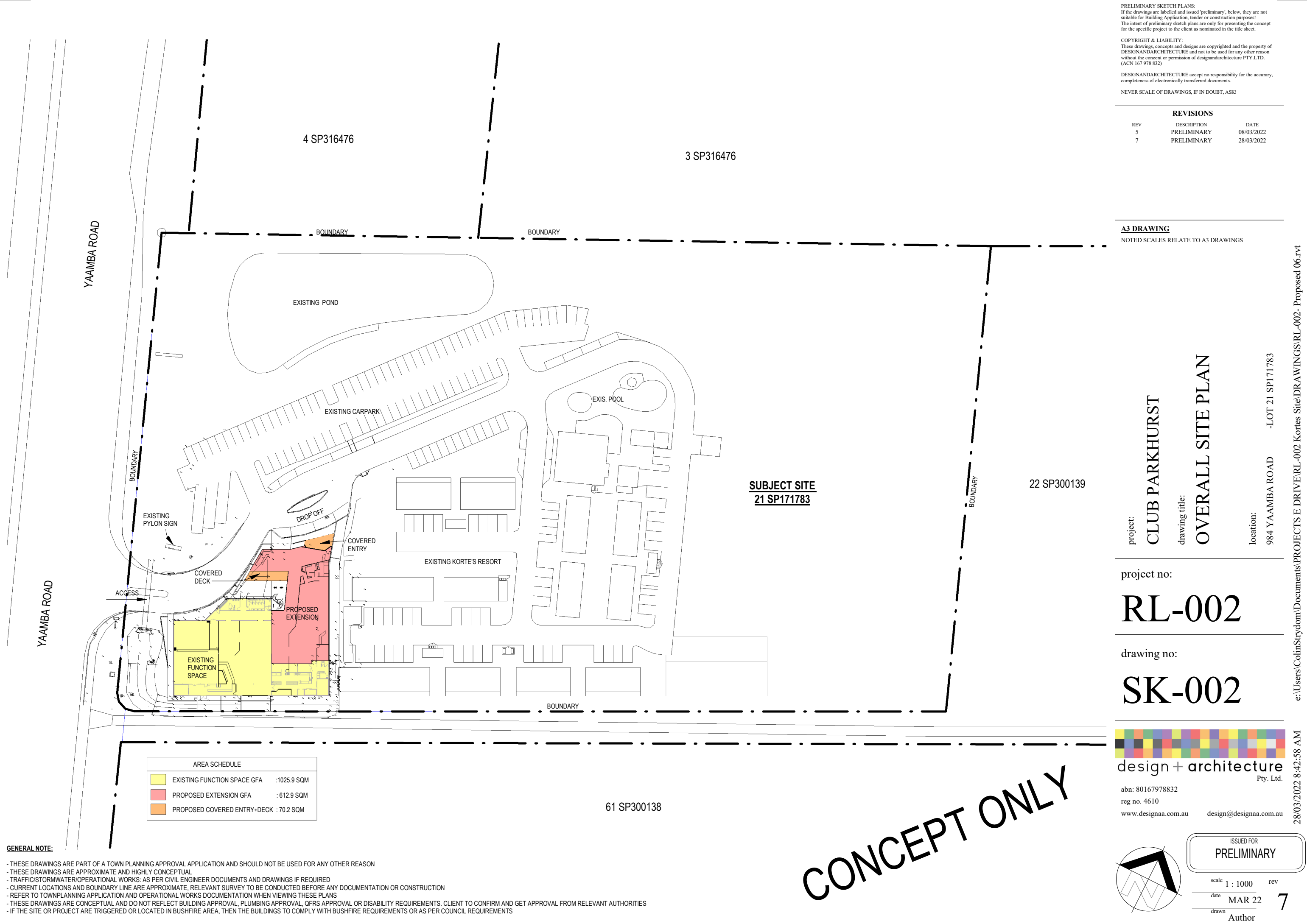
- Five (5) spaces per 100 square metres of total use area.

In relation to site access the existing access is a left in/left out facility with a left turn slip lane which is essentially at the highest level of development for the site and in any case the minor increase in GFA will not impact this intersection form.



Yours sincerely,

Chris Hewitt
Associate Director
Principal Civil Engineer
McMurtrie Consulting Engineers



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- IF THE SITE OR PROJECT ARE TRIGGERED OR LOCATED IN BUSHFIRE AREA, THEN THE BUILDINGS TO COMPLY WITH BUSHFIRE REQUIREMENTS OR AS PER COUNCIL REQUIREMENTS

AREA SCHEDULE		
EXISTING FUNCTION SPACE GFA	:1025.9 SQM	
PROPOSED EXTENSION GFA	: 612.9 SQM	
PROPOSED COVERED ENTRY+DECK	: 70.2 SQM	

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REV	DESCRIPTION	DATE
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7	PRELIMINARY	28/03/2022

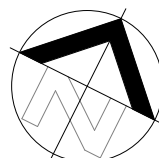
A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS

project: CLUB PARKHURST
drawing title: OVERALL SITE PLAN
location: 984 YAAMBA ROAD -LOT 21 SP171783

project no:
RL-002

drawing no:
SK-002

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6.2.1 Low- density residential zone code

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Performance outcomes	Acceptable outcomes
<p>living space needs of residents;</p> <p>(d) has access to open space; and</p> <p>(e) does not compromise the character and amenity of the surrounding area.</p> <p>Editor's note—Figure 6.2.1.3.1a – Site plans for dual occupancies provides guidance.</p>	<p>and terraces) of at least thirty (30) square metres in total, and having minimum dimensions of four (4) metres by four (4) metres; or</p> <p>(ii) above ground level, has a balcony, a verandah or a deck, having a minimum area of ten (10) square metres and minimum dimensions of three (3) metres by three (3) metres.</p> <p>AND</p> <p>AO3.3 Minimum setbacks are in accordance with the following:</p> <p>(a) carports and garages are set back a minimum of six (6) metres from all road frontages;</p> <p>(b) building walls are set back a minimum of three (3) metres from all road frontages;</p> <p>(c) verandahs are set back a minimum of one (1) metre from all road frontages;</p> <p>(d) the rear boundary setback is four (4) metres unless to a laneway being one (1) metre at ground storey and 0.5 metres above ground level;</p> <p>(e) garages and open car ports built along the side boundary do not exceed a length of nine (9) metres.</p> <p>AND</p> <p>AO3.4 Development complies with the minimum site area and road frontage requirements identified in Table 6.2.1.3.3.</p> <p>AND</p>

Performance outcomes	Acceptable outcomes	
	<p>AO3.5 A minimum of one (1) habitable room that fronts the primary street frontage.</p> <p>AND</p> <p>AO3.6 A pedestrian entry and door is visible and accessible from the primary street frontage. The pedestrian entrance is not accessed through a garage or carport.</p>	
<p>PO4 The development is located and designed so that buildings and structures make provision for:</p> <ul style="list-style-type: none"> (a) privacy and noise attenuation; (b) integration with the streetscape and built form; and (c) separation from an adjoining industrial zone or industrial use. 	<p>AO4.1 Fencing along the primary street frontage is:</p> <ul style="list-style-type: none"> (a) a maximum height of 1.2 metres; or (b) a maximum height of 1.8 metres with a minimum fifty (50) per cent transparency. <p>AND</p> <p>AO4.2 Dwellings are separated from adjoining industrial zoned land or a lawfully operating industrial use by a minimum of six (6) metres landscaped buffer and screened by 1.8 metre high solid screen fence along the side and rear property boundaries.</p>	<p>Not applicable – The proposed development is for a Club.</p>
Home-based business		
<p>PO5 Development for a home based business is operated, designed and sited in a manner that:</p> <ul style="list-style-type: none"> (a) is small in scale and intensity; (b) does not adversely affect the safety and private recreation needs of adjoining premises; (c) does not adversely affect the streetscape and street function; and (d) does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour 	<p>AO5.1 The home based business has a maximum gross floor area of fifty (50) square metres (except for a bed and breakfast accommodation or home based child care).</p> <p>AND</p> <p>AO5.2 The home based business is carried out within an existing building or structure.</p> <p>AND</p> <p>AO5.3 Hours of operation are between the hours of 07:00 and 19:00</p>	<p>Not applicable – The proposed development is for a Club.</p>

Performance outcomes	Acceptable outcomes
<p>or storage of potentially hazardous materials.</p>	<p>Monday to Saturday and 08:00 and 19:00 Sunday and public holidays (except for a bed and breakfast accommodation or home based child care).</p> <p>AND</p> <p>AO5.4 The home based business involves a minimum of one (1) resident of the dwelling.</p> <p>AND</p> <p>AO5.5 A maximum of one (1) worker, not residing in the dwelling house, is employed in the home based business.</p> <p>AND</p> <p>AO5.6 The home based business contains visitor parking within the site.</p> <p>AND</p> <p>AO5.7 The home based business where for bed and breakfast accommodation:</p> <ul style="list-style-type: none"> (a) the combined total number of guests and permanent residents does not exceed twelve (12) persons at any one time; and (b) guests stay a maximum of fourteen (14) consecutive nights. <p>AND</p> <p>AO5.8 Goods or services for sale or hire are not displayed where they are visible from the street frontage or an adjoining residential premise.</p> <p>AND</p> <p>AO5.9 No more than one (1) commercial vehicle is associated with the business and the vehicle does not</p>

Performance outcomes	Acceptable outcomes	
	<p>exceed a gross vehicle mass of 4.5 tonnes tare weight.</p> <p>AND</p> <p>AO5.10 The home based business does not generate traffic exceeding ten (10) vehicle trips per day and the trips are not by a vehicle exceeding a gross vehicle mass of 4.5 tonnes tare weight.</p> <p>AND</p> <p>AO5.11 Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i>, as updated from time to time.</p>	
Sales office		
PO6 The development for a sales office is temporary in nature having regard to length of time and operation of the use.	AO6.1 Sales office use ceases on the sale of the last lot in the estate on which it is located, or within two (2) years of commencement.	Not applicable – The proposed development is for a Club.
Short-term accommodation		
PO7 Development for short-term accommodation is established only in existing dwellings which maintain the appearance of an ordinary dwelling in the zone.	<p>AO7.1 Short-term accommodation uses are carried out within an existing dwelling.</p> <p>AND</p> <p>AO7.2 There is no external signage.</p>	Not applicable – The proposed development is for a Club.
PO8 Development for short-term accommodation is of a small, domestic scale, accommodating a small number of people for very short periods.	<p>AO8.1 The combined total number of persons does not exceed five (5) at any one time.</p> <p>AND</p> <p>AO8.2 Guests stay a maximum of fourteen (14) consecutive nights.</p>	Not applicable – The proposed development is for a Club.
PO9 Development for short-term accommodation does not cause nuisance or otherwise adversely impact on the amenity of the neighbourhood.	AO9.1 Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i> , schedule 1 as updated from time to time.	Not applicable – The proposed development is for a Club.

Performance outcomes	Acceptable outcomes	
	<p>AND</p> <p>AO9.2 Domestic waste bins are provided in a screened area and maintained in a tidy state at all times.</p>	
<p>Where in the residential stables precinct when involving an animal keeping (stables only) use Note—Where acceptable outcomes in this section vary from this code, the precinct based acceptable outcomes take precedence.</p>		
<p>PO10 On any lot that accommodates a stable:</p> <p>(a) the amenity of the precinct is maintained to a reasonable level especially in regards to issues such as noise, odour, light and dust;</p> <p>(b) the stable does not adversely affect the streetscape within the precinct;</p> <p>(c) a sufficient number of stalls are provided within a stable to prevent the overcrowding of horses; and</p> <p>(d) a sufficient number of day yards are provided to allow the proper spelling, exercise or training of horses.</p>	<p>AO10.1 The number of non-racehorses kept on the lot at any one time does not exceed the density of one (1) non-racehorse per 800 square metres of lot area.</p> <p>AND</p> <p>AO10.2 Stables are designed so that all doors and windows are orientated away from any house on an adjoining lot to reduce the potential for creating a noise or odour nuisance.</p> <p>AND</p> <p>AO10.3 Stalls and day yards as part of an animal keeping (stables only) use have a minimum area of nine (9) square metres.</p> <p>AND</p> <p>AO10.4 Development complies with the minimum site area and road frontage requirements identified in Table 6.2.1.3.3.</p>	<p>Not applicable – The proposed development is not located within the residential stables precinct.</p>
<p>PO11 Stables and day yards are designed to minimise the negative environmental impacts as a result of solid and liquid waste.</p>	<p>AO11.1 AO9.1.1 All liquid waste is drained into the reticulated sewerage system.</p> <p>OR</p> <p>AO9.1.2 Where the development involves the stabling of less than six (6) horses at any one time, stables</p>	<p>Not applicable – The proposed development is not located within the residential stables precinct.</p>

Performance outcomes	Acceptable outcomes	
	<p>are constructed in a manner whereby the stalls and any other area hosed out frequently:</p> <p>(a) opens directly onto a grassed area that measures three (3) metres in width perpendicular to the area being hosed out; or</p> <p>(b) drains directly to a concrete spoon drain of a sufficient size able to move all water and other matter (including waste) to an area of turf measuring no less than three (3) metres by three (3) metres.</p>	
<p>PO12</p> <p>Stables are designed in a safe manner and do not create traffic or parking impacts on the immediate area or normal vehicle movements.</p>	<p>AO12.1</p> <p>Stables are designed to provide an area on site at least thirty (30) square metres with dimensions of at least three (3) metres by ten (10) metres, where horses can be loaded or unloaded to or from a vehicle.</p> <p>AND</p> <p>AO12.2</p> <p>A horse float is provided on the site that measures at least three (3) metres by five (5) metres, which is directly accessible to a street frontage.</p>	<p>Not applicable – The proposed development is not located within the residential stables precinct.</p>

Performance outcomes	Acceptable outcomes	
Built form – additional provisions		
PO13 The development is located and designed so that buildings and structures make provision for: (a) an appropriate scale and size that reflects the purpose of the zone; (b) access to natural light and ventilation; (c) landscaping; (d) privacy and noise attenuation; (e) screening of materials when stored outside buildings; (f) integration with the streetscape and built form;	AO13.1 Minimum setbacks are in accordance with the following: (a) carports and garages are set back a minimum of six (6) metres from all road frontages; (b) building walls are set back a minimum of three (3) metres from all road frontages; (c) verandahs are set back a minimum of one (1) metre from all road frontages; (d) the side boundary setback is a minimum of: (i) 1.5 metres for a wall up to 4.5 metres high; or	Complies – The proposed development is located according to the minimum setbacks. The existing (and proposed) building will have a 16m setback to Yaamba Rd and 4m to the southern property boundary.

Performance outcomes	Acceptable outcomes	
<p>(g) orientated to the street frontage;</p> <p>(h) landscape features of the site; and</p> <p>(i) access to open space.</p> <p>Editor's note—Figure 6.2.1.3.2a – Development site plan provides guidance.</p>	<p>(ii) two (2) metres for a wall up to 7.5 metres high; or</p> <p>(iii) 2.5 metres for any part of a wall over 7.5 metres;</p> <p>(e) the rear boundary setback is four (4) metres unless to a laneway being one (1) metre at ground storey and 0.5 metres above ground level; and</p> <p>(f) garages and open car ports built along the side boundary do not exceed a length of nine (9) metres.</p> <p>AND</p> <p>AO13.2 The development is orientated to the street with a pedestrian entry and door that is visible and accessible from the primary street frontage. The pedestrian entrance is not accessed through a garage or carport.</p> <p>AND</p> <p>AO13.3 The maximum length of any exterior wall is twelve (12) metres.</p> <p>AND</p> <p>AO13.4 Fencing along the primary street frontage is:</p> <p>(a) a maximum height of 1.2 metres; or</p> <p>(b) a maximum height of 1.8 metres with a minimum fifty (50) per cent transparency.</p> <p>AND</p> <p>AO13.5 New building plant or air conditioning equipment is located within, underneath or central to the building and screened from</p>	<p>Complies –The proposed development provides a prominent pedestrian entry which is accessed from the internal car park. Given the location along the SCR, direct access to the building from the road frontage is not desirable.</p> <p>Alternative solution – The existing building has a length of 25m along the frontage, however, the built form incorporates structural design elements to visually soften and break down exterior wall length.</p> <p>Not Applicable – No fencing along frontage proposed.</p> <p>Complies – All plant and equipment will be fully screened from the public.</p>

Performance outcomes	Acceptable outcomes	
	view of the street and adjoining properties.	
PO14 Vehicle parking facilities are located and concealed to ensure an attractive streetscape and built form.	AO14.1 Vehicle parking structures are located: (a) behind the front building setback; or (b) below the front building.	Alternative solution – The proposed development uses the existing parking provided within the subject site.
PO15 Buildings and structures are designed to enhance existing attractive built form by addressing the following: (a) mass and proportion; (b) use of materials, patterns, textures, colours and decorative elements; (c) reflective glass material is not used as the principle construction material; (d) roof shapes include pitches and gables to break up the repetitiveness of buildings; (e) buildings incorporate articulation through the use of windows, sun-protection devices, balconies, verandahs, terraces or wall offsets to avoid a plain and monolithic appearance; (f) roof structures are designed to screen any mechanical plant; (g) facade articulation, detailing and window and door proportions; (h) provision made for balconies, verandahs, eaves and parapets; (i) driveway crossovers, fence style and alignment; (j) emphasis on entry points; and (k) development for community or small-scale commercial uses include an awning over the footpath for the full length of the building's road frontage.	No acceptable outcome is nominated.	Complies – The proposed building, while commercial reflects design elements of the surrounding residential character, including pitched roof with awnings. The built form incorporates structural design elements to visually soften and break down exterior wall length.

Performance outcomes	Acceptable outcomes	
Land use		
Non-residential development		
<p>PO16 Non-residential development may locate in the low density residential zone when the use can demonstrate the following:</p> <ul style="list-style-type: none"> (a) it services the day-to-day needs of residents of the local neighbourhood or is a community or emergency facility that primarily services the needs of the local neighbourhood; (b) it does not compromise the residential character and existing amenity of the surrounding area in relation to lighting, noise, dust and odour; (c) is small in scale; (d) is consistent with the surrounding built form and streetscape; (e) the use provides only a convenience function and does not compromise the role and function of existing centres; (f) does not adjoin an existing centre zone; (g) located in proximity to public transport facilities and public transport routes; and 	No acceptable outcome is nominated.	<p>Complies –</p> <ul style="list-style-type: none"> a) The proposed club is a development that directly services the local community of Parkhurst and the like, located within the residential zone. b) The development, while commercial, is reflective of the surrounding residential character. The building and operational areas are significantly setback from all residential boundaries. The existing dense landscaping along the NW property boundary visually screen the development from the adjoining residential premises. c) The proposed extension is increasing the previously approved gross floor area for stage 2 by only 24.6m². d) The development, while commercial, is reflective of the surrounding residential character. Given the location, along Yaamba Road the surrounding built form is a mix of commercial and residential. e) The proposal is primarily focused on the convenience of serving the local residents. The proposal is not to expand an existing centre into residential zoned areas. f) The site does not directly adjoining an existing centre. g) The proposal is well located along a public transport route (Yaamba Road)

Performance outcomes	Acceptable outcomes	
<p>(h) minimises impacts on local amenity and the local street network.</p> <p>Editor's note—SC6.9 — Economic impact assessment planning scheme policy provides guidance on how to achieve compliance with this performance outcome.</p>		<p>h) The site layout ensures the ease of movement of traffic from the road network, through the site and back onto the road network.</p>
<p>PO17 The transport network is functional and has sufficient capacity to accommodate the level of traffic generated by the development.</p>	<p>AO17.1 Development for a non-residential use is located only on a road classified minor urban collector or higher, and access to the development is not from an urban access road or a rural access road.</p>	<p>Complies – The subject site is located along Yaamba Road, identified as a Highway. The proposed development will use the existing car parking area and access point.</p>
Multiple dwelling, relocatable home park, residential care facility or retirement facility		
<p>PO18 Development for a multiple dwelling, relocatable home park, residential care facility or retirement facility is located at highly accessible sites:</p> <p>(f) that provide for the safety and convenience of people using the premises;</p> <p>(g) in proximity to centres of activity containing shopping, community facilities, and recreation and entertainment areas;</p> <p>(h) in proximity to public transport facilities and public transport routes; and</p> <p>(i) that can minimise impacts on local amenity and the local street network.</p>	<p>AO18.1 Development for a multiple dwelling, relocatable home park, residential care facility or retirement facility is within 200 metres (measured according to the shortest route a person may reasonably and lawfully take by vehicle or on foot, that has been constructed for the purposes of walking or driving) of the following:</p> <p>(a) a public transport stop; and</p> <p>(b) a neighbourhood centre zone, local centre zone, district centre zone, major centre zone, principal centre zone or specialised centre zone; or</p> <p>(c) a park or sport and recreation zone; or</p> <p>(d) a major hospital or CQUniversity.</p> <p>AND</p> <p>AO18.2 Development for a multiple dwelling, relocatable home park, residential care facility or retirement facility has direct access to a minor urban collector road or higher order road.</p>	<p>Not applicable – The proposed development is a club.</p> <p>Not applicable – The proposed development is a club.</p>
<p>PO19 Residential development is designed and sited in a manner that:</p>	<p>AO19.1 The number of dwellings does not exceed one (1) unit per 400 square metres total site area.</p>	<p>Not applicable – The proposed development is a club.</p>

Performance outcomes	Acceptable outcomes	
<p>(f) is of an appropriate scale and size that reflects the purpose of the zone;</p> <p>(g) is attractive in appearance, climate responsive and functional in design, and safe for residents;</p> <p>(h) has regard to streetscape and street function, privacy, passive recreation and living space needs of residents; and</p> <p>(i) does not compromise the character and amenity of the surrounding area.</p>	<p>AND</p> <p>AO19.2 Each dwelling is provided with a private open space area which:</p> <p>(a) is directly accessible from a habitable room;</p> <p>(b) is located or screened from main living areas or private open space of adjoining dwellings; and</p> <p>(c) if located:</p> <p>(i) at ground level, has a minimum area (inclusive of verandahs, patios and terraces) of at least thirty (30) square metres in total, and having minimum dimensions of four (4) metres by four (4) metres; or</p> <p>(ii) above ground level, has a balcony, a verandah or a deck, having a minimum area of ten (10) square metres and minimum dimensions of three (3) metres by three (3) metres.</p> <p>AND</p> <p>AO19.3 A minimum of one (1) habitable room overlooks the primary street frontage.</p> <p>AND</p> <p>AO19.4 Development complies with the minimum site area and road frontage requirements identified in Table 6.2.1.3.3.</p>	<p>Not applicable – The proposed development is a club.</p> <p>Not applicable – The proposed development is a club.</p> <p>Not applicable – The proposed development is a club.</p>
<p>PO20 Communal open space is provided for residents to allow for a range of activities.</p>	<p>AO20.1 A minimum of ten (10) per cent of the total site area is provided for open space with a minimum dimension of three (3) metres by three (3) metres.</p>	<p>Not applicable – The proposed development is a club.</p>

Performance outcomes	Acceptable outcomes	
Effects of development		
<p>PO21 The development minimises adverse impacts on the amenity of adjoining land uses and the surrounding area.</p>	<p>AO21.1 Non-residential land uses operate between the hours of 07:00 and 22:00.</p> <p>AND</p> <p>AO21.2 For non-residential uses a 1.8 metre high solid screen fence is provided along side and rear property boundaries.</p>	<p>Complies – The proposed development will generally operate Sunday to Thursday from 9 am to midnight and Fridays and Saturdays from 9 am to 2am.</p> <p>The majority of activities associated with the proposed facility will be undertaken indoors. Where outdoor areas are proposed, they are inward-facing (courtyard) and do not impact the amenity of the adjoining residential zone.</p> <p>Complies - The proposed development includes fencing along the side boundaries of the subject site.</p>
<p>PO22 Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.</p>	<p>AO22.1 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282 – Control of the obtrusive effects of outdoor lighting, as updated from time to time.</p>	<p>Complies – The proposed development provides outdoor lighting that will not affect the adjoining residents nor the incoming traffic.</p>
<p>PO23 Development is located and designed to respond to the on-site and surrounding landscape and topography such that:</p> <ul style="list-style-type: none"> (a) hazards to people or property are avoided; (b) earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; <p>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies –</p> <ul style="list-style-type: none"> a) The proposed development does not pose any hazards to people or property. b) No significant earthworks are required. c) The subject site is fairly flat and located within an existing urban setting with minimal (if any drainage lines). d) The subject site contains a mature vegetation located NW adjacent to the lake. The development will incorporate new landscaping and planting of new trees. e) The development will not cause disruption to the infrastructure.

Performance outcomes	Acceptable outcomes	
<p>purposes on lots greater than five (5) hectares:</p> <ul style="list-style-type: none"> (a) is well sequenced; (b) promotes an efficient and coordinated use of land and infrastructure; (c) is highly integrated with existing and proposed development in the immediate area; (d) is highly accessible and well serviced by a network of pedestrian, bicycle, public transport and private vehicle connections; (e) provides linkages between residential areas and open space, centres and public facilities; (f) provides a wide variety of housing styles, densities and lot sizes and achieves at least fifteen (15) dwellings per hectare of land (net developable area); (g) collocates higher density residential uses in and around centres, high order roads and other transport facilities; (h) avoids and manages impacts of natural hazards; (i) protects significant environmental areas, natural features, cultural heritage features and other important aspects of a development site; (j) facilitates environmentally and climate responsive design; and (k) provides a well dispersed network of open space. 	<p>Editor's note—SC6.19 – Structure plan planning scheme policy provides guidance on the expected structure planning process to facilitate development that complies with the requirements of this outcome and the reconfiguring a lot code. Generally, structure planning would be expected for any development on land with an area greater than five (5) hectares.</p>	<p>greenfield area of more than five hectares.</p>
<p>Where in the Fitzroy River accommodation precinct Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.</p>		
<p>PO27 Non-residential uses are directly associated with</p>	<p>AO27.1 Food and drink outlet(s) and shop(s) are limited to 150 square metres gross floor area.</p>	<p>Not applicable – The proposed development is not located within the Fitzroy</p>

Performance outcomes	Acceptable outcomes	
boating activities on the Fitzroy River and are small in scale.	<p>AND</p> <p>AO27.2 Retail uses primarily sell goods associated with boating activities.</p> <p>AND</p> <p>AO28.3 Outdoor sales or other outdoor activities are limited to 200 square metres total use area.</p> <p>Editor's note--Goods associated with boating activities include but are not limited to: fishing rods, reels, lines, nets, storage, tools, apparel, tackle, lures, bait, boat seats/pedestals, anchors/docking, boat covers, hatches, vents, lighting etc.</p>	<p>River accommodation precinct.</p> <p>Not applicable – The proposed development is not located within the Fitzroy River accommodation precinct.</p> <p>Not applicable – The proposed development is not located within the Fitzroy River accommodation precinct.</p>
PO28 The use is not for the purposes of a stand-alone office, shopping centre, showroom or hardware and trade supplies.	No acceptable outcome is nominated.	Not applicable – The proposed development is not located within the Fitzroy River accommodation precinct.
PO29 Outdoor sales activities are limited to the hiring and leasing of boats and associated equipment and does not involve the sale of products.	No acceptable outcome is nominated.	Not applicable – The proposed development is not located within the Fitzroy River accommodation precinct.
Where in the residential stables precinct when involving an animal keeping (stables only) use Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.		
PO30 Development for animal keeping (stables only) is consolidated within and does not expand beyond the boundaries of the residential stables precinct.	No acceptable outcome is nominated.	Not applicable – The proposed development is a club.

9.3.1 Access, parking and transport code

Performance outcomes	Acceptable outcomes	
Access driveways		
PO1 Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account: (a) the size of the parking area; (b) the volume, frequency and type of vehicle traffic; (c) the need for some land uses (for example hospitals) to accommodate emergency vehicle access; (d) the type of use and the implications on parking and circulation, for example long-term or short-term car parking; (e) frontage road function and conditions; and (f) the capacity and function of the adjoining street system.	AO1.1 Access driveways are not located within: (a) twenty–five (25) metres of a signalised road intersection; (b) twenty (20) metres of an un-signalised road intersection in an industrial or centres zone or ten (10) metres otherwise; and (c) one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset.	Complies - The proposal will retain and reuse the existing driveway along Yaamba Road. The existing access driveway is not located next to street intersections nor any council asset.
PO2 Access driveways do not disrupt existing road or footpath infrastructure.	AO2.1 Access driveways: (a) do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs; (b) do not front a traffic island, speed control device, car parking bay, bus stop or other infrastructure within the road carriageway; (c) must be sealed and to a formed road; (d) are not constructed over an access point to equipment under the control of a regulatory authority, including storm water pits, water meters, hydrants and telephone pits; and (e) are raised or lowered to match the surface level of the driveway, where	Complies - The proposal will retain and reuse the existing driveway along Yaamba Road. Therefore, the relocation of any infrastructure is not required.

	with Australian Standard AS 2890.	
P07 Sites with more than one (1) road frontage (excluding laneways) gain access only from the lower order road, except if it will introduce traffic generated by a non-residential use into a street that is in a residential zone.	No acceptable outcome is nominated.	Not applicable – The subject site has only one road frontage being Yaamba Road.
P08 Parking areas are illuminated in a manner that maximises user safety but minimises the impacts on adjoining residents.	AO8.1 Parking areas for uses that operate at night are illuminated in accordance with the requirements of Australian Standard AS 1158. AND AO8.2 Lighting used in parking areas does not cause an environmental nuisance and complies with Australian Standard AS 4282.	Complies – The existing car parking area is appropriately illuminated. Complies – The existing car parking area is appropriately illuminated.
P09 Car parking areas, pathways and other elements of the transport network are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to: (a) provision of opportunities for casual surveillance; (b) the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; (c) minimising potential concealment points and assault locations; (d) minimising opportunities for graffiti and other vandalism; and (e) restricting unlawful access to buildings and between buildings.	No acceptable outcome is nominated.	Complies – To increase public safety by preventing crime and antisocial behaviour, the proposed development provides a secure car parking that is fully fenced. In addition, the majority of the parking spaces are located at the front of the building and are clearly visible from the lobby area, allowing for casual surveillance.
P010 Parking and servicing areas are kept accessible and available for their intended use at all	No acceptable outcome is nominated.	Complies – All parking areas will be accessible during all hours of operation.

times during the normal business hours of the activity.		
Transport Impact		
<p>PO11 Development contributes to the creation of a transport network which is designed to:</p> <p>(a) achieve a high level of permeability and connectivity for all modes of transport, including pedestrians and cyclists, within the development and to the surrounding area; and</p> <p>(b) encourage people to walk, cycle or use public transport to and from the site instead of using a car.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Refer to SC6.19 – Structure plan planning scheme policy for guidance.</p>	<p>Complies – The subject site is located within an established urban area and does not negatively impact the surrounding transport network.</p> <p>Refer to <i>Appendix E-Engineering Statement</i>.</p>
<p>PO12 Development is located on roads that are appropriate for the nature of traffic (including vehicles, pedestrians and cyclists) generated, having regard to the safety and efficiency of the transport network.</p>	<p>AO12.1 Traffic generated by the development is safely accommodated within the design capacity of roads as provided in SC6.15 – Road infrastructure and hierarchy planning scheme policy.</p> <p>AND</p> <p>AO12.2 A road or street does not connect with another road or street that is more than two (2) levels higher or lower in the road hierarchy.</p> <p>AND</p> <p>AO12.3 The existing infrastructure fronting the proposed development is upgraded in accordance with SC6.15 – Road infrastructure and hierarchy planning scheme policy and Capricorn Municipal Development Guidelines.</p>	<p>Complies – The development is serviced by a high order road (state-controlled road) Refer to <i>Appendix E-Engineering Statement</i>.</p> <p>Not Applicable</p> <p>Complies – The subject site is located within an established urban area and does not require an upgrade to the surrounding transport network.</p>
<p>PO13 Where the nature of the development creates a demand, provision is made for set down and pick-up facilities by bus, taxis or private vehicle, which:</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies – The proposed development offers appropriate onsite pick-up facilities.</p>

<p>(a) are safe for pedestrians and vehicles;</p> <p>(b) are conveniently connected to the main component of the development by pedestrian pathway; and</p> <p>(c) provide for pedestrian priority and clear sightlines.</p>		
Site access		
<p>PO14 Development does not impact on the safety, operation or function of the road network or system.</p>	<p>AO14.1 Vehicle manoeuvring into and from the site for all vehicles is designed in accordance with Australian Standard AS 2890, as updated from time to time.</p> <p>AND</p> <p>AO14.2 No direct property access is gained to a highway, main road, urban arterial or sub arterial road as defined in SC6.15 – Road infrastructure and hierarchy planning scheme policy other than via a service road or a joint access arrangement with other sites.</p> <p>AND</p> <p>AO14.3 Development that generates greater than 100 vehicle movements per day does not gain access to or from an urban access place or urban access streets as defined in SC6.15 – Road infrastructure and hierarchy planning scheme policy.</p>	<p>Complies – All vehicle manoeuvring into and from the site does not negatively impact the safety of local road users.</p> <p>Complies – The subject site is located along Yaamba Road and is classified as a Highway.</p> <p>Complies – Yaamba Road is a higher order road.</p>
<p>PO15 Development facilitates the orderly provision and upgrading of the transport network or contributes to the construction of transport network improvements.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable</p>
<p>PO16 On-site transport network infrastructure integrates safely and effectively with surrounding networks.</p>	<p>AO16.1 Intersections, connections and access arrangements are designed in accordance with the Capricorn Municipal</p>	<p>Not Applicable</p>

	Development Guidelines and Australian Standard AS 2890.	
Pedestrian and cyclist facilities		
PO17 Development provides safe and convenient pedestrian and cycle movement to the site and within the site having regard to desire lines, users' needs, safety and legibility.	AO17.1 Pedestrian and cyclist movements are designed in compliance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.	Complies – The development allows safe and convenient pedestrian and bicycle circulation to and within the site according to the guidelines.
PO18 Provision is made for adequate bicycle parking and end of trip facilities, to meet the likely needs of users and encourage cycle travel.	No acceptable outcome is nominated.	Complies – The subject site provides sufficient space for bicycle parking areas.
Servicing		
PO19 Refuse collection vehicles are able to safely access on-site refuse collection facilities.	AO19.1 Refuse collection areas are provided and designed in accordance with the waste management code and Australian Standard AS 2890.	Complies – The proposed development has a designated refuse collection area, that can be accessed by appropriate service vehicles.

9.3.2 Advertising devices code

Performance outcomes		Acceptable outcomes
Character and amenity		
<p>PO1 The advertising device is designed and sited in a manner that:</p> <p>(a) results in a size that does not adversely impact on:</p> <p>(i) the visual amenity and character of a building, streetscape, locality or natural landscape setting;</p> <p>(ii) the safety of a road or footpath;</p> <p>(iii) the operations of an airport; and</p> <p>(iv) the visual amenity of a main transport entrance into an urban area or township;</p> <p>(b) is integrated with the design of other development on the premises;</p> <p>(c) does not visually dominate the premises, streetscape, locality or natural landscape setting;</p> <p>(d) is constructed of durable and weather resistant materials;</p> <p>(e) does not impede vehicle or pedestrian movements or reduce safety levels;</p> <p>(f) does not resemble traffic or road signs; and</p> <p>(g) does not result in the proliferation of unnecessary advertising.</p>	<p>AO1.1 The maximum total sign face area for all advertising devices at any premise is the higher of the areas calculated using the following calculation methods:</p> <p>(a) boundary length calculation method (refer to SC6.2 – Advertising devices planning scheme policy); and</p> <p>(b) building elevation calculation method (refer to SC6.2 – Advertising devices planning scheme policy).</p> <p>Editor's note— To establish the maximum total sign face area of a premise, the applicant must subtract existing defined sign face areas that are on the premises.</p> <p>AND</p> <p>AO1.2 The advertising device is in accordance with Table 9.3.2.3.2.</p>	<p>Comply – The subject site has a road frontage of 149m to Yaamba Road. The development proposal includes 1 sign with a face area of approx. 6m²</p>
		<p>Complies – The sign is defined as Wall Signs.</p>

Performance outcomes		Acceptable outcomes
Illumination		
<p>PO2 The illumination of an advertising device does not detract from the character and amenity of an area. The advertising device is appropriate to its setting and is compatible with the amenity of the local area and does not create glare, reflection or flaring of colours to cause a visual nuisance.</p>	<p>AO2.1 Where an advertising device incorporates a digital display, the advertising device:</p> <ul style="list-style-type: none"> (a) is not located in a low density residential zone/precinct, low-medium density residential zone, rural residential zone/precinct or township zone/precinct; (b) has a minimum dwell time of eight (8) seconds per advertisement; and (c) has an instantaneous transition from one message to the next within 0.5 seconds; <p>Editor's note— Instant changes for digital displays are recommended to minimise flash distractions. For example, when the display change includes high contrast change.</p> <p>AND</p> <p>AO2.2 The luminance of an externally or internally illuminated advertising device including digital displays (measured in candelas per square metre) does not exceed the threshold in accordance with in Table 9.3.2.3.3.</p>	<p>Complies – the proposal may be internally lit signage. Digital display is not proposed.</p> <p>To comply</p>
Safety to pedestrians and vehicles		
<p>PO3 Advertising devices are appropriately located and designed in a manner that does not create a traffic or pedestrian safety hazard.</p> <p>Editor's note—A traffic management statement produced by a registered professional engineer may be required to demonstrate that</p>	<p>AO3.1 The advertising device does not physically obstruct the passage of pedestrians or vehicles.</p> <p>AND</p> <p>AO3.2 The advertising device does not restrict sight lines at</p>	<p>Complies – All signage located with the subject site.</p> <p>Complies – The proposed signage is setback from vehicle access points to ensure sight lines.</p>

Performance outcomes	Acceptable outcomes	
there is no adverse impact to vehicle and pedestrian safety.	<p>intersections and site access points into property.</p> <p>AND</p> <p>A03.3 The advertising device does not revolve, contain moving parts or have a moving border.</p>	Complies – The proposed signage does not involve moving parts.
Heritage and character places		
<p>PO4 Advertising devices adjacent to or located at a place of heritage significance or within the character overlay are designed and sited in a manner that:</p> <ul style="list-style-type: none"> (a) conserves existing signs if they are of heritage significance; (b) is compatible with the significance of the heritage place; (c) does not detrimentally impact the values or setting of the heritage place; (d) does not obscure the appearance or prominence of features of the heritage place when viewed from adjacent public or semi-public streets or open spaces; and (e) does not intrude into that place. <p>Editor's note—Traditional and appropriate locations for signage include:</p> <ul style="list-style-type: none"> (a) parapet panels above and below the cornice; (b) string course bands and on other small individual elements; (c) spandrel panels below windows and on ground floor piers (including plaques beside entries); (d) front and side fascia of the verandah, or hanging below; and (e) ground and first floor windows, or glass and 	<p>AO4.1 The following advertising devices are not proposed on or adjoining premises that are listed as a local heritage place, shown on the heritage place overlay or character overlay map:</p> <ul style="list-style-type: none"> (a) creative awning sign; or (b) freestanding sign; or (c) ground sign; or (d) sign written roof sign; or (e) three-dimensional sign. 	Not Applicable

Performance outcomes	Acceptable outcomes	
side walls, upper storey and panels on fences.		

Table 9.3.2.3.2 Sign specific Outcomes

Sign requirements		Maximum sign area	
Wall sign			
(a)	is only located in a centre zone, industry zone, open space, community facilities, sport and recreation and special purpose zone unless associated with a home-based business;	Within an industry zone and centre zone signage must not exceed fifty (50) per cent total surface area of the wall face to a maximum size of twenty (20) square metres, unless located on the character overlay map, whereby the signage must not cover more than twenty (20) per cent total surface area of the wall to a maximum size of two (2) square metres.	(a) Alternative solution – While the subject site is located within a Residential Zone the subject site has a primary road frontage to Yaamba Road. The proposed signage will be located adjoining (and orientated towards) Yaamba Road.
(b)	the sign is located only on a part of a wall that is otherwise blank and the sign does not cover any opening (such as a window) or building design element (such as finery, articulated brickwork, etcetera);	Within the open space zone, community facilities zone, sport and recreation zone and special purpose zone signage must not exceed fifty (50) per cent total surface area of the wall face to a maximum size of four (4) square metres.	(b) The signage is proposed on a blank space of wall and not covering any windows.
(c)	the sign does not project any further than 0.2 metres from the wall;		(c) The proposed sign will no exceed the walls limits
(d)	the sign does not project beyond the property boundary; and		(d) The signage will be completely located within the property boundary.
(e)	the sign does not project above the eaves or parapet of the wall, or the external edges of the building element to which it is attached.		(e) The signage will be located to the front of the wall and will not project above the wall.

9.3.6 Stormwater management code

Performance outcomes	Acceptable outcomes	
Stormwater management – General		
<p>PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to:</p> <ul style="list-style-type: none"> (a) ensure that flooding impacts do not increase, including upstream or downstream of the development site; (b) avoid net worsening of stormwater peak discharges and runoff volumes; (c) utilises the use of water sensitive urban design principles; and (d) ensure the site maximises opportunities for capture and reuse. 	<p>AO1.1 Development provides a stormwater management system which is designed in compliance with SC6.18 – Stormwater management planning scheme policy, SC6.10 – Flood hazard planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff.</p> <p>AND</p> <p>AO1.2 Stormwater is conveyed to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.</p>	<p>Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater management regime are proposed.</p> <p>Refer to Appendix E - Engineering Statement.</p> <p>Complies – Stormwater management to be undertaken in accordance with the Queensland Urban Drainage Manual.</p>
<p>PO2 Development provides a stormwater management system which:</p> <ul style="list-style-type: none"> (a) has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments; (b) maximises the use of natural waterway corridors and natural channel design principles; and (c) efficiently integrates with existing stormwater treatments upstream and downstream. 	<p>AO2.1 Development provides a stormwater management system which is designed in compliance with SC6.18 – Stormwater management planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff</p>	<p>Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater management regime are proposed.</p> <p>Refer to Appendix E - Engineering Statement.</p>
<p>PO3 Development ensures that the location and design of stormwater detention and water quality treatment facilities:</p> <ul style="list-style-type: none"> (a) minimise risk to people and property; (b) provide for safe access and maintenance; and (c) provide for the safe recreational use of 	<p>AO3.1 Development provides for stormwater detention and water quality treatment facilities which are located outside of a waterway.</p> <p>AND</p> <p>AO3.2 Development provides for stormwater detention in</p>	<p>Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater management regime are proposed.</p> <p>Refer to Appendix E - Engineering Statement.</p>

Performance outcomes		Acceptable outcomes
stormwater management features.	<p>accordance with SC6.18 – Stormwater management planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff.</p> <p>AND</p> <p>AO3.3 Development provides a stormwater quality treatment system which is designed in accordance with State Planning Policy – Guideline – Water Quality.</p>	
Environmental values		
<p>PO4 Development and drainage works including stormwater channels, creek modification works, bridges, culverts and major drains, protect and enhance the environmental values of the waterway corridors and drainage paths and permit terrestrial and aquatic fauna movement.</p>	<p>AO4.1 Development ensures natural waterway corridors and drainage paths are retained.</p> <p>AND</p> <p>AO4.2 Development incorporates the use of natural channel design principles in constructed components to maximise environmental benefits and waterway stability in accordance with the Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff</p> <p>AND</p> <p>AO4.3 Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in accordance with the Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff.</p>	<p>Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater management regime are proposed.</p> <p>Refer to Appendix E - Engineering Statement.</p>
<p>PO5 Development protects and enhances the environmental and water quality values of waterways, creeks and</p>	No acceptable outcome is nominated.	<p>Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater</p>

Performance outcomes	Acceptable outcomes	
estuaries within or external to the site.		management regime are proposed. Refer to Appendix E - Engineering Statement.
Overland flow path tenure		
PO6 All overland flow paths are maintained under tenure arrangements that facilitate efficient infrastructure and enhance environmental sustainability.	No acceptable outcome is nominated.	Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater management regime are proposed. Refer to Appendix E - Engineering Statement.
Detention Systems		
PO7 Detention basins are designed, located and constructed on land solely dedicated for stormwater management.	AO7.1 Detention basins are designed in accordance with SC6.18 Stormwater management planning scheme policy.	Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater management regime are proposed. Refer to Appendix E - Engineering Statement.
PO8 Development ensures that location and design of stormwater detention and water quality treatment: (a) minimises risk to people and property; (b) provides for safe access and maintenance; (c) minimises ecological impacts to creeks and waterways.	AO8.1 Development provides a stormwater management system designed in accordance with SC6.10 Flood hazard planning scheme policy and SC6.18 Stormwater management planning scheme policy.	Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater management regime are proposed. Refer to Appendix E - Engineering Statement.
PO9 Flood plain storage and function, and detention system functions are maintained. This shall include ensuring that: (a) detention system design does not remove flood plain storage; (b) detention systems continue to operate effectively during a major storm event.	No acceptable outcome is nominated.	Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater management regime are proposed. Refer to Appendix E - Engineering Statement.
PO10	AO10.1	Complies – The subject site has an established

Performance outcomes		Acceptable outcomes
Detention basins shall not be provided in locations that prevent easy access to or maintenance of the detention basin.	The location of detention basins are in accordance with SC6.18 Stormwater management planning scheme policy.	stormwater management plan. No changes to the existing stormwater management regime are proposed. Refer to Appendix E - Engineering Statement.
Efficiency and whole of life cycle cost		
PO11 Development ensures that there is sufficient site area to accommodate an effective stormwater management system.	No acceptable outcome is nominated.	Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater management regime are proposed. Refer to Appendix E - Engineering Statement.
PO12 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: (a) existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; (b) safe management of stormwater discharge from existing and future upslope development; and (c) implications for adjacent and down-slope development.	No acceptable outcome is nominated.	Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater management regime are proposed. Refer to Appendix E - Engineering Statement.
PO13 Development provides proposed stormwater infrastructure which: (a) remains fit for purpose for the life of the development and maintains full functionality in the design storm event; and (b) can be safely accessed and maintained in a cost effective way.	No acceptable outcome is nominated.	Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater management regime are proposed. Refer to Appendix E - Engineering Statement.
Erosion and sediment control		

Performance outcomes	Acceptable outcomes	
PO14 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: <ul style="list-style-type: none"> (a) the environmental values and water quality objectives of waters; (b) waterway hydrology; and (c) the maintenance and serviceability of stormwater infrastructure. 	AO14.1 Erosion and sediment control plan is to be designed and implemented in accordance with the Capricorn Municipal Development Guidelines.	Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater management regime are proposed. Refer to Appendix E - Engineering Statement.
Water quality within catchment areas		
PO15 For development proposals within the Fitzroy River sub-basin, relevant environmental values are recognised and enhanced, and relevant water quality objectives are addressed. Editor's note—Section 3.2 of Queensland Water Quality Guidelines 2009 identifies values for water quality for waters in the Central Coast Queensland region.	AO15.1 Development complies with the provisions of the State Planning Policy – Guideline – Water Quality. AND AO15.2 Development adjoining the full supply height above the Fitzroy River Barrage includes the provision of an effective buffer that assists in filtering runoff, including: <ul style="list-style-type: none"> (a) a buffer distance of 100 metres to the water supply height of the barrage which excludes cropping or grazing of a low intensity nature; and (b) fencing and water troughs installed on the land to prevent encroachment of animals within 100 metres of the full supply height above the barrage. 	Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater management regime are proposed. Refer to Appendix E - Engineering Statement.
Protecting water quality		
PO16 The development is compatible with the land use constraints of the site for:	AO16.1 Development is undertaken in accordance with a stormwater management plan that:	Complies – The subject site has an established stormwater management plan. No changes to the existing stormwater

Performance outcomes		Acceptable outcomes		
(a)	achieving stormwater design objectives; and	(a)	incorporates stormwater quality control measures to achieve the design objectives set out in the State Planning Policy – Guideline – Water Quality;	management regime are proposed. Refer to Appendix E - Engineering Statement.
(b)	avoiding or minimising the entry of contaminants into, and transport of contaminants in stormwater.	(b)	provides for achievable stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosion potential; and	
		(c)	accounts for development type, construction phase, local landscape, climatic conditions and design objectives.	
Protecting water quality in existing natural waterways				
PO17 The waterway is designed for stormwater flow management, stormwater quality management and the following end use purposes: (a) amenity including aesthetics, (b) landscaping and recreation; (c) flood management; (d) stormwater harvesting as part of an integrated water cycle management plan; (e) as a sustainable aquatic habitat; and (f) the protection of water environmental values.		No acceptable outcome is nominated.		Not applicable – The proposed development is not located within proximity to waterways.
PO18 The waterway is located in a way that is compatible with existing tidal waterways.		AO18.1 Where the waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar: (a) there is sufficient flushing or a tidal range of more than 0.3 metres; or (b) any tidal flow alteration does not adversely impact on the tidal waterway; or		Not applicable – The proposed development is not located within proximity to waterways.

Performance outcomes	Acceptable outcomes	
	(c) there is no introduction of salt water into freshwater environments.	
PO19 The construction phase for the waterway is compatible with protecting water environmental values in existing natural waterways.	AO19.1 Erosion and sediment control measures are incorporated during construction to achieve design objectives set out in State Planning Policy – Guideline – Water Quality. Editor's note—Erosion and sediment control is to be designed and implemented in accordance with the International Erosion Control Association Best Practice Erosion and Sediment Control Guidelines.	Not applicable – The proposed development is not located within proximity to waterways.
PO20 Stormwater overflows from the waterway do not result in lower water quality objectives in existing natural waterways.	AO20.1 Stormwater run-off entering non-tidal waterways is pre-treated prior to release in accordance with the guideline design objectives, water quality objectives of local waterways, and any relevant local area stormwater management plan.	Not applicable – The proposed development is not located within proximity to waterways.

9.3.7 Waste management code

Performance outcomes	Acceptable outcomes	
Design of waste storage areas		
PO1 For on-site waste collection, waste storage areas are located and designed so that: (a) they are easily accessed and convenient to use; (b) sufficient space is provided for safe entry and exit and servicing by service vehicles without the need for manual handling; (c) sufficient height clearance is provided for the safe operation of both front and side bin lifting operations; (d) they are clear of car parking bays, loading bays and similar areas; and (e) they are clear of footpaths and pedestrian access.	AO1.1 Waste storage areas are designed and maintained in accordance with SC6.20 – Waste management planning scheme policy.	Complies – All waste storage areas are designed and maintained in accordance with relevant policies.
Kerbside waste servicing		
PO2 Kerbside collection of waste containers ensures the safety and amenity of road and footpath users.	AO2.1 Waste bins are located on the footpath so that: (a) bins are located one (1) metre apart from other bins and obstructions; (b) all bins are accommodated within the street frontage of the site; (c) a clear pedestrian access way two (2) metres wide is retained; and (d) bins are capable of being serviced by the collection vehicle travelling forward, without having to reverse the vehicle.	Not applicable
PO3 Waste storage minimises adverse impacts on adjoining properties.	AO3.1 Waste storage areas are: (a) integrated with the building design; or (b) set back a minimum of two (2) metres from any boundary; and (c) screened from neighbouring properties and the street by a fence	Complies – All waste storage areas are designed and maintained in accordance with relevant policies.

Performance outcomes	Acceptable outcomes	
	<p>of 1.8 metres minimum height; and</p> <p>(d) not located directly adjoining dwelling units on the site and on neighbouring properties.</p> <p>AND</p> <p>A03.2 Waste bins are fitted with lids.</p>	<p>Complies – All waste storage areas are designed and maintained in accordance with relevant policies.</p>
<p>P04 Waste storage areas:</p> <p>(a) have a level area on impermeable, durable materials so that they are easily cleaned; and</p> <p>(b) have adequate clearance between and around waste storage bins to allow for manoeuvring and washing of bins.</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies – All waste storage areas are designed and maintained in accordance with relevant policies.</p>
Water management		
<p>P05 Waste storage areas are designed to separate stormwater and wash-down water.</p>	<p>A05.1 Wash-down water drains to either the reticulated sewerage system or an on-site sewerage facility if not in a sewer area.</p> <p>AND</p> <p>A05.2 Wash-down areas are:</p> <p>(a) provided with a tap and water supply; and</p> <p>(b) provided with a stormwater diversion valve and arrestor trap.</p>	<p>Not applicable</p>

9.3.8 Water and sewer code

Performance outcomes		Acceptable outcomes
Water		
P01 A water supply is provided that is adequate for the current and future needs of the intended development.	AO1.1 Where within a water supply planning area, the development is connected to Council's reticulated water supply system in accordance with SC6.21 – Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.	Complies – The development will remain connected to council water systems and be design and constructed in accordance with relevant standards.
P02 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.	AO2.1 Where within a water supply planning area, water supply systems and connections are designed and constructed in accordance with SC6.21 – Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. AND AO2.2 Where within a water supply planning area, staged developments are connected to the water supply network and operational prior to the commencement of the use or endorsement of the survey plan.	Complies – The development will remain connected to council water systems and be design and constructed in accordance with relevant standards. Complies – The development is connected to the surrounding water supply network before the commencement of both stages.
Sewer		
P03 Sewerage treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO3.1 Where within a sewer planning area, the development is connected to Council's reticulated waste water system in accordance with SC6.17 – Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.	Complies – The development is connected to the surrounding sewer systems and be designed and constructed in accordance with relevant standards.
P04 Reticulated sewer networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.	AO4.1 Where within a sewer planning area, waste water systems and connections are designed and constructed in accordance with SC6.17 – Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines.	Complies – The development will remain connected to council water systems and be designed and constructed in accordance with relevant standards.

Performance outcomes	Acceptable outcomes	
	<p>Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome.</p> <p>AND</p> <p>AO4.2 Where within a sewer planning area, staged developments are connected to the waste water network and operational prior to the commencement of the use or endorsement of the survey plan.</p>	<p>Complies – The development is connected to the surrounding wastewater network before the commencement of both stages.</p>
Point source waste water management		
<p>PO5 The waste water management plan provides that waste water is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids waste water discharge to waterways; or (b) minimises waste water discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater if it is agreed waste water discharge to waterways can not practically and reasonably be avoided. 	<p>AO5.1 A waste water management plan (WWMP) is prepared by a suitably qualified person. The waste water management plan accounts for:</p> <ul style="list-style-type: none"> (a) waste water type; (b) climatic conditions; (c) water quality objectives; and (d) best practice environmental management. 	<p>Complies – Wastewater is not proposed to discharge into waterways.</p>

State code 1: Development in a state-controlled road environment

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Buildings, structures, infrastructure, services and utilities		
PO1 The location of the development does not create a safety hazard for users of the state-controlled road .	AO1.1 Development is not located in a state-controlled road . AND AO1.2 Development can be maintained without requiring access to a state-controlled road .	Comply – No buildings and structures proposed within the SCR reserve Comply – All buildings and structures will be able to be maintained from within the subject site
PO2 The design and construction of the development does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Comply – The proposed infrastructure will not negatively impact the SCR infrastructure. The existing building and access arrangements will be retained.
PO3 The location of the development does not obstruct road transport infrastructure or adversely impact the operating performance of the state-controlled road .	No acceptable outcome is prescribed.	Comply – The proposed infrastructure it is located approximately 15m from the SCR
PO4 The location, placement, design and operation of advertising devices, visible from the state-controlled road , do not create a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	Comply – The existing signage (pylon sign) will be retained with a new wall sign proposed along the front building façade.
PO5 The design and construction of buildings and structures does not create a safety hazard by distracting users of the state-controlled road .	AO5.1 Facades of buildings and structures fronting the state-controlled road are made of non-reflective materials.	Comply – The proposed infrastructure will be constructed of non-reflective materials.

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p>AO5.2 Facades of buildings and structures do not direct or reflect point light sources into the face of oncoming traffic on the state-controlled road.</p> <p>AND</p> <p>AO5.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on the state-controlled road.</p> <p>AND</p> <p>AO5.4 External lighting of buildings and structures does not involve flashing or laser lights.</p>	<p>Comply – The proposed infrastructure it is located approximately 15m from the SCR.</p> <p>Comply – The proposed infrastructure it is located approximately 15m from the SCR.</p> <p>Comply - No Flashing lights are proposed.</p>
PO6 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto the state-controlled road .	AO6.1 Road, pedestrian and bikeway bridges over the state-controlled road include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	Comply – The proposed development does not incorporate any roads, pedestrian or bikeway bridges.
Landscaping		
PO7 The location of landscaping does not create a safety hazard for users of the state-controlled road .	<p>AO7.1 Landscaping is not located in a state-controlled road.</p> <p>AND</p>	<p>Comply – Landscaping is not proposed within the SCR.</p> <p>N/A</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO7.2 Landscaping can be maintained without requiring access to a state-controlled road.</p> <p>AND</p> <p>AO7.3 Landscaping does not block or obscure the sight lines for vehicular access to a state-controlled road.</p>	N/A
Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	Comply – No changes to the established onsite stormwater management practices are proposed. Refer to <i>Appendix E – Engineering Statement</i> .
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Comply – As above.
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Comply – As above.
PO11 Development ensures that stormwater is lawfully discharged.	<p>AO11.1 Development does not create any new points of discharge to a state-controlled road.</p> <p>AND</p> <p>AO11.2 Development does not concentrate flows to a state-controlled road.</p>	<p>Comply – No new points of discharge proposed</p> <p>Comply – Refer to <i>Appendix E – Engineering Statement</i>.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p>AO11.3 Stormwater run-off is discharged to a lawful point of discharge.</p> <p>AND</p> <p>AO11.4 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road.</p>	<p>Comply – The development is proposed more than 15m from the SCR. The proposal does not pose a risk to the SCR in relation to Stormwater Management. Refer to <i>Appendix E – Engineering Statement</i>.</p> <p>Comply – As above.</p>
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a state-controlled road .	<p>AO12.1 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (within +/- 10mm) to existing flood levels within a state-controlled road.</p> <p>AND</p> <p>AO12.2 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a state-controlled road.</p> <p>AND</p> <p>AO12.3 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a state-controlled road.</p>	<p>Comply – Refer to <i>Appendix E – Engineering Statement</i>.</p> <p>Comply – As above.</p> <p>Comply – As above.</p>

Performance outcomes	Acceptable outcomes	Response
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the state-controlled road .	AO13.1 Drainage infrastructure is wholly contained within the development site, except at the lawful point of discharge . AND AO13.2 Drainage infrastructure can be maintained without requiring access to a state-controlled road .	Comply – The development is proposed more than 15m from the SCR. The proposal does not pose a risk to the SCR in relation to drainage infrastructure. Refer to <i>Appendix E – Engineering Statement</i> . Comply – As above.
PO14 Drainage infrastructure associated with, or within, a state-controlled road is constructed, and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	N/A

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection		
PO15 The location, design and operation of a new or changed access to a state-controlled road does not compromise the safety of users of the state-controlled road .	No acceptable outcome is prescribed.	Complies – No new or changes are proposed to the existing access. Refer to <i>Appendix E – Engineering Statement</i> .
PO16 The location, design and operation of a new or changed access does not adversely impact the functional requirements of the state-controlled road .	No acceptable outcome is prescribed.	N/A
PO17 The location, design and operation of a new or changed access is consistent with the future intent of the state-controlled road .	No acceptable outcome is prescribed.	N/A

Performance outcomes	Acceptable outcomes	Response
PO18 New or changed access is consistent with the access for the relevant limited access road policy : 1. LAR 1 where direct access is prohibited; or 2. LAR 2 where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	N/A
PO19 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not compromise the safety of users of the state-controlled road .	No acceptable outcome is prescribed.	N/A
PO20 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	N/A
Public passenger transport and active transport		
PO21 Development does not compromise the safety of users of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Comply – The proposed development does not pose any risk to the public passenger transport infrastructure.
PO22 Development maintains the ability for people to access public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Comply – The proposed development does not interfere with the accessibility to the surrounding public passenger transport infrastructure.
PO23 Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Comply – The proposed development does not interfere with the operating conditions of the surrounding public passenger transport infrastructure.

Performance outcomes	Acceptable outcomes	Response
PO24 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	Comply – The proposed development does not interfere with surrounding public passenger transport infrastructure.

Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise the safety of users of the state-controlled road network.	No acceptable outcome is prescribed.	Comply – The proposed development does not pose any risk to the SCR network. Refer to <i>Appendix E – Engineering Statement</i> .
PO26 Development ensures no net worsening of the operating performance of the state-controlled road network.	No acceptable outcome is prescribed.	Comply – Due to the nature of the utility service, the operating conditions on the SCR will not negatively affected.
PO27 Traffic movements are not directed onto a state-controlled road where they can be accommodated on the local road network.	No acceptable outcome is prescribed.	N/A – The subject site has only one road frontage being the SCR.
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a state-controlled road .	No acceptable outcome is prescribed.	N/A
PO29 Development does not impede delivery of planned upgrades of state-controlled roads .	No acceptable outcome is prescribed.	Comply – The planned upgrades on the SCR will not be negatively affected.
PO30 Development does not impede delivery of corridor improvements located entirely within the state-controlled road corridor .	No acceptable outcome is prescribed.	Comply – The provision of corridor improvements on the SCR will not be negatively affected.

Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO31 Development does not create a safety hazard for users of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Comply – The proposal does not pose a risk to the SCR users.
PO32 Development does not adversely impact the operating performance of the state-controlled road .	No acceptable outcome is prescribed.	Comply – The proposal does not negatively impact the operating conditions of the SCR.
PO33 Development does not undermine, damage or cause subsidence of a state-controlled road .	No acceptable outcome is prescribed.	Comply – The proposal does not negatively impact the SCR.
PO34 Development does not cause ground water disturbance in a state-controlled road .	No acceptable outcome is prescribed.	Comply – The development proposes minimum filling and excavating and will not result in ground water disruptions affecting the SCR.
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or structural integrity of a state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Comply – The development proposes minimum filling and excavating and will not impact on the SCR.
PO36 Filling and excavation associated with the construction of new or changed access do not compromise the operation or capacity of existing drainage infrastructure for a state-controlled road .	No acceptable outcome is prescribed.	N/A

Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a lot		
Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		

Performance outcomes	Acceptable outcomes	Response
PO37 Development minimises free field noise intrusion from a state-controlled road .	<p>AO37.1 Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: <ol style="list-style-type: none"> a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. <p>OR</p> <p>AO37.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p> <p>OR</p> <p>AO37.3 Development provides a solid gap-free fence or other solid gap-free structure along the full extent of the</p>	N/A

Performance outcomes	Acceptable outcomes	Response
	boundary closest to the state-controlled road .	
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO38 Reconfiguring a lot minimises free field noise intrusion from a state-controlled road .	<p>AO38.1 Development provides noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: <ol style="list-style-type: none"> a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. <p>OR</p> <p>AO38.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p>	N/A
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor		

Performance outcomes	Acceptable outcomes	Response
PO39 Development minimises noise intrusion from a state-controlled road in private open space .	<p>AO39.1 Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for private open space at the ground floor level; 2. in accordance with: <ol style="list-style-type: none"> a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. <p>OR</p> <p>AO39.2 Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for private open space by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p>	N/A
PO40 Development (excluding a relevant residential building or relocated building) minimises noise intrusion from	AO40.1 Development (excluding a relevant residential building or relocated building) provides a noise barrier or earth mound which is designed, sited and constructed:	N/A

Performance outcomes	Acceptable outcomes	Response
a state-controlled road in habitable rooms at the facade.	<ol style="list-style-type: none"> 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms; 2. in accordance with: <ol style="list-style-type: none"> a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. <p>OR</p> <p>AO40.2 Development (excluding a relevant residential building or relocated building) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p>	
PO41 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	N/A
Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor		

Performance outcomes	Acceptable outcomes	Response
PO42 Balconies, podiums, and roof decks include: <ol style="list-style-type: none"> 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks. 	No acceptable outcome is provided.	N/A
PO43 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	N/A
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO44 Development: <ol style="list-style-type: none"> 1. provides a noise barrier or earth mound that is designed, sited and constructed: <ol style="list-style-type: none"> a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas; b. in accordance with: <ol style="list-style-type: none"> i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of 	No acceptable outcome is provided.	N/A

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> Transport and Main Roads, 2013; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or <p>2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p>		
<p>PO45 Development involving a childcare centre or educational establishment:</p> <ul style="list-style-type: none"> 1. provides a noise barrier or earth mound that is designed, sited and constructed: 2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); 3. in accordance with: <ul style="list-style-type: none"> a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; 	No acceptable outcome is provided.	N/A

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound. 		
PO46 Development involving: <ul style="list-style-type: none"> 1. indoor education areas and indoor play areas; or 2. sleeping rooms in a childcare centre; or 3. patient care areas in a hospital achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4). 	No acceptable outcome is provided.	N/A
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO47 Development involving a childcare centre or educational establishment which have balconies, podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a state-controlled road are provided with: <ul style="list-style-type: none"> 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 	No acceptable outcome is provided.	N/A

Performance outcomes	Acceptable outcomes	Response
2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated outdoor play areas .		
PO48 Development including: <ol style="list-style-type: none"> 1. indoor education areas and indoor play areas in a childcare centre or educational establishment; or 2. sleeping rooms in a childcare centre; or 3. patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4). 	No acceptable outcome is provided.	N/A
Air, light and vibration		
PO49 Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a state-controlled road .	AO49.1 Each dwelling or unit has access to a private open space which is shielded from a state-controlled road by a building, solid gap-free fence , or other solid gap-free structure . OR AO49.2 Each outdoor education area and outdoor play area is shielded from a state-controlled road by a building, solid gap-free fence , or other solid gap-free structure .	N/A

Performance outcomes	Acceptable outcomes	Response
PO50 Patient care areas within hospitals are protected from vibration impacts from a state-controlled road or type 1 multi-modal corridor .	<p>AO50.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of 0.1m/s^{1.75}.</p> <p>AND</p> <p>AO50.2 Hospitals are designed and constructed to ensure vibration in the ward of a patient care area does not exceed a vibration dose value of 0.4m/s^{1.75}.</p>	N/A
<p>PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a state-controlled road or type 1 multi-modal corridor, does not:</p> <ol style="list-style-type: none"> 1. intrude into buildings during night hours (10pm to 6am); 2. create unreasonable disturbance during evening hours (6pm to 10pm). 	No acceptable outcomes are prescribed.	N/A

Table 1.6: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a future state-controlled road .	<p>AO52.1 Development is not located in a future state-controlled road.</p> <p>OR ALL OF THE FOLLOWING APPLY:</p> <p>AO52.2 Development does not involve filling and excavation of, or material changes to, a future state-controlled road.</p>	Comply - The development is proposed more than 270m from the SCR, on a significant land parcel.

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p>AO52.3 The intensification of lots does not occur within a future state-controlled road.</p> <p>AND</p> <p>AO52.4 Development does not result in the landlocking of parcels once a future state-controlled road is delivered.</p>	
PO53 The location and design of new or changed access does not create a safety hazard for users of a future state-controlled road .	AO53.1 Development does not include new or changed access to a future state-controlled road .	N/A
PO54 Filling, excavation, building foundations and retaining structures do not undermine, damage or cause subsidence of a future state-controlled road .	No acceptable outcome is prescribed.	N/A
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a future state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	N/A
PO56 Development ensures that stormwater is lawfully discharged.	<p>AO56.1 Development does not create any new points of discharge to a future state-controlled road.</p> <p>AND</p> <p>AO56.2 Development does not concentrate flows to a future state-controlled road.</p>	N/A

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p>AO56.3 Stormwater run-off is discharged to a lawful point of discharge.</p> <p>AND</p> <p>AO56.4 Development does not worsen the condition of an existing lawful point of discharge to the future state-controlled road.</p>	



Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT
ASSESSMENT RULES

Application number:	D/58-2022	<i>For further information regarding this notice, please contact:</i>	Kathy McDonald
Date application properly made:	12 May 2022	Phone:	07 4936 8099

1. APPLICANT DETAILS

Name:	Rockhampton Leagues Club Ltd		
Postal address:	C/- Gideon Town Planning PO BOX 450 ROCKHAMPTON CITY QLD 4700		
Contact number:	0402 066 532	Email:	info@gideontownplanning.com.au

2. PROPERTY DESCRIPTION

Street address:	984-986 Yaamba Road, Parkhurst
Real property description:	Lot 21 on SP171783, Parish of Murchison

3. OWNER DETAILS

Name:	K & T Holdings Pty Ltd
Postal address:	PO BOX 6386 RED HILL ROCKHAMPTON QLD 4701

4. DEVELOPMENT APPROVAL SOUGHT

Development Permit for Material Change of Use for a Club and Operational Works for an advertising device

5. APPLICATION TYPE

	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. REFERRAL AGENCIES

Based on the information accompanying the lodged application, in accordance with the *Planning Regulation 2017*, referral to the following Referral Agencies is required.

For an application involving	Name of agency	Role of Agency	Contact Details
INFRASTRUCTURE-RELATED REFERRALS (Electricity Infrastructure)			
<i>Schedule 10, Part 9, Division 2, Table 2 – Material change of use of premises near a substation site or subject to an easement</i>			
Development application for a material change of use that is assessable development under a local categorising instrument and does not relate to reconfiguring a lot, if— (a) all or part of the premises are within 100m of a substation site; or (b) both of the following apply— (i) all or part of the premises are subject to an easement for the benefit of a distribution entity, or transmission entity, under the Electricity Act; (ii) the easement is for a transmission grid or supply network	The chief executive of the distribution entity or transmission entity: Ergon Energy	Advice	<u>Postal:</u> Ergon Energy (Town Planning) PO Box 1090 Townsville Qld <u>Email:</u> townplanning@ergon.com.au
STATE TRANSPORT INFRASTRUCTURE (State Transport Corridors and Future State Transport Corridors)			
<i>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material change of use of premises near a State transport corridor or that is a future State transport corridor</i>			
Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises— (a) are within 25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection	The chief executive of the department in which the <i>Planning Act 2016</i> is administered: State Development, Infrastructure, Local Government and Planning (State Assessment and Referral Agency Department)	Concurrence	<u>In person:</u> Level 2, 209 Bolsover Street, Rockhampton City <u>Online lodgement using MyDAS2:</u> https://prod2.dev-assess.qld.gov.au/suite/ <u>Email:</u> RockhamptonSARA@dsdilgp.qld.gov.au <u>Postal:</u> PO Box 113 Rockhampton Qld 4700

It is the responsibility of the applicant to give within 10 business days each referral agency a copy of -

- the application (including application form and supporting material);
- this confirmation notice; and
- any applicable concurrence agency application fee (refer to the *Planning Regulation* to confirm the applicable referral agencies).

The applicant must provide written advice to Council (as the Assessment Manager) of the day on which this action was completed.

7. IMPACT ASSESSMENT

Will Impact Assessment be required?	YES
The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by:	
<ul style="list-style-type: none">- Publishing a notice at least once in a newspaper circulating generally in the locality of the premises which are the subject of the application; and- Placing a notice on the premises which are the subject of the application. The notice must remain on the premises for the period of time up to and including the stated day; and- Giving a notice to all owners of any lots adjoining the premises which are the subject of the application.	

8. PUBLIC NOTIFICATION DETAILS

The application requires public notification which must be undertaken in accordance with Section 53 of the *Planning Act 2016* and Part 4 of the Development Assessment Rules.

9. INFORMATION REQUEST

A further information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

10. SUPERSEDED PLANNING SCHEME

Is the application to be assessed under a Superseded Planning Scheme?	NO
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You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an INACCURACY in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Assessment Unit.

11. ASSESSMENT MANAGER

Name: Kathy McDonald <u>PLANNING OFFICER</u>	Signature: 	Date: 16 May 2022
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Our reference: 2205-28857 SRA

18 May 2022

Rockhampton Leagues Club Ltd
PO Box 450
ROCKHAMPTON QLD 4700
gg@gideontownplanning.com.au

Attention: Mrs Gideon Genade

Dear Rockhampton Leagues Club Ltd

Referral confirmation notice

(Given under section 7 of the Development Assessment Rules)

The development application described below is taken to be properly referred to the State Assessment and Referral Agency (SARA) under Part 2: Referral of the Development Assessment Rules.

Location details

Street address:	984-986 Yaamba Road, Parkhurst
Real property description:	21SP171783
Local government area:	Rockhampton Regional Council

Application details

Development permit	Material change of use for Club.
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The referral confirmation period ended on 18 May 2022. SARA's assessment will be under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

For further information please contact Carl Porter, Principal Planning Officer, on 07 4924 2918 or via email RockhamptonSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to be 'TG' or similar, written over a light blue horizontal line.

Thomas Gardiner
Principal Planning Officer

cc Rockhampton Regional Council, enquiries@rrc.qld.gov.au



420 Flinders Street, Townsville QLD 4810
PO Box 1090, Townsville QLD 4810
ergon.com.au

27 May 2022

Rockhampton Leagues Club Ltd
C/- Gideon Town Planning
PO BOX 450
Rockhampton City QLD 4700

Attention: Zayra Gomez
Via email: info@gideontownplanning.com.au

Cc Rockhampton Regional Council
PO Box 1860
Rockhampton QLD 4700

Attention: Kathy McDonald
Via email: enquiries@rrc.qld.gov.au

Dear Zayra,

Request for Further Information – Development Permit for Material Change of Use for a Club and Operational Works for an Advertising Device located at 984-986 Yaamba Road, Parkhurst described as Lot 21 on SP171783

**Council Ref: D/58-2022
Applicant Ref: GTP 2168
Our Ref: HBD 7610953**

We refer to your Ergon referral regarding the above proposal.

Ergon Energy acting as an assessing authority requires further information to accurately assess the proposal and its potential impacts on the electricity infrastructure. In accordance with Part 3 of the Development Assessment Rules the following information is requested from the applicant:

1. Amend the proposal plans to accurately identify the location of Ergon Easement B on SP280134 free from any development.

The requested information is to be provided to Ergon within three months of the date of this request. In accordance with section 13.2 of the Development Assessment Rules, the Applicant's response should advise Ergon they are:

Have you seen our fact sheets?

See the 'considerations when developing around electricity infrastructure' section of our website
www.ergon.com.au/referralagency

- a) Providing all the information requested; or
- b) Providing part of the information requested; or
- c) Providing none of the information requested.

In accordance with section 14.2 of the Development Assessment Rules, if the Applicant does not provide a response within three months of the date of this request (or a further period agreed between the Applicant and Ergon), Ergon will finalise its assessment of the development application without the additional information requested.

Should you require any further information on the above matter, please contact Maddison Low on 0456 836 609.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Maddison Low', with a long horizontal flourish extending to the right.

Maddison Low
Town Planner

Have you seen our fact sheets?

See the 'considerations when developing around electricity infrastructure' section of our website
www.ergon.com.au/referralagency

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2205-28857 SRA

Date: 15 June 2022

PRELIMINARY SKETCH PLANS:
If the drawings are labelled and issued 'preliminary', below, they are not suitable for Building Application, tender or construction purposes!
The intent of preliminary sketch plans are only for presenting the concept for the specific project to the client as nominated in the title sheet.

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REVISIONS		
REV	DESCRIPTION	DATE
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022

A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS

project:
CLUB PARKHURST
drawing title:
OVERALL SITE PLAN

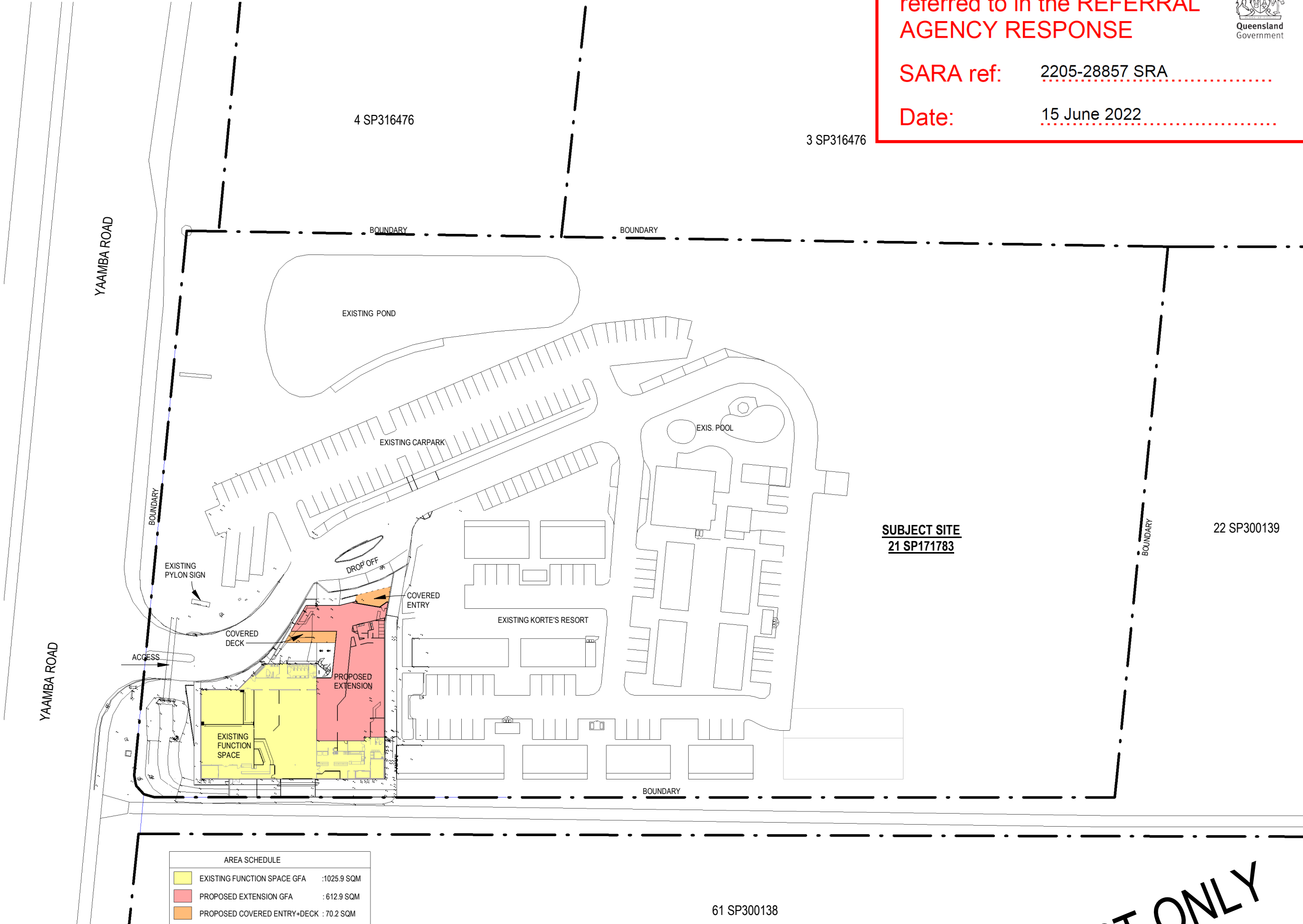
location:
984 YAAMBA ROAD
-LOT 21 SP171783

project no:
RL-002

drawing no:
SK-002

design + architecture
Pty. Ltd.
abn: 80167978832
reg no. 4610
www.designaa.com.au
design@designaa.com.au

ISSUED FOR
PRELIMINARY
scale 1 : 1000
date MAR 22
drawn Author
rev 7



AREA SCHEDULE		
EXISTING FUNCTION SPACE GFA	:1025.9 SQM	
PROPOSED EXTENSION GFA	: 612.9 SQM	
PROPOSED COVERED ENTRY+DECK	: 70.2 SQM	

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- CURRENT LOCATIONS AND BOUNDARY LINE ARE APPROXIMATE, RELEVANT SURVEY TO BE CONDUCTED BEFORE ANY DOCUMENTATION OR CONSTRUCTION
- REFER TO TOWNPLANNING APPLICATION AND OPERATIONAL WORKS DOCUMENTATION WHEN VIEWING THESE PLANS
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- IF THE SITE OR PROJECT ARE TRIGGERED OR LOCATED IN BUSHFIRE AREA, THEN THE BUILDINGS TO COMPLY WITH BUSHFIRE REQUIREMENTS OR AS PER COUNCIL REQUIREMENTS

CONCEPT ONLY

e:\Users\ColinStrydom\Documents\PROJECTS E DRIVE\RL-002 Kortes Site\DRAWINGS\RL-002- Proposed 06.rvt

28/03/2022 8:42:58 AM

Our ref TMR22-036338
Your ref GTP 2168
Enquiries Anton DeKlerk



Department of
Transport and Main Roads

14 June 2022

Rockhampton Leagues Club Ltd
C/- Gideon Town Planning
PO Box 450
Rockhampton QLD 4700

Decision Notice – Permitted Road Access Location **(s62(1) Transport Infrastructure Act 1994)**

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number D/58-2022, lodged with Rockhampton Regional Council involves constructing or changing a vehicular access between Lot 21SP171783, the land the subject of the application, and Yaamba Road (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
Road Access Location		
1	The permitted road access location to the subject site (Lot 21 SP171783) is located at approximate Chainage 11.411km on Road 10F Bruce Highway (also known as Yaamba Road, Parkhurst) (lat: -23.289260; long: 150.510618).	At all times.
2	The permitted road access location is to facilitate left-in / left-out vehicular movements only and be generally in accordance with the Overall Site Plan prepared by Design + Architecture dated 28 March 2022, reference SK-002 and revision 7.	At all times.
3	Direct access is not permitted between Yaamba Road (the state-controlled road), and the subject site at any location other than the permitted access locations as per Condition 1	At all times.
4	The road access is to be maintained at no cost to the department in accordance with section 64(a) & (b) of the <i>Transport Infrastructure Act 1994</i> .	At all times.

¹ Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
5	The landowner shall be responsible for all maintenance works for the access in accordance with Module 9 of the Local Government Association of Queensland document 'TMR/Local Government Cost Sharing Arrangement', dated October 2017.	At all times.
6	All vehicles entering or exiting the property via the permitted access must travel in a forward direction only.	At all times.
7	Reasonable steps are taken to ensure that the permitted road access is used by others in accordance with these conditions.	At all times.

Reasons for the decision

The reasons for this decision are as follows:

- a) To maintain the safety and function of the state-controlled road.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

If further information about this approval or any other related query is required, Mr Anton DeKlerk, Principal Town Planner should be contacted by email at CorridorManagement@tmr.qld.gov.au or on (07) 4931 1545.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anton DeKlerk', with a horizontal line underneath.

Anton DeKlerk
Principal Town Planner

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - Permitted Road Access Location Plan – Overall Site Plan prepared by Design + Architecture dated 28 March 2022, Reference SK-002 and revision 7.

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- The permitted access from the state-controlled road to Lot 21 on SP171783 is associated with a Material Change of Use for a Club.
- The proposed development is to establish a Club on the subject site and will involve the redevelopment and expansion of the existing restaurant building located along the Yaamba Road frontage to accommodate the new facility.
 - The existing buildings and infrastructure will be repurposed to accommodate the operations of the Club.
 - The redevelopment will see the main accommodation facility retained and the overall build form of the proposed development will not significantly change.
 - The development will use the onsite parking and manoeuvring area, thereby eliminating any parking and traffic safety issues.
- TMR recently finished the duplication works along Yaamba Road including all applicable private accesses which was impacted. As part of TMR's duplication works, a center median was constructed between the dual carriageways. This changed the existing access to the subject site to only facilitate left-in / left-out vehicular movements.
- The proposed development will not require any additional upgrades to the permitted road access, subject to remaining left-in / left-out.

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
Planning Report	Gideon Town Planning	27 April 2022	GTP_2168	Final
RE: 0552122 - Club Parkhurst, 984 Bruce Highway, Parkhurst	McMurtrie Consulting Engineers	3 May 2022	2002-2022	-
Concept Plans	Design + Architecture	March 2022	SK-001 SK-002 SK-003 SK-004 SK-005 SK-006 SK-007 SK-008 SK-009	7

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the *original decision*) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

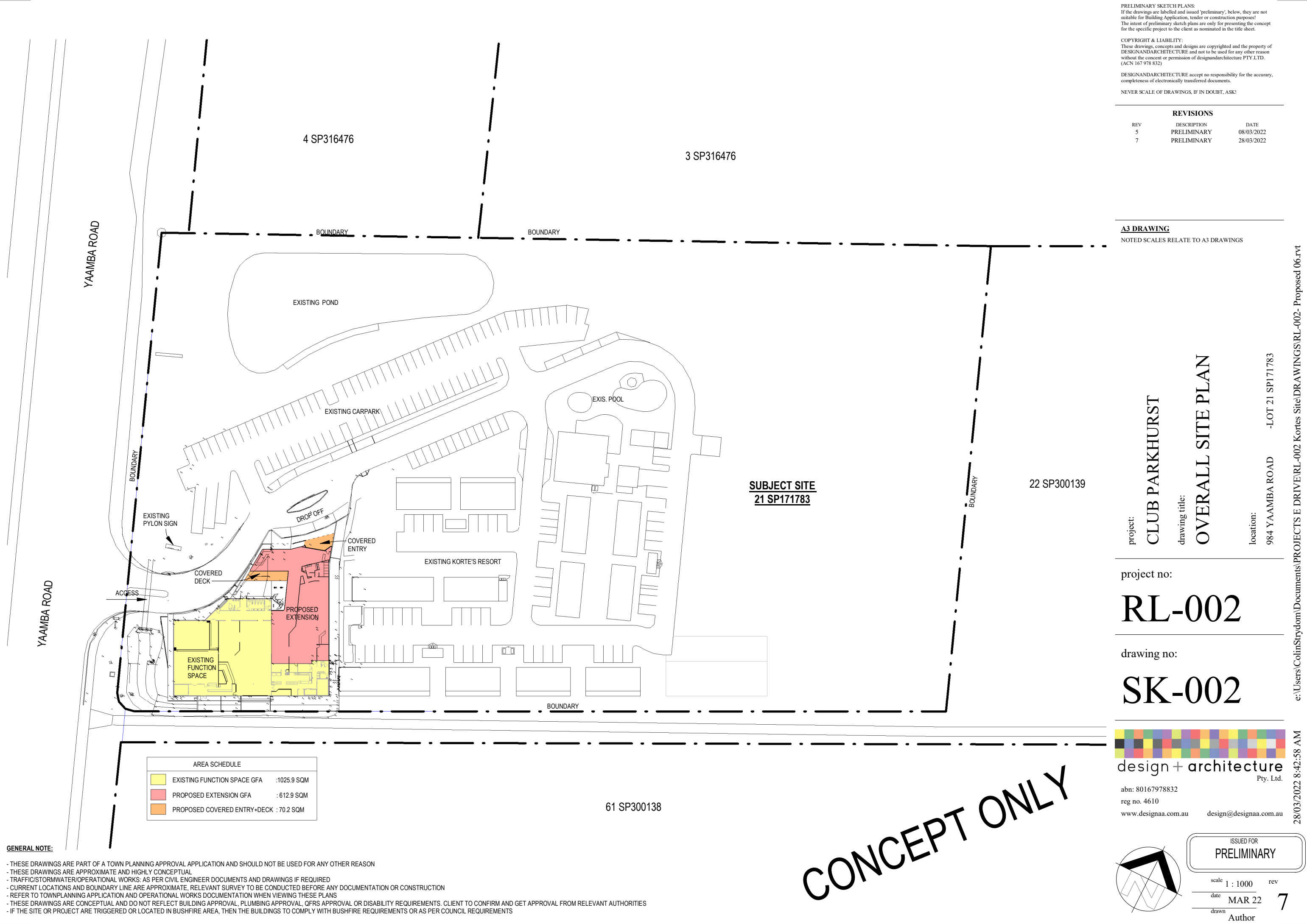
(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.



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AREA SCHEDULE		
<div></div>	EXISTING FUNCTION SPACE GFA	:1025.9 SQM
<div></div>	PROPOSED EXTENSION GFA	: 612.9 SQM
<div></div>	PROPOSED COVERED ENTRY+DECK	: 70.2 SQM

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The intent of preliminary sketch plans are only for presenting the concept for the specific project to the client as nominated in the title sheet.

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REVISIONS		
REV	DESCRIPTION	DATE
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022

A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS

project:
CLUB PARKHURST

drawing title:
OVERALL SITE PLAN

location:
984 YAAMBA ROAD -LOT 21 SP171783

project no:
RL-002

drawing no:
SK-002

design + architecture
Pty. Ltd.

abn: 80167978832
reg no. 4610
www.designaa.com.au design@designaa.com.au

ISSUED FOR
PRELIMINARY

scale 1 : 1000 rev
date **MAR 22** **7**
drawn
Author

CONCEPT ONLY

e:\Users\ColinStrydom\Documents\PROJECTS E DRIVE\RL-002 Kortes Site\DRAWINGS\RL-002- Proposed 06.rvt

28/03/2022 8:42:58 AM

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. 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.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



SARA reference: 2205-28857 SRA
Council reference: D/58-2022

15 June 2022

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

Attention: Kathy McDonald

Dear Sir/Madam

SARA response—984-986 Yaamba Road, Parkhurst

(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 17 May 2022.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	15 June 2022
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 Club.
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, division 4, subdivision 2, table 4 (Planning Regulation 2017) Development application for a material change of use within 25m of a state transport corridor	
SARA reference:	2205-28857 SRA	
Assessment Manager:	Rockhampton Regional Council	

Street address: 984-986 Yaamba Road, Parkhurst

Real property description: 21SP171783

Applicant name: Rockhampton Leagues Club Ltd

Applicant contact details: PO Box 450
Rockhampton QLD 4700
gg@gideontownplanning.com.au

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: TMR22-036338
- Date: 14 June 2022

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at CorridorManagement@tmr.qld.gov.au or on 07 4931 1545.

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 Carl Porter, Principal Planning Officer, on 07 4924 2918 or via email RockhamptonSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc Rockhampton Leagues Club Ltd, gg@gideontownplanning.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 - Approved plans and specifications
Attachment 6 - S.62 state-controlled road access permit

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
Material change of use		
Schedule 10, Part 9, division 4, subdivision 2, table 4 (Planning Regulation 2017)—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.	The existing permitted road access location must remain being a left-in / left-out treatment only, generally in accordance with the following plan: (a) OVERALL SITE PLAN prepared by design + architecture Pty Ltd dated 28/03/2022, reference SK-002, and revision 7.	Prior to the commencement of use and to be maintained at all times.
2.	(a) Stormwater management of the development must ensure no worsening to the state-controlled road. (b) Any works on the land must not: (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iii) surcharge any existing culvert or drain on the state-controlled road; (iv) (iv) reduce the quality of stormwater discharge onto the state-controlled road.	(a) At all times. (b) At all times.
3.	Direct access is not permitted between Yaamba Road (the state-controlled road), and the subject site at any location other than the permitted access location as per 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 <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.

Attachment 3—Reasons for referral agency response

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

The reasons for the department's decision are:

- The development is to convert an existing resort, restaurant and function facility into a club.
- The existing access for the subject site onto the state-controlled road (Yaamba road) is fit for purpose.
- The development can be condition to ensure compliance with State code 1: Development in a state-controlled road environment is maintained.

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)
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 4—Change representation provisions

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Attachment 5—Approved plans and specifications

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Attachment 6—s.62 state-controlled road access permit

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23 June 2022

Rockhampton Regional Council
PO BOX 1860
Rockhampton City 4700

Attention: Kathy McDonald
Via Email: developmentadvice@rrc.qld.gov.au



Dear Kathy,

RESPONSE TO INFORMATION REQUEST – DEVELOPMENT APPLICATION D/58-2022 FOR MATERIAL CHANGE OF USE FOR A CLUB AND OPERATIONAL WORKS FOR AN ADVERTISING DEVICE – SITUATED AT 984-986 YAAMBA ROAD, PARKHURST – DESCRIBED AS LOT 21 ON SP171783, PARISH OF MURCHISON

On behalf of our client **Rockhampton Leagues Club Ltd** and in accordance with part 3, section 13 of the Development Assessment Rules, we provide a response to all items included in the Information Request issued by Rockhampton Regional Council on 30 May 2022.

Should Council require any further discussion on this matter, please do not hesitate to contact me on 0402066532 or gg@gideontownplann.com.au.

Yours Faithfully,

Gideon Genade
Principal Town Planner

Encl.: Appendix A – Response to Information Request
Appendix B – Amended Proposal Plans
Appendix C – Advertising Device Code Assessment

APPENDIX A

Response to Information Request

1.0 Please confirm all Advertising Devices proposed for the development:

1.1 An assessment has been provided against the Advertising Devices Code for one (1) Wall Sign, however the proposed plans submitted reflect the inclusion of two (2) more Wall Signs and one (1) Creative Awning Sign

RESPONSE:

Refer to Appendix B – Amended Proposal Plans

2.0 Please provide detailed plans, including specifications for all proposed Advertising Devices; and

RESPONSE:

Refer to Appendix B – Amended Proposal Plans

3.0 Please provide an assessment against the Advertising Devices Code for all proposed signage.

RESPONSE:

Refer to Appendix C – Advertising Device Code Assessment

APPENDIX B

Amended Advertising Devices Plan

APPENDIX C

Advertising Device Code Assessment

9.3.2 Advertising devices code

Performance outcomes		Acceptable outcomes	
Character and amenity			
<p>PO1 The advertising device is designed and sited in a manner that:</p> <p>(a) results in a size that does not adversely impact on:</p> <p>(i) the visual amenity and character of a building, streetscape, locality or natural landscape setting;</p> <p>(ii) the safety of a road or footpath;</p> <p>(iii) the operations of an airport; and</p> <p>(iv) the visual amenity of a main transport entrance into an urban area or township;</p> <p>(b) is integrated with the design of other development on the premises;</p> <p>(c) does not visually dominate the premises, streetscape, locality or natural landscape setting;</p> <p>(d) is constructed of durable and weather resistant materials;</p> <p>(e) does not impede vehicle or pedestrian movements or reduce safety levels;</p> <p>(f) does not resemble traffic or road signs; and</p> <p>(g) does not result in the proliferation of unnecessary advertising.</p>	<p>AO1.1 The maximum total sign face area for all advertising devices at any premise is the higher of the areas calculated using the following calculation methods:</p> <p>(a) boundary length calculation method (refer to SC6.2 – Advertising devices planning scheme policy); and</p> <p>(b) building elevation calculation method (refer to SC6.2 – Advertising devices planning scheme policy).</p> <p>Editor's note— To establish the maximum total sign face area of a premise, the applicant must subtract existing defined sign face areas that are on the premises.</p> <p>AND</p> <p>AO1.2 The advertising device is in accordance with Table 9.3.2.3.2.</p>	<p>Comply – The subject site has a road frontage of 149m to Yaamba Road. The development proposal includes 6 signs with a face area between 3.14m² and 8.34m².</p>	<p>Complies – The signs are defined as Wall Signs and Creative Awning Sign.</p>

Performance outcomes		Acceptable outcomes
Illumination		
<p>PO2 The illumination of an advertising device does not detract from the character and amenity of an area. The advertising device is appropriate to its setting and is compatible with the amenity of the local area and does not create glare, reflection or flaring of colours to cause a visual nuisance.</p>	<p>AO2.1 Where an advertising device incorporates a digital display, the advertising device:</p> <ul style="list-style-type: none"> (a) is not located in a low density residential zone/precinct, low-medium density residential zone, rural residential zone/precinct or township zone/precinct; (b) has a minimum dwell time of eight (8) seconds per advertisement; and (c) has an instantaneous transition from one message to the next within 0.5 seconds; <p>Editor's note— Instant changes for digital displays are recommended to minimise flash distractions. For example, when the display change includes high contrast change.</p> <p>AND</p> <p>AO2.2 The luminance of an externally or internally illuminated advertising device including digital displays (measured in candelas per square metre) does not exceed the threshold in accordance with in Table 9.3.2.3.3.</p>	<p>Complies – the proposal may be internally lit signage. Digital display is not proposed.</p> <p>To comply</p>
Safety to pedestrians and vehicles		
<p>PO3 Advertising devices are appropriately located and designed in a manner that does not create a traffic or pedestrian safety hazard.</p> <p>Editor's note—A traffic management statement produced by a registered professional engineer may be required to demonstrate that</p>	<p>AO3.1 The advertising device does not physically obstruct the passage of pedestrians or vehicles.</p> <p>AND</p> <p>AO3.2 The advertising device does not restrict sight lines at</p>	<p>Complies – All signage located with the subject site.</p> <p>Complies – The proposed signage is setback from vehicle access points to ensure sight lines.</p>

Performance outcomes		Acceptable outcomes
there is no adverse impact to vehicle and pedestrian safety.	<p>intersections and site access points into property.</p> <p>AND</p> <p>AO3.3 The advertising device does not revolve, contain moving parts or have a moving border.</p>	<p>Complies – The proposed signage does not involve moving parts.</p>
Heritage and character places		
<p>PO4 Advertising devices adjacent to or located at a place of heritage significance or within the character overlay are designed and sited in a manner that:</p> <ul style="list-style-type: none"> (a) conserves existing signs if they are of heritage significance; (b) is compatible with the significance of the heritage place; (c) does not detrimentally impact the values or setting of the heritage place; (d) does not obscure the appearance or prominence of features of the heritage place when viewed from adjacent public or semi-public streets or open spaces; and (e) does not intrude into that place. <p>Editor's note—Traditional and appropriate locations for signage include:</p> <ul style="list-style-type: none"> (a) parapet panels above and below the cornice; (b) string course bands and on other small individual elements; (c) spandrel panels below windows and on ground floor piers (including plaques beside entries); (d) front and side fascia of the verandah, or hanging below; and (e) ground and first floor windows, or glass and 	<p>AO4.1 The following advertising devices are not proposed on or adjoining premises that are listed as a local heritage place, shown on the heritage place overlay or character overlay map:</p> <ul style="list-style-type: none"> (a) creative awning sign; or (b) freestanding sign; or (c) ground sign; or (d) sign written roof sign; or (e) three-dimensional sign. 	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	
side walls, upper storey and panels on fences.		

Table 9.3.2.3.2 Sign specific Outcomes

Sign requirements		Maximum sign area
Wall sign		
<p>(a) is only located in a centre zone, industry zone, open space, community facilities, sport and recreation and special purpose zone unless associated with a home-based business;</p> <p>(b) the sign is located only on a part of a wall that is otherwise blank and the sign does not cover any opening (such as a window) or building design element (such as finery, articulated brickwork, etcetera);</p> <p>(c) the sign does not project any further than 0.2 metres from the wall;</p> <p>(d) the sign does not project beyond the property boundary; and</p> <p>(e) the sign does not project above the eaves or parapet of the wall, or the external edges of the building element to which it is attached.</p>	<p>Within an industry zone and centre zone signage must not exceed fifty (50) per cent total surface area of the wall face to a maximum size of twenty (20) square metres, unless located on the character overlay map, whereby the signage must not cover more than twenty (20) per cent total surface area of the wall to a maximum size of two (2) square metres.</p> <p>Within the open space zone, community facilities zone, sport and recreation zone and special purpose zone signage must not exceed fifty (50) per cent total surface area of the wall face to a maximum size of four (4) square metres.</p>	<p>(a) Alternative solution – While the subject site is located within a Residential Zone the proposed signage is to be affixed to a existing commercial building. The proposed signage will be located adjoining (and orientated towards) Yaamba Road.</p> <p>(b) Complies - Both signages are proposed on a blank space of wall and not covering any windows.</p> <p>(c) Complies - The proposed signs will no exceed the walls limits</p> <p>(d) Complies - The signage will be completely located within the property boundary.</p> <p>(e) Complies - The signages will be located to the front of the wall and will not project above the wall.</p>
Creative awning sign		
<p>a) the sign does not project outwards more than one hundred (100) millimetres from the fascia;</p> <p>b) the sign does not project more than 600 millimetres beyond the edges of the fascia to which it is attached;</p> <p>c) the sign is no longer than fifty (50) per cent of the length of the fascia to which it is attached and is</p>		<p>a) Complies – The proposed sign projection from the fascia is less than 100 mm.</p> <p>b) Complies – The proposed sign projection beyond the fascia edges is less than 600 mm.</p> <p>c) Complies – the proposed development is located in the middle of the fascia with a leght of xxm being less than 50% og the total leght of the fascia.</p>

centrally located on the fascia; d) the sign is not closer than 2.4 metres to the ground; and e) the area of the sign extending beyond the fascia does not exceed twenty-five (25) per cent of the total area of the fascia.		d) Complies – The proposed sign is located approximately to 3437 mm from the ground floor Complies – The proposed sign does not extent beyond the fascia.
--	--	--

CLUB PARKHURST



drawing title:
TITLE SHEET

drawing no: SK-001 project no: RL-002

project: **CLUB PARKHURST**

location:
984 YAAMBA ROAD
-LOT 21 SP171783

client:
-

REV	DESCRIPTION	DATE
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022
8	PRELIMINARY	30/05/2022

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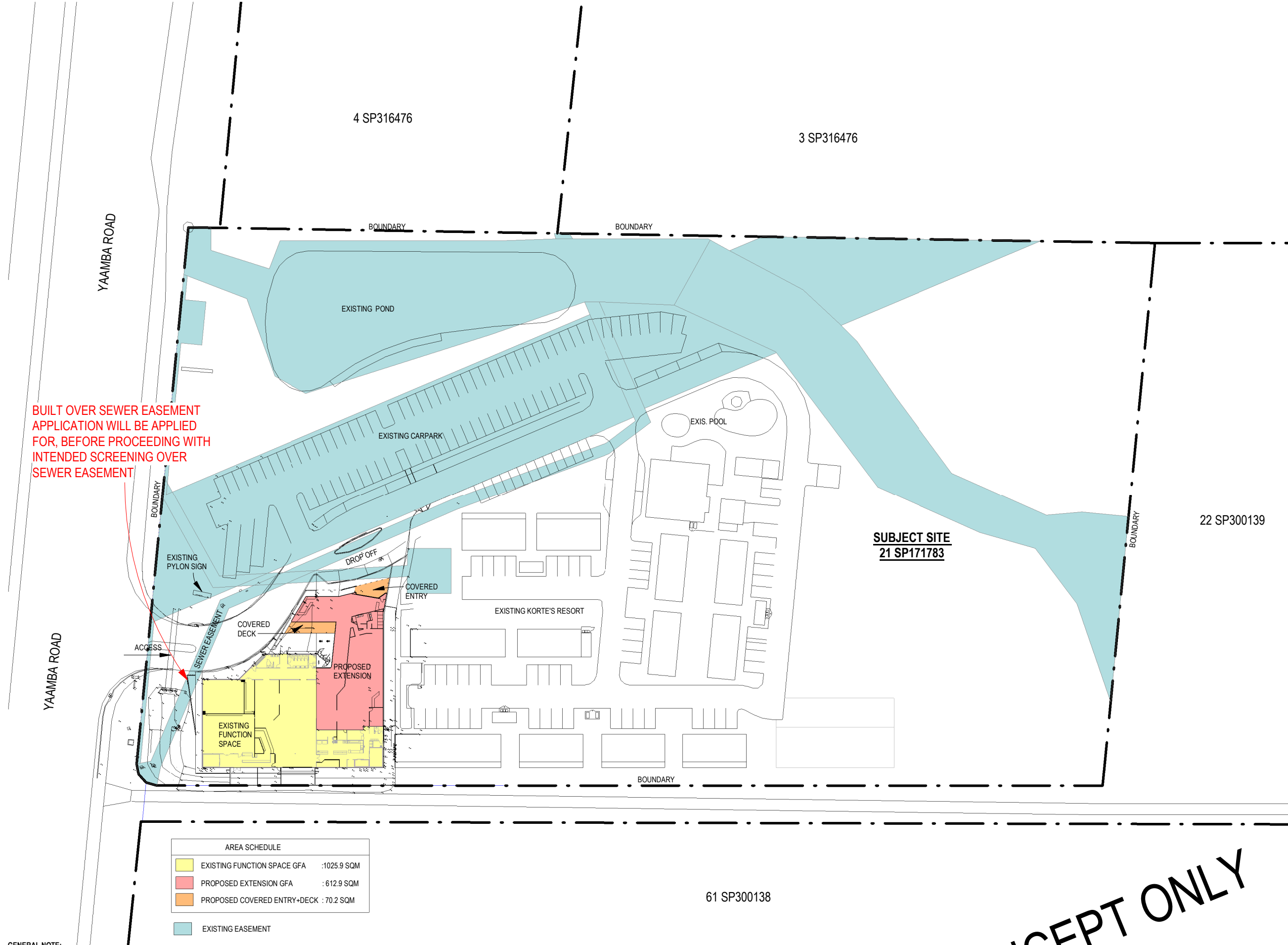
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abn: 80167978832 Pty.Ltd.

044 968 2924 design@designaa.com.au
www.designaa.com.au reg no:4610

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scale
date MAY 22
drawn Author

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BUILT OVER SEWER EASEMENT
APPLICATION WILL BE APPLIED
FOR, BEFORE PROCEEDING WITH
INTENDED SCREENING OVER
SEWER EASEMENT

AREA SCHEDULE		
EXISTING FUNCTION SPACE GFA	:1025.9 SQM	
PROPOSED EXTENSION GFA	: 612.9 SQM	
PROPOSED COVERED ENTRY+DECK	: 70.2 SQM	
EXISTING EASEMENT		

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- THESE DRAWINGS ARE PART OF A TOWN PLANNING APPROVAL APPLICATION AND SHOULD NOT BE USED FOR ANY OTHER REASON
- THESE DRAWINGS ARE APPROXIMATE AND HIGHLY CONCEPTUAL
- TRAFFIC/STORMWATER/OPERATIONAL WORKS: AS PER CIVIL ENGINEER DOCUMENTS AND DRAWINGS IF REQUIRED
- CURRENT LOCATIONS AND BOUNDARY LINE ARE APPROXIMATE, RELEVANT SURVEY TO BE CONDUCTED BEFORE ANY DOCUMENTATION OR CONSTRUCTION
- REFER TO TOWNPLANNING APPLICATION AND OPERATIONAL WORKS DOCUMENTATION WHEN VIEWING THESE PLANS
- THESE DRAWINGS ARE CONCEPTUAL AND DO NOT REFLECT BUILDING APPROVAL, PLUMBING APPROVAL, QFRS APPROVAL OR DISABILITY REQUIREMENTS. CLIENT TO CONFIRM AND GET APPROVAL FROM RELEVANT AUTHORITIES
- IF THE SITE OR PROJECT ARE TRIGGERED OR LOCATED IN BUSHFIRE AREA, THEN THE BUILDINGS TO COMPLY WITH BUSHFIRE REQUIREMENTS OR AS PER COUNCIL REQUIREMENTS

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REV	DESCRIPTION	DATE
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022
8	PRELIMINARY	30/05/2022

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NOTED SCALES RELATE TO A3 DRAWINGS

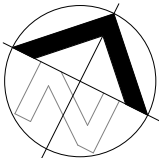
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CLUB PARKHURST
drawing title:
OVERALL SITE PLAN

location:
984 YAMBA ROAD
-LOT 21 SP171783

project no:
RL-002

drawing no:
SK-002


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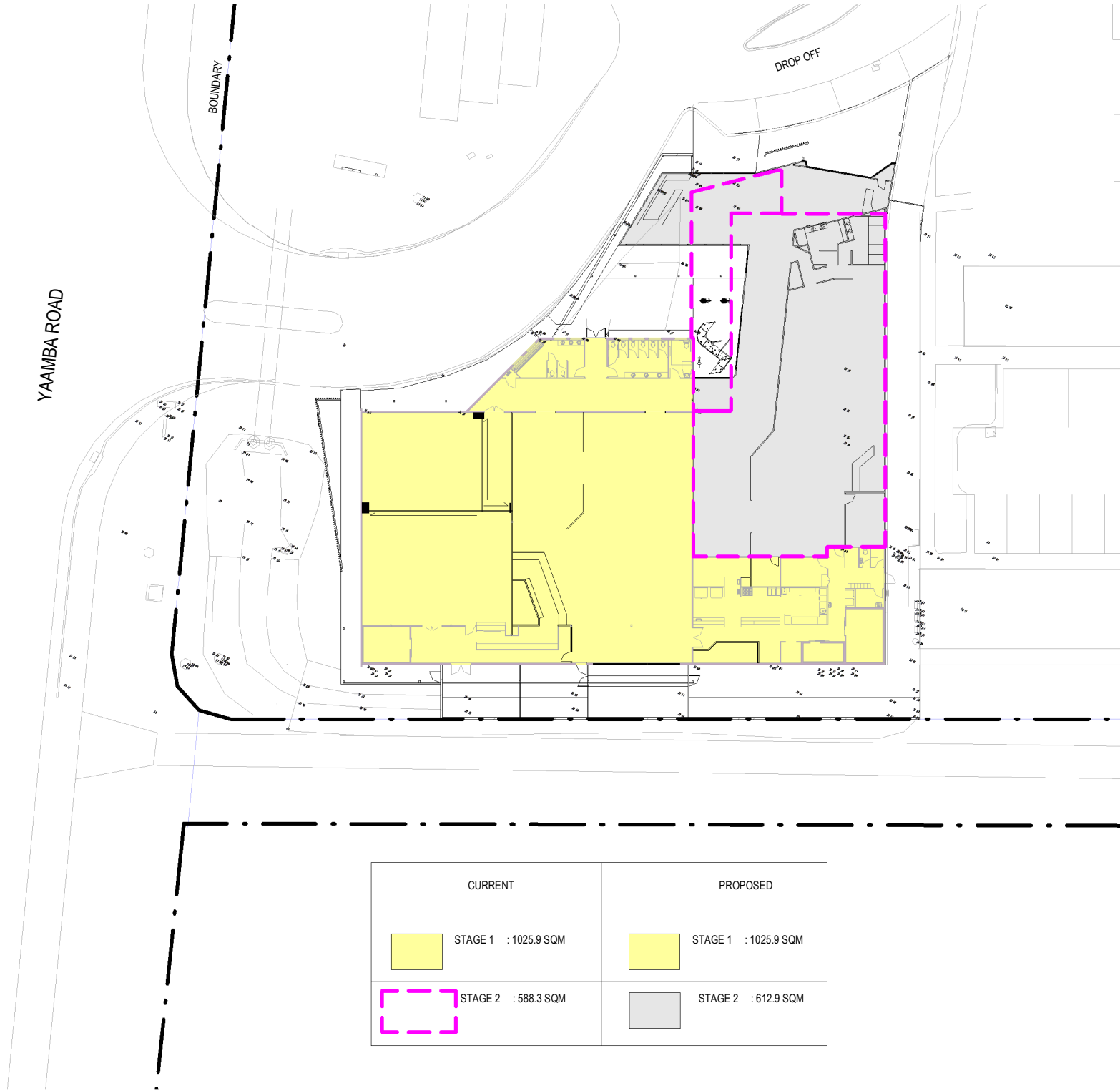
date MAY 22

drawn Author

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REV	DESCRIPTION	DATE
7	PRELIMINARY	28/03/2022
8	PRELIMINARY	30/05/2022

A3 DRAWING

NOTED SCALES RELATE TO A3 DRAWINGS

project:
CLUB PARKHURST
drawing title:
AREA SCHEDULE

location:
984 YAAMBA ROAD
-LOT 21 SP171783

project no:

RL-002

drawing no:

SK-003



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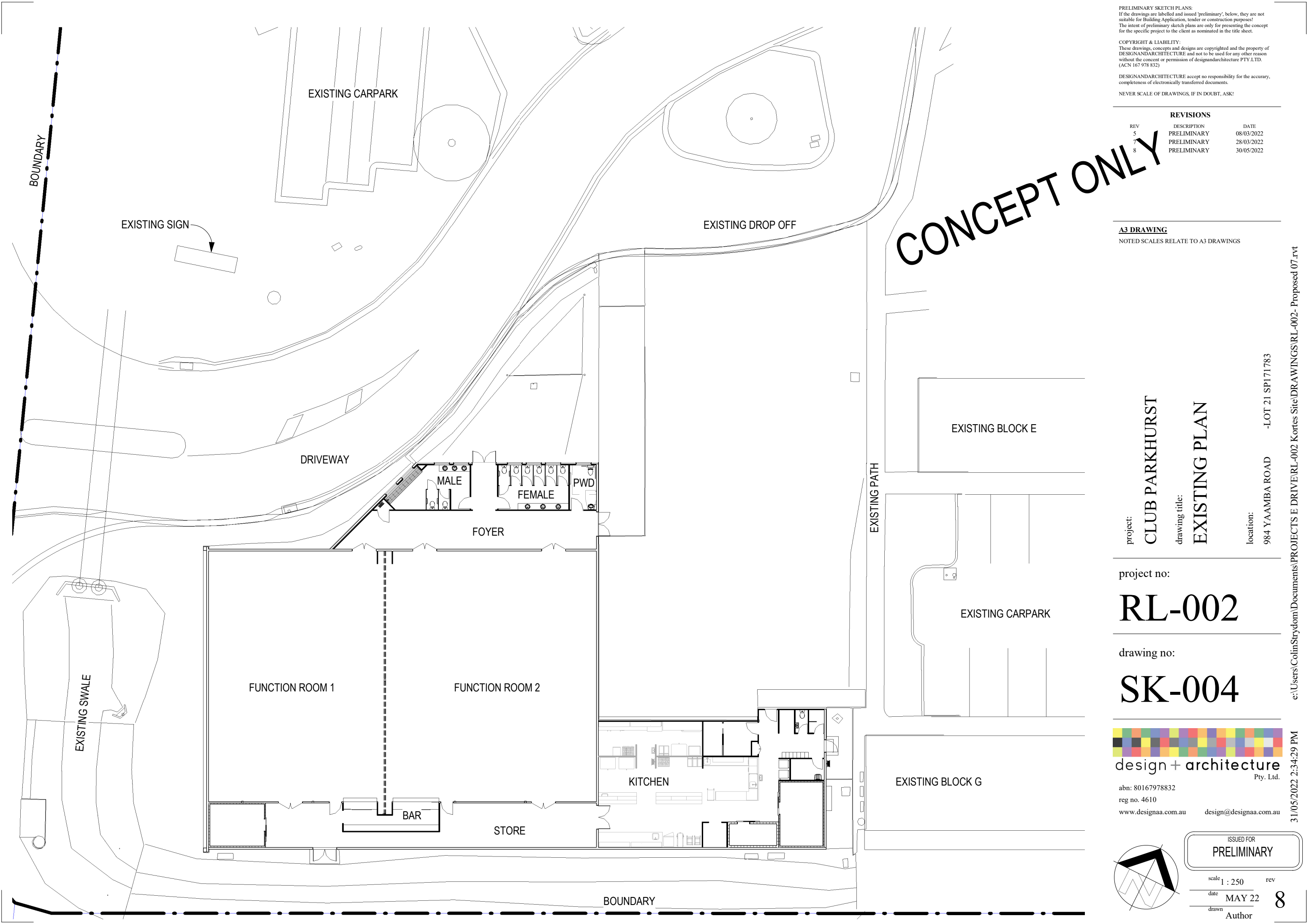
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REV	DESCRIPTION	DATE
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7	PRELIMINARY	28/03/2022
8	PRELIMINARY	30/05/2022

A3 DRAWING

NOTED SCALES RELATE TO A3 DRAWINGS

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drawing title: EXISTING PLAN

location: 984 YAAMBA ROAD -LOT 21 SP171783

project no:

RL-002

drawing no:

SK-004



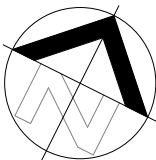
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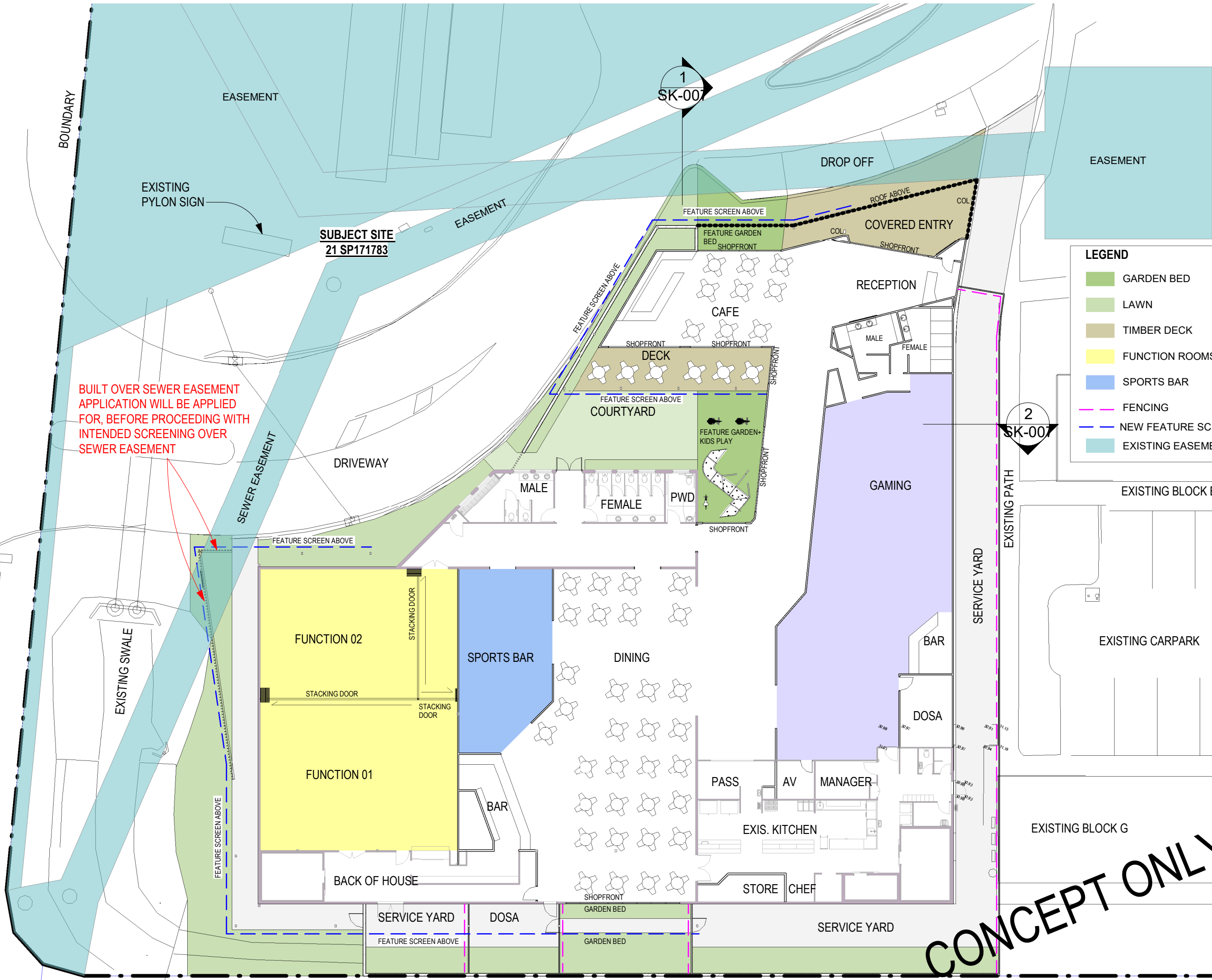
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REVISIONS		
REV	DESCRIPTION	DATE
1	Revision 1	26/02/2022
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022
8	PRELIMINARY	30/05/2022

A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS

LEGEND

GARDEN BED

LAWN

TIMBER DECK

FUNCTION ROOMS

SPORTS BAR

FENCING

NEW FEATURE SCREEN

EXISTING EASEMENT

project:
CLUB PARKHURST

drawing title:
PROPOSED PLAN

location:
984 YAAMBA ROAD - LOT 21 SP171783

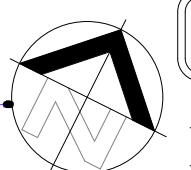
project no:
RL-002

drawing no:
SK-005


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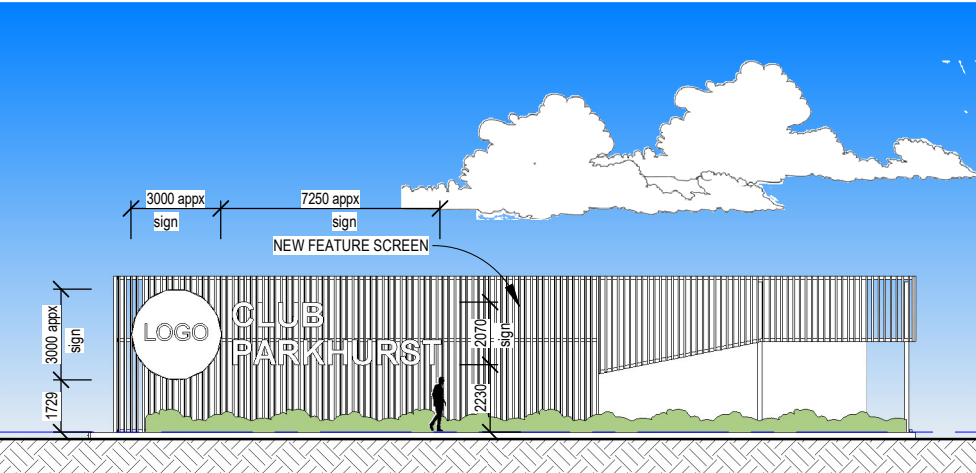
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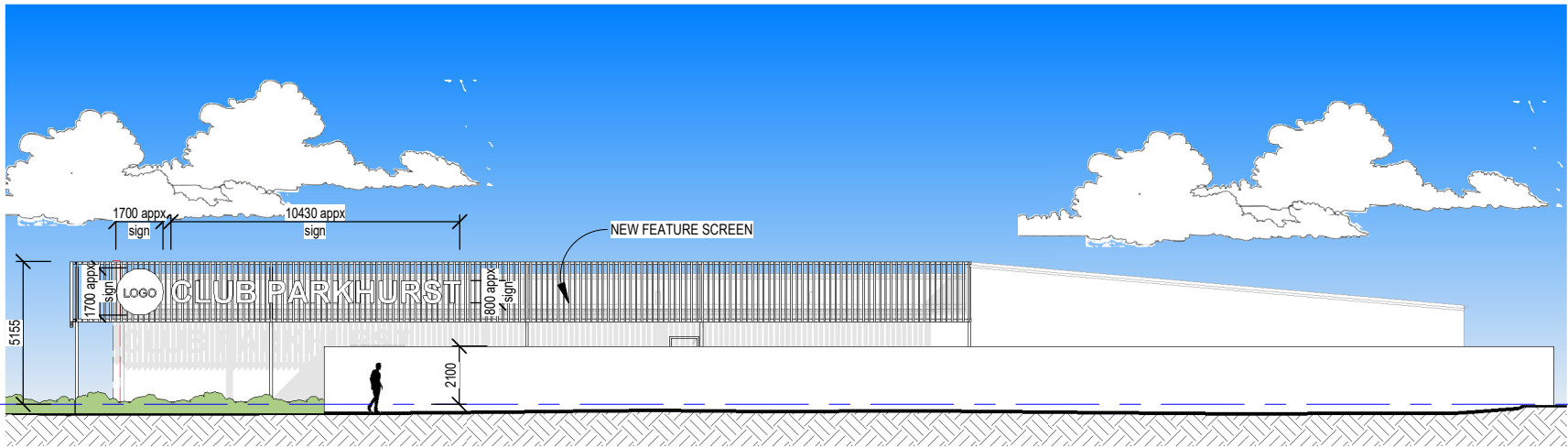
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1 NORTH WEST ELEVATION
1 : 250 @ A3



3 SOUTH WEST ELEVATION
1 : 250 @ A3



2 SOUTH EAST ELEVATION
1 : 250 @ A3

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REV	DESCRIPTION	DATE
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022
8	PRELIMINARY	30/05/2022

A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS

project:
CLUB PARKHURST
drawing title:
ELEVATIONS
location:
984 YAAMBA ROAD
-LOT 21 SP171783

project no:
RL-002

drawing no:
SK-006

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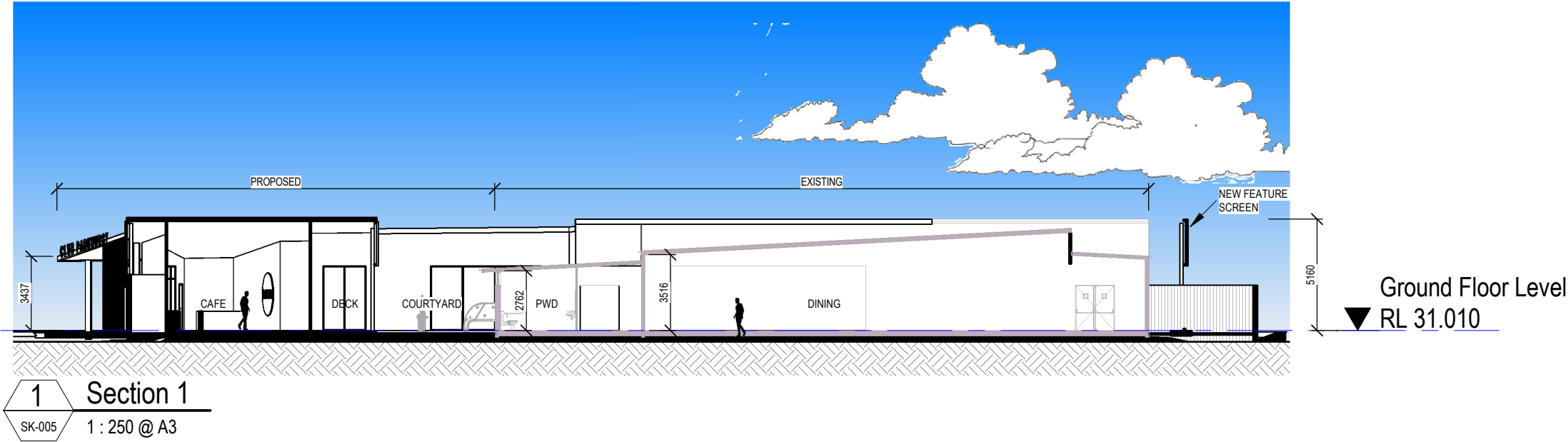
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REVISIONS		
REV	DESCRIPTION	DATE
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022
8	PRELIMINARY	30/05/2022

A3 DRAWING
NOTED SCALES RELATE TO A3 DRAWINGS



project: CLUB PARKHURST
drawing title: SECTIONS
location: 984 YAAMBA ROAD - LOT 21 SP171783

project no:
RL-002
drawing no:
SK-007

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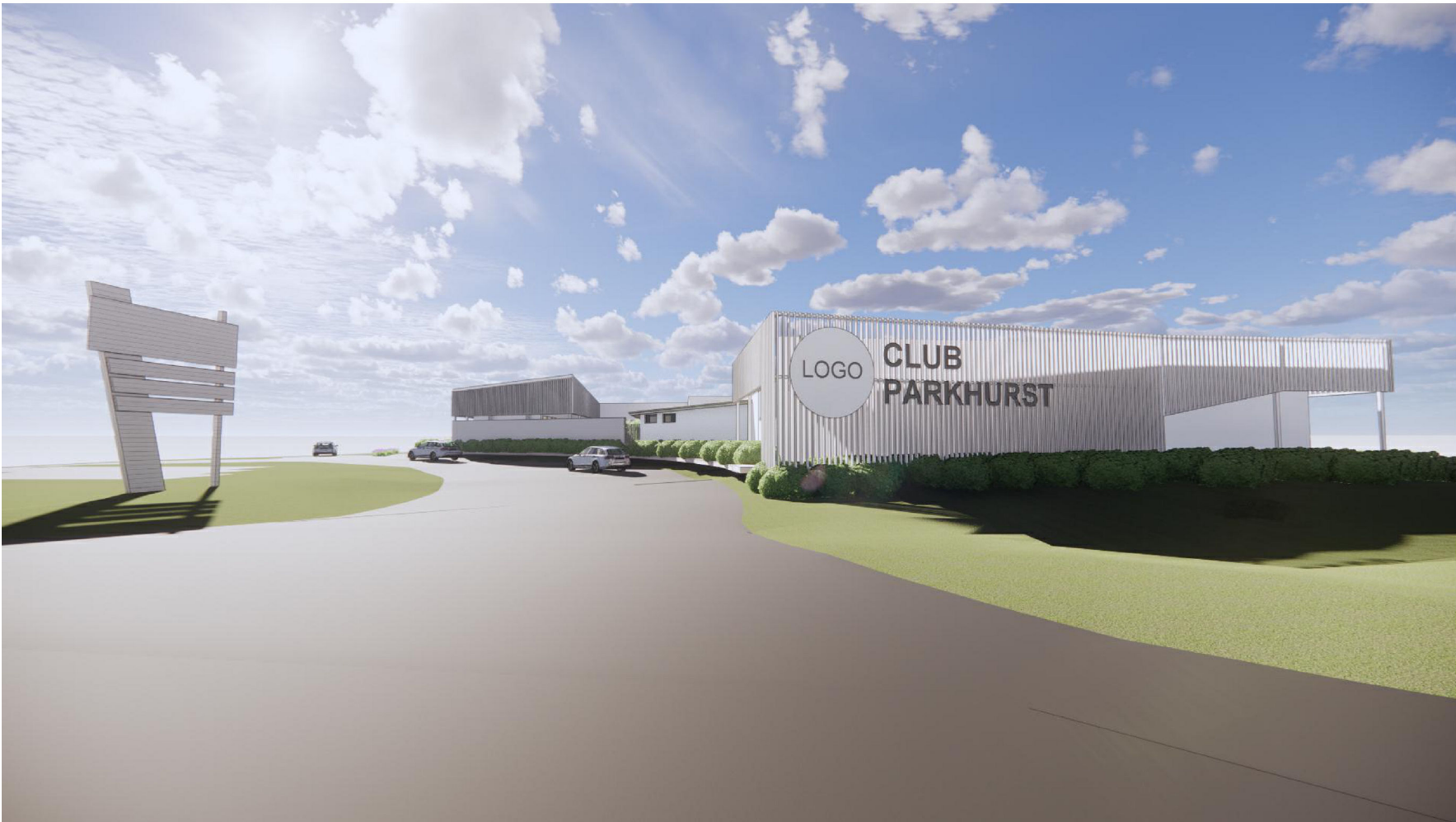
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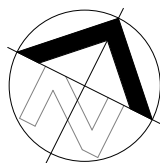
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drawing title:
3D VIEWS

drawing no: SK-008 project no: RL-002



project: **CLUB PARKHURST**

location:
984 YAAMBA ROAD
-LOT 21 SP171783

client:
-

REV	DESCRIPTION	DATE
5	PRELIMINARY	08/03/2022
7	PRELIMINARY	28/03/2022
8	PRELIMINARY	30/05/2022

REVISIONS

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date	MAY 22
drawn	Author
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drawing title: 3D VIEWS		drawing no: SK-009		project no: RL-002	
project: CLUB PARKHURST		location: 984 YAAMBA ROAD -LOT 21 SP171783		client: -	
A3 DRAWING NOTED SCALES RELATE TO A3 DRAWINGS		REV 7 8		REVISIONS DESCRIPTION PRELIMINARY PRELIMINARY DATE 28/03/2022 30/05/2022	
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date MAY 22		drawn Author		8	



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PO Box 1090, Townsville QLD 4810
ergon.com.au

24 June 2022

Rockhampton Leagues Club Ltd
C/- Gideon Town Planning
PO BOX 450
Rockhampton City QLD 4700

Attention: Zayra Gomez
Via email: info@gideontownplanning.com.au

Cc Rockhampton Regional Council
PO Box 1860
Rockhampton QLD 4700

Attention: Kathy McDonald
Via email: enquiries@rrc.qld.gov.au

Dear Zayra,

Further Issues – Development Permit for Material Change of Use for a Club and Operational Works for an Advertising Device located at 984-986 Yaamba Road, Parkhurst described as Lot 21 on SP171783

Council Ref: D/58-2022
Applicant Ref: GTP 2168
Our Ref: HBD 7623419

We refer to your response to Ergon's initial Information Request (dated 27 May 2022, ref. HBD 7610953) regarding the above proposal.

Ergon Energy acting as an assessing authority requires further information to accurately assess the proposal and its potential impacts on the electricity infrastructure.

1. Amend the proposal plans to demonstrate Ergon Easement B on SP280134 free from any development including decking, roofing/screening structures and landscaping (with the exception of turf).

Ergon's referral agency response is currently due on 28 July 2022. Should the Applicant not provide a response to the above outstanding issues by this date, Ergon will finalise its assessment of the development application on the basis of the application material received to date. We note that pursuant to section 32.2(b) of the Development Assessment Rules, the Applicant may elect to stop Ergon's

Have you seen our fact sheets?

See the 'considerations when developing around electricity infrastructure' section of our website
www.ergon.com.au/referralagency

referral agency assessment period to allow adequate time for the preparation of the requested information.

The Applicant's response should advise Ergon they are:

- a) Providing all the information requested; or
- b) Providing part of the information requested; or
- c) Providing none of the information requested.

Should you require any further information on the above matter, please contact Maddison Low on 0456 836 609.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Maddison Low', with a long horizontal flourish extending to the right.

Maddison Low
Town Planner

Have you seen our fact sheets?

See the 'considerations when developing around electricity infrastructure' section of our website
www.ergon.com.au/referralagency



420 Flinders Street, Townsville QLD 4810
PO Box 1090, Townsville QLD 4810
ergon.com.au

28 June 2022

Rockhampton Regional Council
PO Box 1860
Rockhampton QLD 4700

Attention: Kathy McDonald
Via email: enquiries@rrc.qld.gov.au

Cc Rockhampton Leagues Club Ltd
C/- Gideon Town Planning
PO BOX 450
Rockhampton City QLD 4700

Attention: Zayra Gomez
Via email: info@gideontownplanning.com.au

Dear Kathy,

Referral Agency Response – Development Permit for Material Change of Use for a Club and Operational Works for an Advertising Device located at 984-986 Yaamba Road, Parkhurst described as Lot 21 on SP171783

Council Ref: D/58-2022
Applicant Ref: GTP 2168
Our Ref: HBD 7624671

We refer to the abovementioned Development Application, which has been referred to Ergon Energy pursuant to section 54(1) 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*.

Should the Assessment Manager decide to approve the proposed Material Change of Use and Operational Works, as an Advice Agency for the Development Application, Ergon advises the following in relation to the development:

1. This application is approved in accordance with the below referenced plans. Any changes to these plans should be resubmitted to Ergon for further review and comment.

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Approved Plans			
Title	Plan Number	Rev.	Date
Proposed Plan	SK-005	10	27/06/2022

2. The conditions of any easements in favour of Ergon must be maintained at all times.
3. Access to the easement and access along the easement must be available to Ergon personnel and heavy equipment at all times.
4. Landscaping on the easement is prohibited with the exception of turf.
5. Natural ground levels on the easement shall not be changed without Energex approval.
6. Any future works in the vicinity of Ergon assets are to be carried out in accordance with the Electricity Entity Requirements: Working Near Overhead and Underground Electric Lines. This guideline can be accessed via the following link:
https://www.ergon.com.au/_data/assets/pdf_file/0010/211231/Working-near-OH-UG-lines-BS001405R107ver2.pdf.

Should you require further information regarding this matter, feel free to contact the undersigned on 0456 836 609 or email townplanning@ergon.com.au.

Yours faithfully,



Maddison Low
Town Planner

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www.ergon.com.au/referralagency

27 June 2022

Rockhampton Regional Council
PO Box 1830
ROCKHAMPTON QLD 4700



ATTENTION: Kathy McDonald

Via Email: DevelopmentAdvice@rrc.qld.gov.au

RE: NOTICE OF INTENTION TO COMMENCE PUBLIC NOTIFICATION – D/58-2022 FOR MATERIAL CHANGE OF USE FOR A CLUB AND OPERATIONAL WORKS FOR ADVERTISING DEVICE – SITUATED AT 984-986 YAAMBA ROAD, PARKHURST – DESCRIBED AS LOT 21 ON SP171783, PARISH OF MURCHISON.

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on Thursday 30th of June 2022.

At this time, I can advise that I intend to:

☒ Publish a notice in: **CQ Today (hardcopy version)** on **Wednesday 29th June 2022**.

And

☒ Place a notice on the premises in the way prescribed under the Development Assessment Rules on **Wednesday 29th June 2022**.

And

☒ Notify the owners of all lots adjoining the premises of the subject site on **Wednesday 29th June 2022**

If you wish to discuss this matter further, please contact me details below.

Yours faithfully,

Gideon Genade
Principal Town Planner