



Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

Our reference: 1802-3815 SRA
 Your reference: D/12-2018

4 April 2018

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

Attention: Brandon Diplock

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 8 February 2018.

Applicant details

Applicant name: Kele Property Group (QLD) Pty Ltd
 Applicant contact details: c/- Gideon Town Planning
 PO Box 450
 Rockhampton QLD 4700
 gg@gideontownplanning.com.au

Location details

Street address: 106 George Street, Rockhampton City; 73 Archer Street, Rockhampton City; 106 George Street, Rockhampton City
 Real property description: Lot 2 on RP619302; Lot 3 on RP602746; Lot 3 on RP619302
 Local government area: Rockhampton Regional Council

Application details

Development permit Material change of use for Food and Drink Outlet (including drive-through)

Referral triggers

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

- 10.9.4.2.4.1 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.

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
Aspect of development: Material change of use				
Proposed Plan	Design + Architecture	8 March 2018	SK-004	Revision 4
Technical Memorandum (Preliminary Traffic and Stormwater Advice)	McMurtie Consulting Engineers	1 March 2018	0711718	Revision C

A copy of this response has been sent to the applicant for their information.

For further information please contact Tracey Beath, Senior Planning Officer, on 07 4924 2917 or via email RockhamptonSARA@dlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc Kele Property Group (QLD) Pty Ltd c/- Gideon Town Planning, gg@gideontownplanning.com.au

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

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road. Direct access to the state-controlled road is prohibited where not required.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state transport corridor.