

Our reference: 1903-10089 SRA  
Your reference: D/11-2019

10 April 2019

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

Attention: Bevan Koelmeyer

Dear Sir/Madam

### **Referral agency response—with conditions**

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

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 12 March 2019.

### **Applicant details**

Applicant name:	Parkhurst Holdings Pty Ltd & Comserv (1218) Pty Ltd
Applicant contact details:	C/- Capricorn Survey Group (CQ) Pty Ltd, PO Box 1391 Rockhampton QLD 4700 reception@csgcq.com.au

### **Location details**

Street address:	777 Yaamba Road, Parkhurst; 859-865 Yaamba Road, Parkhurst; 859-865 Yaamba Road, Parkhurst
Real property description:	20SP300132; 30SP300133; 4SP307743
Local government area:	Rockhampton Regional Council

### **Application details**

Development permit	Reconfiguring a lot (3 lots into 3 lots)
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### **Referral triggers**

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.1.1 State transport corridors and future State transport corridors

### Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

### Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

### Advice to the applicant

The department offers advice about the application to the applicant—see Attachment 3.

### Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
<b>Aspect of development: Reconfiguring a lot</b>				
Reconfiguration Plan	Capricorn Survey Group	17 February 2019	7249-02-ROL	A

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

Yours sincerely



Dan Wagner  
Manager (Planning)

cc Parkhurst Holdings Pty Ltd & Comserv (1218) Pty Ltd, [reception@csgcq.com.au](mailto:reception@csgcq.com.au)

enc Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Advice to the applicant  
Approved plans and specifications

### Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
<b>Reconfiguring a lot</b>		
State-controlled roads—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>(a) The applicant must register an access easement over Lot 30 on SP300133 benefiting Lot 20 on SP300132 on the title of proposed Lot 30 on SP300133 for a shared access (located at Lat: 150.514236; Long: -23.303920).</p> <p>(b) The applicant must provide to the Manager (Project Planning &amp; Corridor Management) Fitzroy District at <a href="mailto:CorridorManagement@tmr.qld.gov.au">CorridorManagement@tmr.qld.gov.au</a> of the Department of Transport and Main Roads a copy of Registration Confirmation Statement and easement registration dealing number as evidence of the registration of the easement referred to in part (a) of this condition.</p>	<p>(a) At the time of survey plan registration.</p> <p>(b) Within 20 business days of registration of the easements.</p>
2.	<p>(a) The road access locations are to be located at:</p> <ul style="list-style-type: none"> <li>i) Lot 20 on SP300132 and Lot 30 on SP300133: Lat: 150.514236; Long: -23.303920;</li> <li>ii) Lot 4 on SP307743: Lat: 150.513308; Long: -23.301357</li> </ul>	At all times.
3.	The road access locations must be provided generally in accordance with Reconfiguration Plan, compiled by Capricorn Survey Group, dated 17 February 2019, reference 7249-02-ROL, issue A.	At all times.

**Attachment 2—Reasons for decision to impose conditions**

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The reasons for the conditions are:

- To ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road the number of road access locations are minimised.
- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.

**Attachment 3—Advice to the applicant**

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**General advice—*Transport Infrastructure Act 1994***

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|----|---|
| 1. | <p><b>Planned upgrades and future access arrangements</b></p> <p>Please be advised that a service road will be constructed on the frontage to the state-controlled road of all three lots as part of the Rockhampton Northern Access Upgrade (RNAU). The project has catered for reconstructing the affected existing accesses of Lot 4 and Lot 30, any future access into Lot 20 other than the conditioned shared access will need to obtain a new section 62 decision if an access is proposed off the future service road once constructed or off the new western section of Boundary Road. All construction costs for any new access to Lot 20 is to be borne by the landowner or developer.</p> |
|----|---|

**Department of State Development, Manufacturing, Infrastructure and Planning**  
**Statement of reasons for application 1903-10089 SRA**  
(Given under section 56 of the *Planning Act 2016*)

Departmental role: Referral agency

**Applicant details**

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**Development details**

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**Assessment matters**

Aspect of development requiring code assessment	State Development Assessment Provisions, version 2.4 Applicable codes
Reconfiguration of a lot	<ul style="list-style-type: none"> <li>State code 1: Development in a state-controlled road environment</li> </ul>

**Reasons for the department's response**

The reasons for the response are the proposed development:

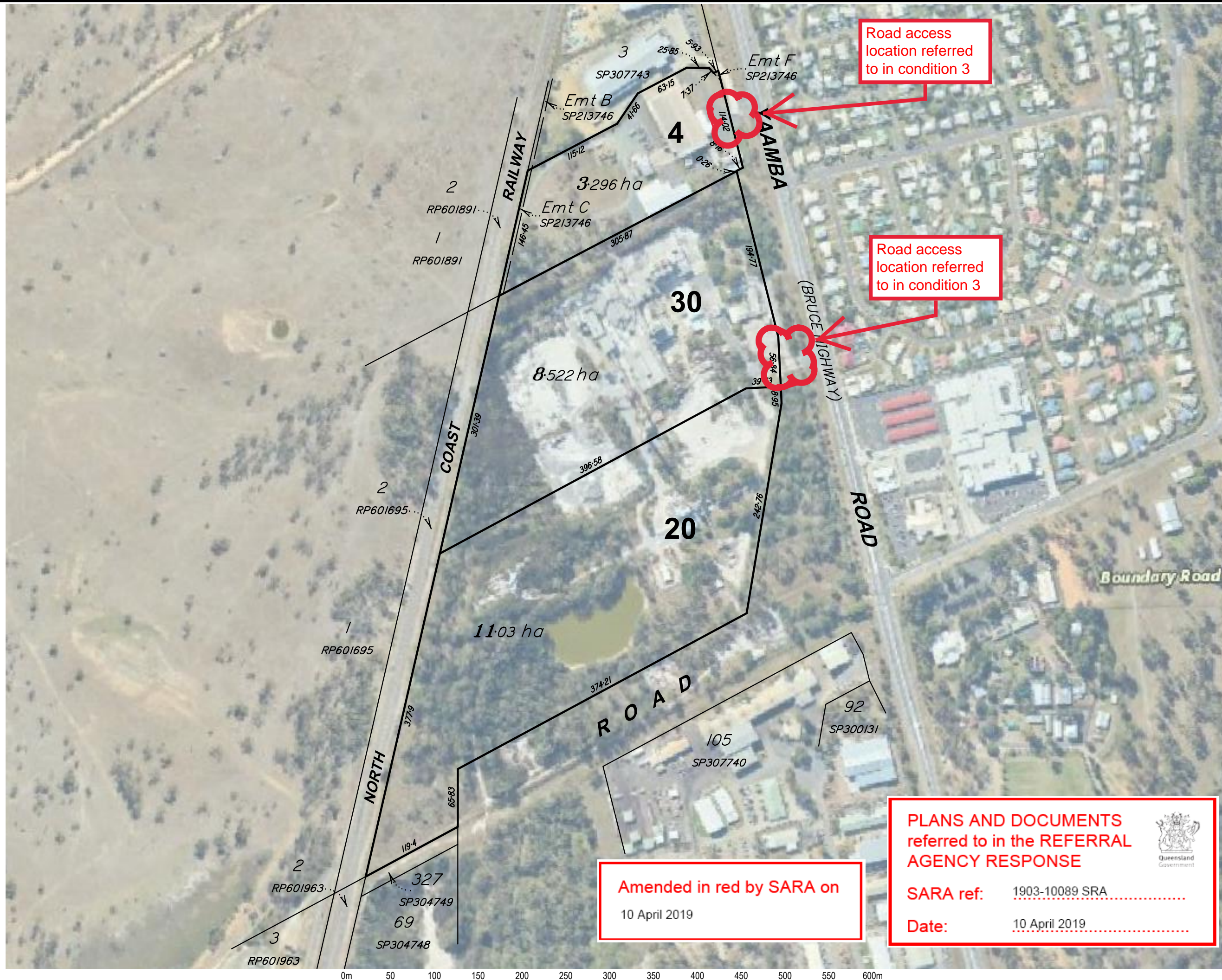
- is for a 3-lot boundary re-alignment
- can be conditioned to provide safe access to the State-controlled road
- complies with State code 1.

**Response:**

Nature of approval	Response details	Date of response
Development approval	Subject to conditions	10 April 2019

**Relevant material:**

- Development application material
- Planning Act 2016*
- Planning Regulation 2017
- Development Assessment Rules
- State Development Assessment Provisions, version 2.4



Road access location referred to in condition 3

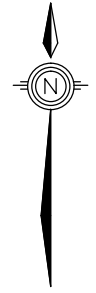
Road access location referred to in condition 3

Amended in red by SARA on  
10 April 2019

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

SARA ref: 1903-10089 SRA

Date: 10 April 2019



**IMPORTANT NOTE**

This plan was prepared to accompany an application to Rockhampton Regional Council and should not be used for any other purpose.

The dimensions and areas shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan.

client

**JRT**

project  
**Sibelco Site  
777 & 859 Yaamba Road,  
Parkhurst**

plan of  
**Reconfiguration Plan  
(3 Lots into 3 Lots)  
(with Ortho Underlay)**

rpd  
**Lot 20 on SP300132,  
Lot 30 on SP300133 &  
Lot 4 on SP307743**

lga  
**Rockhampton Regional Council**

issue	date	details	authorised
A	17-02-2019	Initial Issue	RJKF

created



scale  
**1:4000 @ A3**

sheet no.  
**1 of 1**

plan no.  
**7249-02-ROL**

datum  
-

cad file  
**7249-02-ROL-A**

issue  
**A**