

Our reference: 1812-8916 SRA
Your reference: D/132-2018

29 March 2019

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

Attention: Jonathan Trevett-Lyall

Dear Sir,

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 17 December 2018.

Applicant details

Applicant name: Boberi Pty Ltd
C/- Reel Planning CQ

Applicant contact details: PO Box 437
Rockhampton Qld 4700
brendan@reelplanning.com

Location details

Street address: 99 Wandal Road, Wandal

Real property description: Lot 67 on RP600739 and Lot 1 on RP605655

Local government area: Rockhampton Regional Council

Application details

Development permit Material change of use for Multiple Dwellings (Six Units)

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.

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
Aspect of development: Material change of use for Multiple Dwellings (Six Units)				
Engineering Infrastructure Report (including letter dated 21 February 2019)	Calibre Professional Services Pty Ltd	3 December 2018	18-002072	Issue A
SK007 - Preliminary Erosion and Sediment Control Plan	Calibre Professional Services Pty Ltd	22 February 2019	18-002072	Revision 2
SK006 - Stormwater Management Plan	Calibre Professional Services Pty Ltd	22 February 2019	18-002072	Revision 2
Standard Kerb and Channel Design	Department of Transport and Main Roads	-	1033	Revision J

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

For further information please contact Rebecca Gesch, Planning Officer on (07) 4924 2915 or via email at RockhamptonSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely,



Anthony Walsh
Manager Planning

cc Boberi Pty Ltd, brendan@reelplanning.com

enc Attachment 1 - Conditions to be imposed
Attachment 2 - Reasons for decision to impose conditions
Attachment 3 - Advice to the applicant
Attachment 4 - Approved plans and specifications

Attachment 1 - Conditions to be imposed

No.	Conditions	Condition timing
Aspect of development: Material change of use for Multiple Dwellings (Six Units)		
<i>State transport corridors</i> - 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 stormwater runoff from the subject site must be managed generally in accordance with the Preliminary Erosion and Sediment Control Plan, prepared by Calibre Professional Services Pty Ltd, dated 22 February 2019, Drawing SK007 and Revision 2.</p> <p>(b) The development must be in accordance with section 5 and Appendices D, E, and G of the Engineering Infrastructure Report prepared by Calibre Professional Services Pty Ltd dated 3 December 2018, reference 18-002072 and Issue A (including letter dated 21 February 2019), in particular:</p> <ul style="list-style-type: none"> - Stormwater Management Plan prepared by Calibre Professional Services Pty Ltd, dated 22 February 2019, Drawing SK006 and Revision 2. 	<p>(a) At all times during the construction of the development.</p> <p>(b) Prior to the commencement of use and to be maintained at all times.</p>
2.	Direct access is not permitted between the state-controlled road (Wandal Road) and the subject site.	At all times.
3.	<p>(a) The existing vehicular property access located between Lot 67 on RP600739 and Wandal Road (a state-controlled road) must be permanently closed and removed.</p> <p>(b) The kerb and channelling between the pavement edge and the property boundary must be reinstated in accordance with Road Planning Design Manual (2nd Edition) and Department of Transport and Main Roads Standard Kerb and Channel Design, Drawing 1033, Type 7 and Revision J, at no cost to the Department of Transport and Main Roads'.</p>	Prior to the commencement of use.
4.	<p>Noise attenuation measures to achieve the following noise criteria must be provided to meet the following external noise criteria in outdoor spaces for passive recreation (fronting onto the state-controlled road):</p> <p>(a) ≤ 57 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight ≤ 45 dB(A))</p> <p>(b) ≤ 60 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight > 45 dB(A))</p>	Prior to commencement of use and to be maintained at all times.

Attachment 2 - Reasons for decision to impose conditions

The reasons for this decision are:

- 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.
- 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 maintain the safety and efficiency of the state-controlled road by reducing the number of road access.
- To maintain the safety and efficiency of the state-controlled road generally.

Attachment 3 - Advice to the applicant

General advice**State transport corridors**

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| 1. | <p>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' on FitzroyDistrict@tmr.qld.gov.au to make an application for road 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.</p> |
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Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1812-8916 SRA

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

Departmental role: Referral agency

Applicant details

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 Applicant contact details: PO Box 437
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 brendan@reelplanning.com

Location details

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Development details

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Assessment matters

Aspect of development requiring code assessment	State Development Assessment Provisions, version 2.3 applicable codes
Material Change of Use	<ul style="list-style-type: none"> State code 1: State transport corridors

Reasons for the department's decision

The reasons for the decision are the proposed development:

- is to construct a multiple unit dwelling complex adjacent to Wandal Road (state controlled road), Wandal
- has minimal potential traffic impacts on the state controlled road
- does not require vehicular access directly onto the state controlled road
- requires management of stormwater during and after construction
- is an accommodation activity located close to the state controlled road
- complies with state code 1 subject to conditions.

Response:

Nature of approval	Response details	Date of response
Development permit	Approved subject to conditions	29 March 2019

Relevant material

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