



SARA reference: 2203-27936 SRA  
Council reference: D/21-2022  
Applicant reference: 211216

21 October 2022

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

Attention: Aidan Murray

Dear Sir/Madam

## **SARA response—125 George Street, Rockhampton City; 93 Fitzroy Street, Rockhampton City; 87 Fitzroy Street, Rockhampton City**

(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 23 March 2022.

### **Response**

Outcome:	Referral agency response – with conditions.
Date of response:	21 October 2022
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval.
Advice:	Advice to the applicant is in <b>Attachment 2</b> .
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b> .

### **Development details**

Description:	Development permit	Material Change of Use for Two (2) Food and Drink Outlets Operational Works for Advertising Devices
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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 near a State transport corridor or that is a future State transport corridor

SARA reference: 2203-27936 SRA

Assessment Manager: Rockhampton Regional Council

Street address: 125 George Street, Rockhampton City; 93 Fitzroy Street, Rockhampton City; 125 George Street, Rockhampton City; 93 Fitzroy Street, Rockhampton City; 87 Fitzroy Street, Rockhampton City

Real property description: 1RP604178; 2RP603146; 2RP604178; 2RP848798; 34SP107136

Applicant name: Puget Sound Pty Ltd

Applicant contact details: PO Box 1000  
BUDDINA QLD 4575  
admin@astpd.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: TMR22-035862
- Date: 17 October 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](mailto:CorridorManagement@tmr.qld.gov.au)

## 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](mailto:RockhamptonSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Anthony Walsh  
Manager Planning

cc Puget Sound Pty Ltd, [admin@astpd.com.au](mailto:admin@astpd.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 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
<b>Material change of use</b>		
Schedule 10, part 9, division 4, subdivision 2, table 4—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>The road works and road access works must be provided generally in accordance with the following plans:</p> <ul style="list-style-type: none"> <li>(a) Proposed Site Plan prepared by Verve dated 05.10.2022, reference 21185-DA02, and revision G, as amended in red by SARA.</li> <li>(b) Preliminary Functional Layout Plan prepared by TTM dated 6 Sep 2022, reference 21BRT0461-14 and revision A.</li> </ul>	Prior to the commencement of use and to be maintained at all times.
2.	<p>The permitted road access location must be provided generally in accordance with the following plan:</p> <ul style="list-style-type: none"> <li>(a) Proposed Site Plan prepared by Verve dated 5 October 2022, reference 21185-DA02, and revision G, as amended in red by SARA.</li> </ul> <p>Note: The permitted access location to the subject site from George Street (the state-controlled road) is to be located at TMR Chainage 120.976km (Lat: -23.381085; Long: 150.505996).</p>	At all times.
3.	Direct access is not permitted between Fitzroy Street or George Street and the subject site at any location other than the permitted access location as per Condition 2.	At all times
4.	<ul style="list-style-type: none"> <li>(a) The existing vehicular property accesses located between: <ul style="list-style-type: none"> <li>i. Lot 2 on plan RP603146 and Fitzroy Street, and</li> <li>ii. Lot 2 on plan RP848798 and George Street, must be permanently closed and removed.</li> </ul> </li> <li>(b) The kerb and channelling and footpath between the pavement edge and the property boundary must be reinstated in accordance with Capricorn Municipal Development Guidelines (CMDG) at no cost to the Department of Transport and Main Roads'.</li> </ul>	Prior to commencement of use
5.	<ul style="list-style-type: none"> <li>(a) Road works comprising a short Auxiliary Left Turn treatment (AUL(s)), must be provided generally in accordance with the Preliminary Functional Layout Plan prepared by TTM dated 6 Sep 2022, reference 21BRT0461-14 and revision A.</li> <li>(b) The road works must be designed and constructed in accordance with: <ul style="list-style-type: none"> <li>• Figure A 17 of Austroads Guide to Road Design – Part 4, specifically incorporating a deceleration / diverge length of</li> </ul> </li> </ul>	Prior to the commencement of use.

	<p>25m and a taper length of 15m.</p> <ul style="list-style-type: none"> <li>• A shared cycle lane, with signage and pavement marking generally in accordance with Queensland Manual of Uniform Traffic Control Devices, including index sign W6-Q05_2.</li> </ul>	
6.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> <li>(i) create any new discharge points for stormwater runoff onto the state-controlled road;</li> <li>(ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road;</li> <li>(iii) surcharge any existing culvert or drain on the state-controlled road;</li> <li>(iv) reduce the quality of stormwater discharge onto the state-controlled road.</li> </ul>	<p>(a) At all times.</p> <p>(b) At all times.</p>

## Attachment 2—Advice to the applicant

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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.
Road works and road access works approval	
2.	Under section 33 of the <i>Transport Infrastructure Act 1994</i> , written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads' at <a href="mailto:CorridorManagement@tmr.qld.gov.au">CorridorManagement@tmr.qld.gov.au</a> to make an application for road works and/or road access works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the Department of Transport and Main Roads' as soon as possible to ensure that gaining approval does not delay construction.

## Attachment 3—Reasons for referral agency response

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

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

- The proposed development is for two Food and Drink Outlets with drive-thru facilities and associated Advertising Devices
- The proposed development will not have any direct access to Fitzroy Street (a state-controlled road).
- The proposed development will have a direct access to George Street (a state-controlled road).
- The access to George Street can be conditioned to ensure the safety and efficiency of the state-controlled road is maintained.
- The proposed development will access Campbell Lane as an exit only to limit traffic movements at the intersection with Fitzroy Street.
- The proposed development complies with the relevant parts of State code 1: Development in a state-controlled road environment with the application of conditions.

### **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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Our ref TMR22-035862  
Your ref 211216  
Enquiries Anton DeKlerk



17 October 2022

Department of  
**Transport and Main Roads**

Puget Sound Pty Ltd Tte  
c/- ADAMS + SPARKES Town Planning  
PO Box 1000  
Buddina QLD 4557

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

**This is not an authorisation to commence work on a state-controlled road<sup>1</sup>**

Development application reference number D/21-2022, lodged with Rockhampton Regional Council involves constructing or changing a vehicular access between Lot 34SP107136; Lot 2RP603146; Lot 2RP848798; Lot 1RP604178; and Lot 2RP604178, the land the subject of the application, and the Bruce Highway (also known as George Street) and Rockhampton-Yeppoon Road (also known as Fitzroy Street) (both being state-controlled roads).

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.

### Application Details

Address of Property 87-93 Fitzroy Street, Rockhampton City QLD 4700  
Real Property Description Lot 34SP107136; Lot 2RP603146; Lot 2RP848798;  
Lot 1RP604178; and Lot 2RP604178  
Aspect/s of Development Two Food and Drink Outlets and Operational Works for  
Advertising Devices

### **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
<b>Road Access Location</b>		
1	The permitted road access location is to be generally in accordance with the Proposed Site Plan prepared by Verve dated 5 October 2022, reference 21185-DA02 and revision G (amended in red) and located at: <ul style="list-style-type: none"><li>Road 10E Bruce Highway (also known as George Street) at TMR Chainage 120.976km (Lat: -23.381085; Long: 150.505996).</li></ul>	At all times.

<sup>1</sup> Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
2	<p>Road access works (at the permitted road access location) must comprise of a short Auxiliary Left Turn Treatment (AUL(s)), and be generally in accordance with:</p> <ul style="list-style-type: none"> <li>(i) Preliminary Functional Layout Plan prepared by TTM dated 6 September 2022, reference 21BRT0461-14 and revision A.</li> <li>(ii) Figure A 17 of Austroads Guide to Road Design – Part 4, specifically incorporating a minimum deceleration / diverge length of 25m and a taper length of 15m.</li> <li>(iii) A shared cycle lane, with signage and pavement marking generally in accordance with Queensland Manual of Uniform Traffic Control Devices, including index sign W6-Q05_2.</li> </ul>	Prior to commencement of use
3	<ul style="list-style-type: none"> <li>a) Direct access is not permitted between Fitzroy Street (the state-controlled road) and the subject site at any location.</li> <li>b) Direct access is not permitted between George Street (the state-controlled road) and the subject site at any location other than the permitted access location as per Condition 1.</li> </ul>	At all times.
4	All redundant road accesses on Fitzroy Street and George Street, fronting the subject site, must be permanently closed and removed and all kerb and channel / footpath must be reinstated between the pavement edge and the property boundary in accordance with the Road Planning and Design Manual, 2 <sup>nd</sup> Edition (RPDM), at no expense to the Department of Transport and Main Roads.	Prior to commencement of use
5	The use of the permitted road access location is to be restricted to a maximum 10.5m Front Loading Refuse Collection Vehicle.	At all times.
6	The road access is to be constructed and 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
7	The applicant 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
8	All vehicles entering or exiting the property via the permitted access must travel in a forward direction only.	At all times
9	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 efficiency of the state-a) controlled road.
- b) To ensure the vehicular accesses are consistent with the functional requirements 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.

### Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

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](mailto:CorridorManagement@tmr.qld.gov.au) or on (07) 4931 1500.

Yours sincerely

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

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:

Proposed Site Plan prepared by Verve dated 5 October 2022,  
reference 21185-DA02 and revision G (amended in red).

Attachment E - Preliminary Functional Layout Plan prepared by TTM dated 6  
September 2022, reference 21BRT0461-14 and revision A

## Attachment A

### Decision Evidence and Findings

Findings on material questions of fact:

- The proposal is for a Development Permit for a Material Change of Use for two (2) Food and Drink Outlets and Operational Works for Advertising Devices located at 87-93 Fitzroy Street, Rockhampton on land described as Lot 34 SP107136, Lot 2 RP603146, Lot 2 RP848798, Lots 1 RP604178 and Lot 2 RP604178.
- The subject site is located on the corner of Fitzroy Street and George Street, both being a state-controlled road. Two driveway crossovers are proposed, one (1) to George Street and one (1) to Campbell Lane (a local government road). The main access to the subject site will be from George Street (left-in and left-out) with an exit only onto Campbell Lane (which intersects onto Fitzroy Street).
- The proposed vehicle movements from the subject site onto Campbell Lane can impact the function and safety on Fitzroy Street (at the Campbell Lane intersection). The applicant has therefore updated the development plans to include additional signage and line marking both on Campbell Lane and within the site to discourage any entry into the site from the laneway which will prevent any significant impacts onto Fitzroy Street (please refer to Preliminary Signage and Pavement Marking Plan prepared by TTM dated 3 August 2022, reference 21BRT0461-11 and revision A).
- TMR do not object to the proposed configuration of the exit only (with road signage) onto Campbell Lane and will condition it accordingly as part of the DA application (as per Preliminary Signage and Pavement Marking Plan prepared by TTM dated 3 August 2022, reference 21BRT0461-11 and revision A).
- Furthermore, in accordance with the preliminary functional layout plan for an alternate site access location on George Street with an associated AUL(s) left turn deceleration lane, provided by the applicant on 6 September 2022, TMR is satisfied that this will address the concerned raised and is therefore willing to accept the proposed design.
- It is noted / acknowledged that the road environment along George Street is relatively constrained with limited space available for the provision of an AUL(s) turn treatment and an on-road cycle facility due to the relatively narrow road shoulder and verge widths and the presence of existing Public Utility Plant (PUP) and services. Although constrained, TMR is willing to support a shared left-turn lane/on-road cycle facility, and will therefore condition a shared left-turn lane/on-road cycle facility, generally in accordance with the Queensland Manual of Uniform Traffic Control Devices (MUTCD) Q-series signs (W6-Q05\_2).

Evidence or other material on which findings were based:

<b>Title of Evidence / Material</b>	<b>Prepared by</b>	<b>Date</b>	<b>Reference no.</b>	<b>Version / Issue</b>
Preliminary Functional Layout Plan – Site Access Detail	TTM	6 September 2022	21BRT0461-14 Sheet 1 of 2	A
Preliminary Functional Layout Plan – Vehicle Swept Path	TTM	6 September 2022	21BRT0461-14 Sheet 2 of 2	A
Proposed Site Plan	Verve	5 October 2022	21185-DA02	G

## **Attachment B**

### **Section 70 of TIA**

*Transport Infrastructure Act 1994*

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

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#### **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

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**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.



## PROPERTY DESCRIPTION

LOT 1 & 2 on RP604178  
LOT 2 on RP848798  
LOT 2 on RP603146  
LOT 34 on SP107136



COUNCIL: ROCKHAMPTON

## DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 3,417m<sup>2</sup>

LANDSCAPE AREA - 370m<sup>2</sup>

**BLDG. SITE COVER - 24.2%**  
(INCLUDES ALL ROOFED AREAS)

## IMPERVIOUS AREA

- EXISTING APPROX. - 1084m<sup>2</sup>
- PROPOSED - 3047m<sup>2</sup>

## BUILDING AREAS

- T1 - FOOD & DRINK - 247m<sup>2</sup>  
EXCLUDES ALFRESCO - 36m<sup>2</sup>

**TOTAL GFA** - 502m<sup>2</sup>

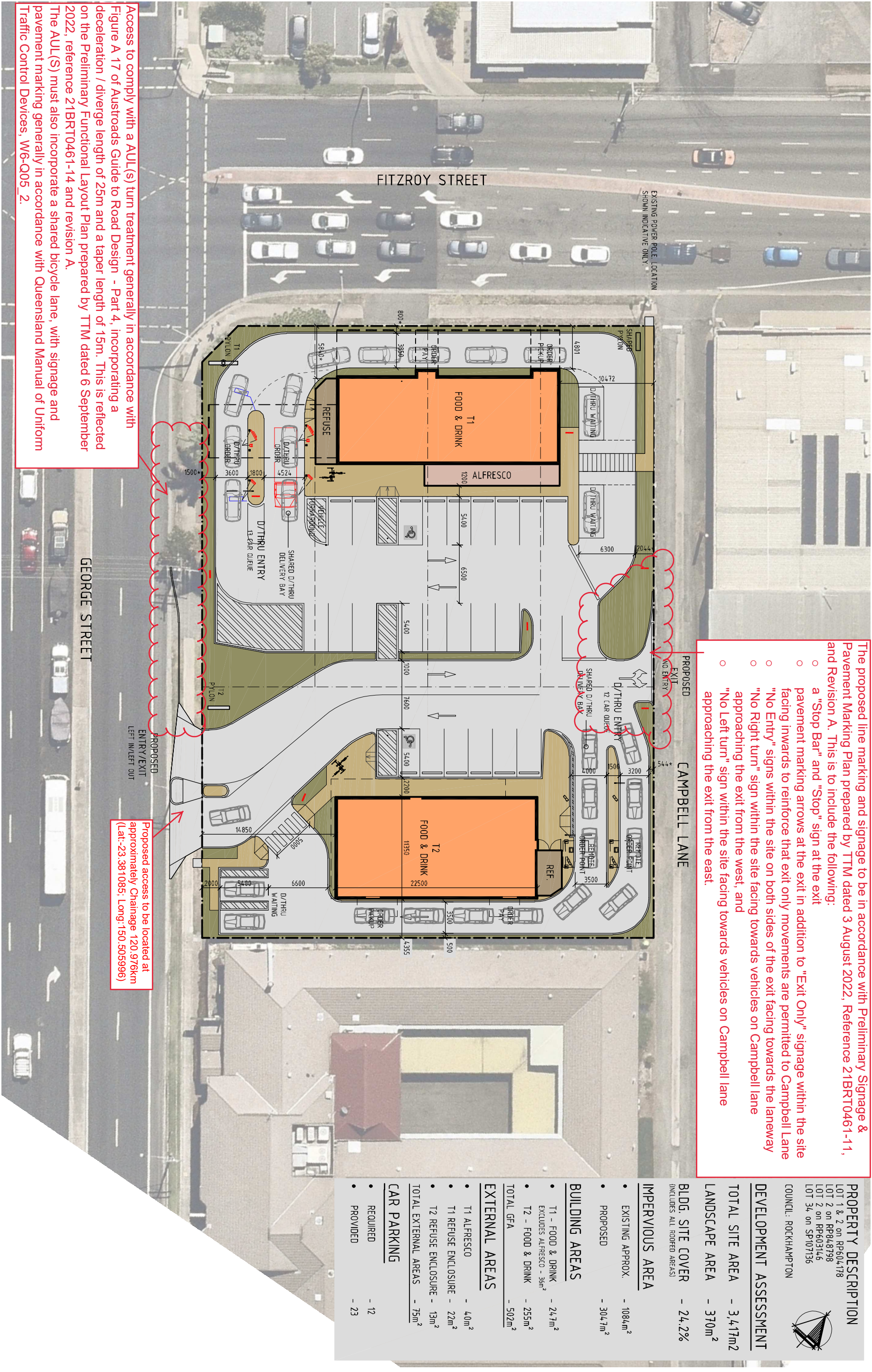
## EXTERNAL AREAS

- T1 ALFRESCO - 40m<sup>2</sup>
- T1 REFUSE ENCLOSURE - 22m<sup>2</sup>
- T2 REFUSE ENCLOSURE - 13m<sup>2</sup>

TOTAL EXTERNAL AREAS - 75m<sup>2</sup>

## CAR PARKING

- **REQUIRED** - 12
- **PROVIDED** - 23



Access to comply with a AUL(S) turn treatment generally in accordance with Figure A 17 of Austroroads Guide to Road Design - Part 4, incorporating a deceleration / diverge length of 25m and a taper length of 15m. This is reflected on the Preliminary Functional Layout Plan prepared by TTM dated 6 September 2022, reference 21BRT0461-14 and revision A.

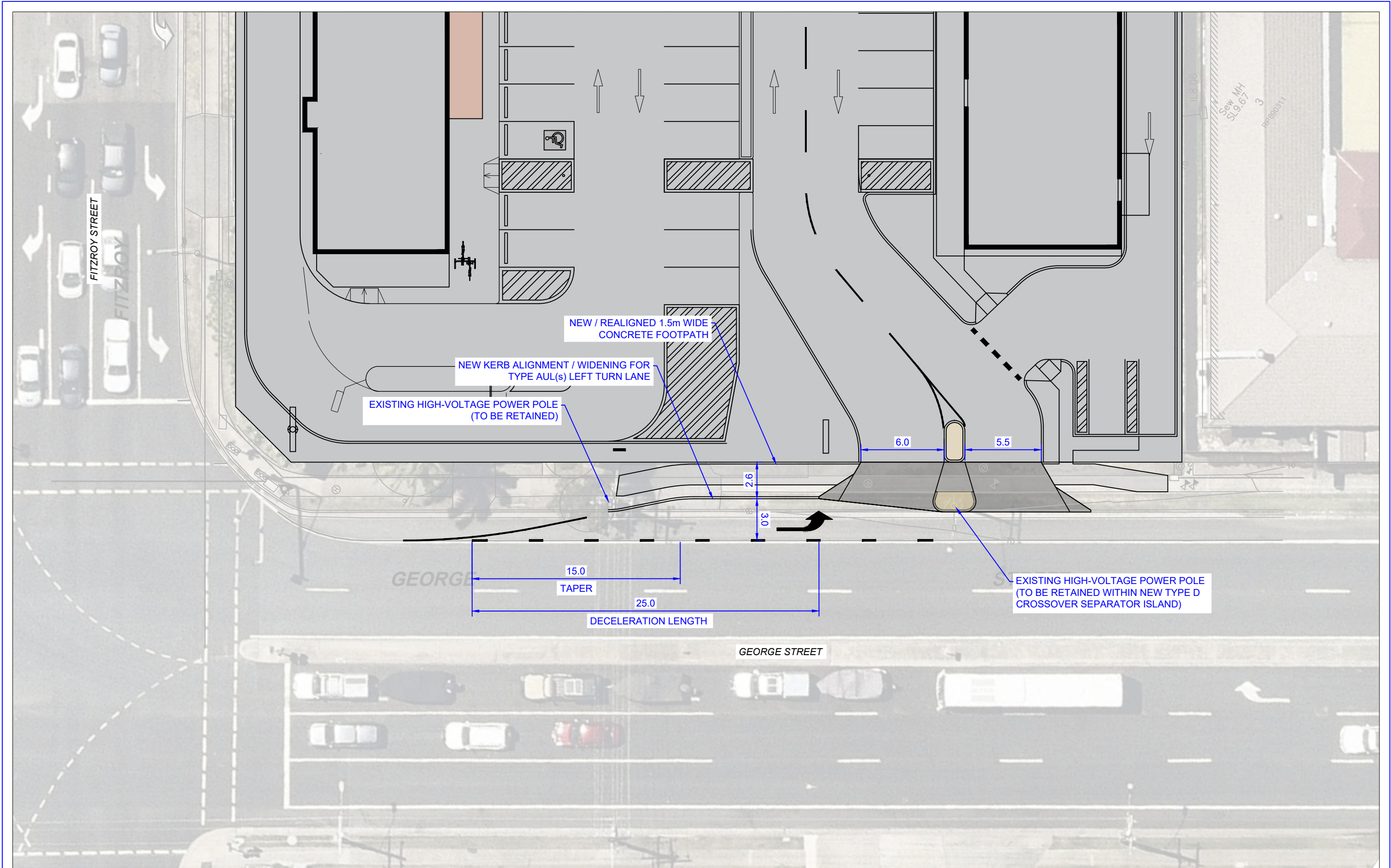
The AUL(S) must also incorporate a shared bicycle lane, with signage and pavement marking generally in accordance with Queensland Manual of Uniform Traffic Control Devices, W6-Q05\_2.

The proposed line marking and signage to be in accordance with Preliminary Signage & Pavement Marking Plan prepared by TTM dated 3 August 2022, Reference 21BRT0461-11, and Revision A. This is to include the following:

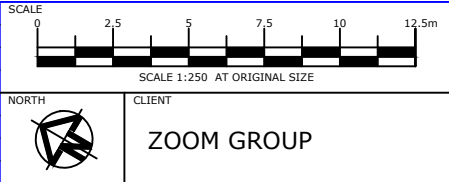
- a "Stop Bar" and "Stop" sign at the exit
- pavement marking arrows at the exit in addition to "Exit Only" signage within the site facing inwards to reinforce that exit only movements are permitted to Campbell Lane
- "No Entry" signs within the site on both sides of the exit facing towards the laneway
- "No Right turn" sign within the site facing towards vehicles on Campbell lane approaching the exit from the west, and
- "No Left turn" sign within the site facing towards vehicles on Campbell lane approaching the exit from the east.

Proposed access to be located at approximately Chainage 120.976km (Lat:-23.381085; Long:150.505996)





A	06-09-22	ORIGINAL ISSUE	DG	DG	DG
REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED





**TTM CONSULTING PTY LTD**  
ABN 65 010 868 621  
LEVEL 8, 369 Ann Street, BRISBANE, QLD, 4000  
P.O. BOX 12015, BRISBANE, QLD, 4003  
T: (07) 3327 9500 F: (07) 3327 9501  
E: ttmbri@ttmgroup.com.au W: www.ttmgroup.com.au

**CLIENT**  
ZOOM GROUP

PROJECT	87 FITZROY STREET, ROCKHAMPTON		PROJECT NUMBER	21BRT0461	ORIGINAL SIZE	A3
DRAWING TITLE	GEORGE STREET VEHICULAR SITE ACCESS PRELIMINARY FUNCTIONAL LAYOUT PLAN SITE ACCESS DETAIL		DRAWING NUMBER	21BRT0461-14	REVISION	A
			DATE	6 Sep 2022	SHEET	1 OF 2

# 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 Rules<sup>1</sup> regarding **representations about a referral agency response**

## Part 6: Changes to the application and referral agency responses

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### 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.<sup>2</sup>
- 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.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> 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.<sup>3</sup>

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<sup>3</sup> 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.



The proposed line marking and signage to be in accordance with Preliminary Signage & Pavement Marking Plan prepared by TTM dated 3 August 2022, Reference 21BRT0461-11, and Revision A. This is to include the following:

- o a "Stop Bar" and "Stop" sign at the exit
- o pavement marking arrows at the exit in addition to "Exit Only" signage within the site facing inwards to reinforce that exit only movements are permitted to Campbell Lane
- o "No Entry" signs within the site on both sides of the exit facing towards the laneway
- o "No Right turn" sign within the site facing towards vehicles on Campbell lane approaching the exit from the west, and
- o "No Left turn" sign within the site facing towards vehicles on Campbell lane approaching the exit from the east.

## PROPERTY DESCRIPTION

LOT 1 & 2 on SP604178  
LOT 2 on RP848758  
LOT 2 on RP603146  
LOT 34 on SP707135

COUNCIL: ROCKHAMPTON

## DEVELOPMENT ASSESSMENT

TOTAL SITE AREA - 3,417m<sup>2</sup>LANDSCAPE AREA - 370m<sup>2</sup>BLOG. SITE COVER - 24.2%  
INCLUDES ALL ROOFED AREAS

## IMPERVIOUS AREA

- EXISTING APPROX. - 1045m<sup>2</sup>
- PROPOSED - 3047m<sup>2</sup>

## BUILDING AREAS

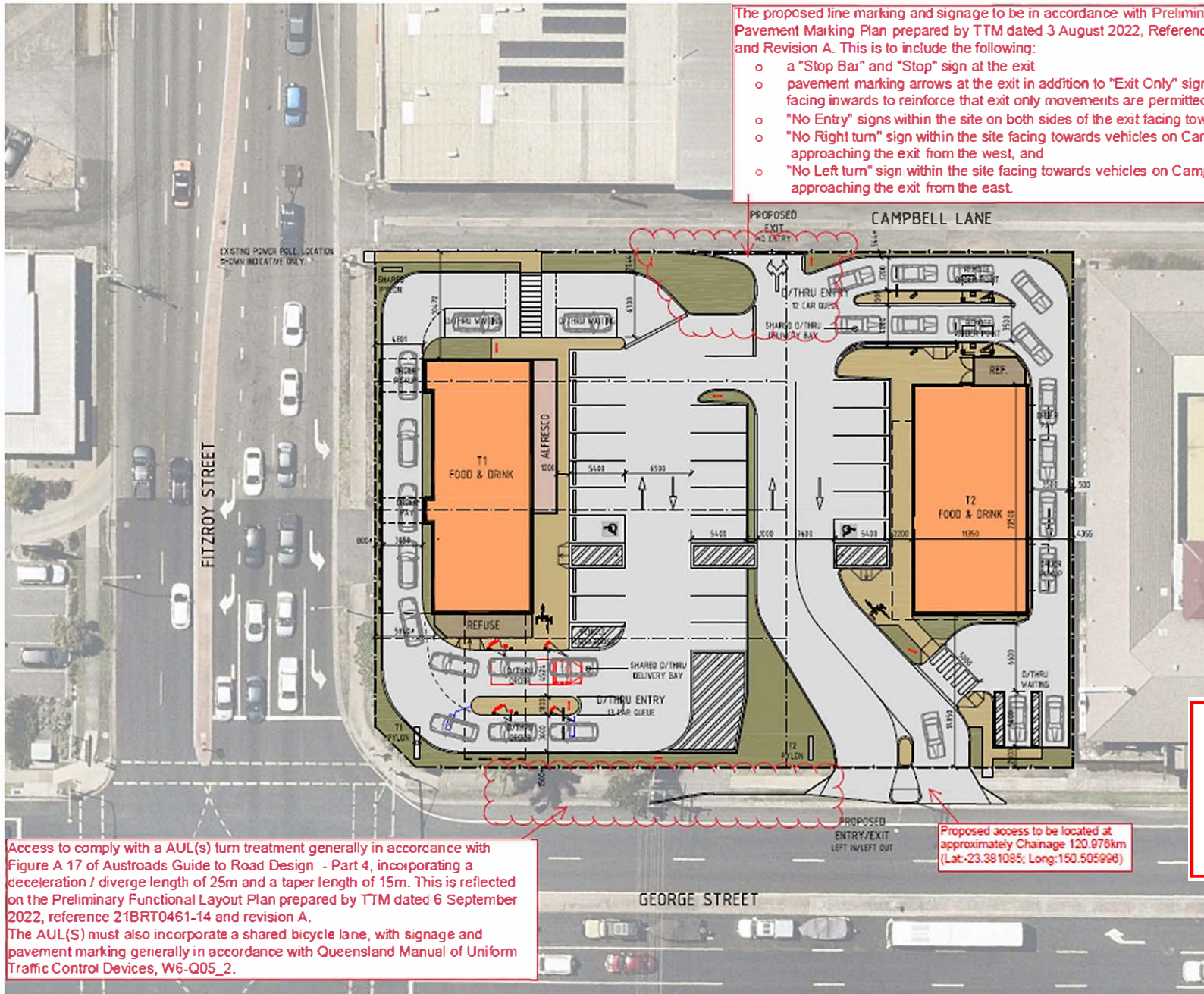
- T1 - FOOD & DRINK - 247m<sup>2</sup>  
EXCLUDES ALFRESCO - 36m<sup>2</sup>
- T2 - FOOD & DRINK - 255m<sup>2</sup>
- TOTAL GFA - 502m<sup>2</sup>

## EXTERNAL AREAS

- T1 ALFRESCO - 40m<sup>2</sup>
- T1 REFUSE ENCLOSURE - 22m<sup>2</sup>
- T2 REFUSE ENCLOSURE - 13m<sup>2</sup>
- TOTAL EXTERNAL AREAS - 75m<sup>2</sup>

## CAR PARKING

- REQUIRED - 12
- PROVIDED - 23



## PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

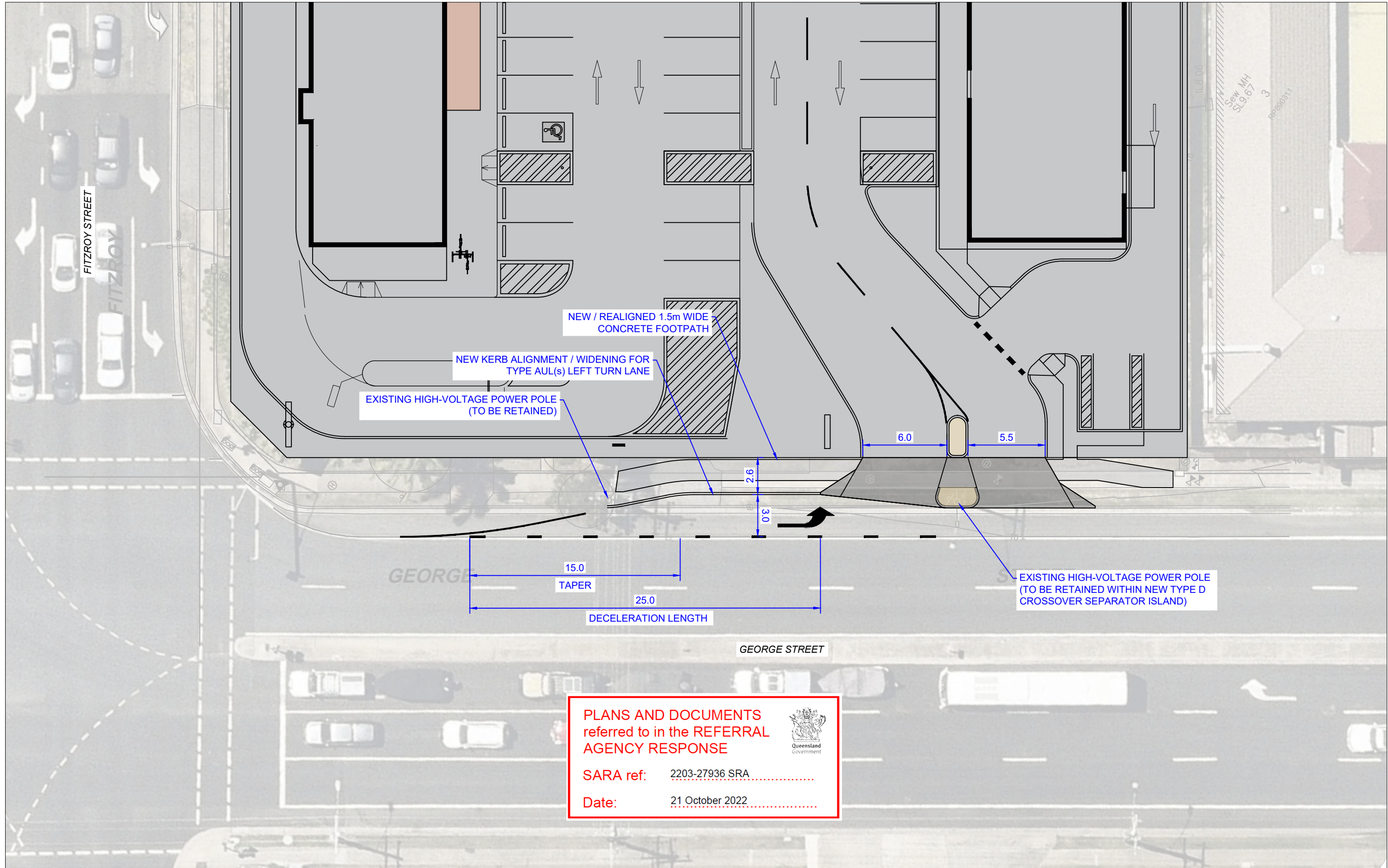
SARA ref: 2203-27936 SRA

Date: 21 October 2022

Amended in red by SARA on

21 October 2022





PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2203-27936 SRA

Date: 21 October 2022

Queensland Government

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
A	06-09-22	ORIGINAL ISSUE	DG	DG	DG

SCALE 0 2.5 5 7.5 10 12.5m  
SCALE 1:250 AT ORIGINAL SIZE

NORTH

CLIENT ZOOM GROUP

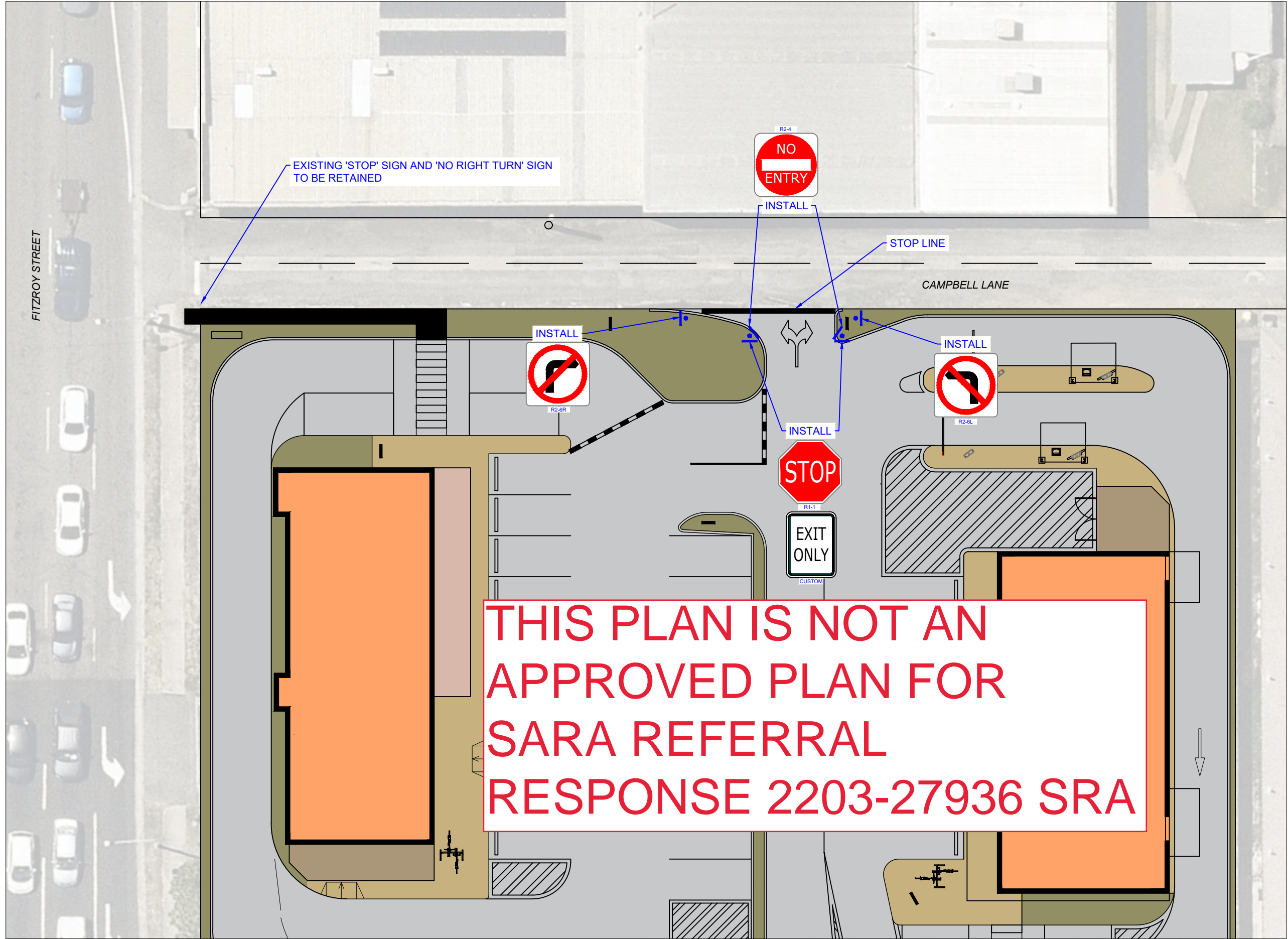


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PROJECT	87 FITZROY STREET, ROCKHAMPTON
DRAWING TITLE	GEORGE STREET VEHICULAR SITE ACCESS PRELIMINARY FUNCTIONAL LAYOUT PLAN SITE ACCESS DETAIL

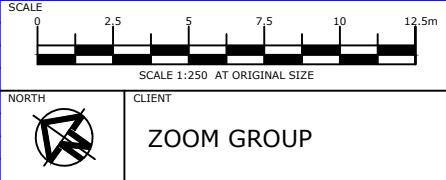
PROJECT NUMBER	21BRT0461	ORIGINAL SIZE	A3
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DATE	6 Sep 2022	SHEET	1 OF 2





*D. Grummitt* DIRECTOR  
DAVID GRUMMITT RPEQ 19356  
APPROVED 3 Aug 2022

REV.	DATE	AMENDMENT DESCRIPTION	DRAWN	CHECKED	APPROVED
A	03-08-22	ORIGINAL ISSUE	DG	DG	DG



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PROJECT	87 FITZROY STREET, ROCKHAMPTON
DRAWING TITLE	CAMPBELL LANE SITE EGRESS ARRANGEMENT PRELIMINARY SIGNAGE & PAVEMENT MARKING PLAN

PROJECT NUMBER	21BRT0461	ORIGINAL SIZE	A3
DRAWING NUMBER	21BRT0461-11	REVISION	A
DATE	3 Aug 2022	SHEET	1 OF 1