

Our reference: 1801-3294 SRA  
Your reference: D/146-2017

8 May 2018

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

Attention: Jonathon Trevett-Lyall

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 January 2018.

**Applicant details**

|                            |  |
|----------------------------|--|
| Applicant name:            | Corbet Property Pty Ltd c/- TFA Project Group  |
| Applicant contact details: | 166 Knapp Street, (PO Box 2339)<br>Fortitude Valley QLD 4006<br>damien.mackay@tfa.com.au |

**Location details**

|                            |  |
|----------------------------|--|
| Street address:            | Capricorn Highway, Gracemere; Hall Road, Gracemere |
| Real property description: | Lot 1 on RP617280; Lot 2 on RP617280               |
| Local government area:     | Rockhampton Regional Council                       |

**Application details**

|                    |  |
|--------------------|--|
| Development permit | Material change of use for a Service Station and Ancillary Food and Drink Outlet |
|--------------------|--|

**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 |
|--|-------------------|---------------|--------------------------|---------------|
| <b>Aspect of development: Material change of use</b> |                   |               |                          |               |
| Proposed Site Plan                                   | TFA Project Group | 11 April 2018 | Drawing No. 16273 D03    | Revision B    |
| Turn Lane Concept<br>Channelised Right Turn          | Lambert & Rehbein | 19 March 2018 | Figure No. B17141-SK-003 | Revision A    |

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

Yours sincerely



Anthony Walsh  
Manager Planning

cc Corbet Property Pty Ltd C/- TFA Project Group, [damiem.mackay@tfa.com.au](mailto:damiem.mackay@tfa.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>Material change of use</b>   |   |  |
| State transport corridors and future State transport corridors —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 development must be carried out generally in accordance with the following plan: <ul style="list-style-type: none"> <li>Proposed Site Plan prepared by TFA Project Group dated 11 April 2018, reference Drawing No. 16273 D03 and revision B.</li> </ul>  | Prior to the commencement of use and to be maintained at all times |
| 2.  | Road works comprising of the modification of the existing median on Malchi Nine Mile Road must be provided generally in accordance with the Turn Lane Concept Channelised Right Turn plan prepared by Lambert & Rehbein dated 19 March 2018, reference Figure No. B17141-SK-003 and revision A.   | Prior to the commencement of use                                   |
| 3.  | (a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road (Capricorn Highway).<br><br>(b) Any works on the land must not: <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> | (a) & (b): At all times  |
| 4.  | Direct access is not permitted between the Capricorn Highway and the subject site.  | At all times   |

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

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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 the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards
- To ensure that the impacts of stormwater events associated with the 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.

### Attachment 3—Advice to the applicant

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#### General advice

- |    |  |
|----|--|
| 1. | <p><b>Road Corridor Permit (proposed tunnel bore – water and sewer services)</b></p> <p>An application for a Road Corridor Permit is required for any ancillary works and encroachments on the State-controlled road under section 50(2) and Schedule 6 of the <i>Transport Infrastructure Act 1994</i> and Part 5 and Schedule 1 of the Transport Infrastructure (State-controlled Roads) Regulation 2006.</p> <p>Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, vegetation clearing, landscaping and planting.</p> <p>Please contact the Manager (Project Planning and Corridor Management) of the Department of Transport and Main Roads (Fitzroy District / Central Queensland Region) at <a href="mailto:FitzroyDistrict@tmr.qld.gov.au">FitzroyDistrict@tmr.qld.gov.au</a> or (07) 4931 1500 to make an application for a Road Corridor Permit (RCP).</p> |
|----|--|

**Department of State Development, Manufacturing, Infrastructure and Planning**
**Statement of reasons for application 1801-3294 SRA**

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

Departmental role: Referral agency

**Applicant details**

Applicant name: Corbet Property Pty Ltd C/- TFA Project Group

Applicant contact details: 166 Knapp Street, (PO Box 2339)  
 Fortitude Valley QLD 4006  
 damien.mackay@tfa.com.au

**Location details**

Street address: Capricorn Highway, Gracemere; Hall Road, Gracemere

Real property description: Lot 1 on RP617280; Lot 2 on RP617280

Local government area: Rockhampton Regional Council

**Development details**

Development permit: Material change of use for a Service Station and Ancillary Food and Drink Outlet

**Assessment matters**

| Aspect of development requiring code assessment | State Development Assessment Provisions, version 2.1<br>Applicable codes   |
|---|--|
| Material change of use                          | <ul style="list-style-type: none"> <li>State code 1: Development in a state-controlled road environment</li> </ul> |

**Reasons for the department's decision**

The reasons for the response are the proposed development:

- does not directly access the Capricorn Highway (state-controlled road)
- will appropriately manage stormwater and traffic so the state-controlled road will not be adversely impacted
- complies with State code 1, subject to implementation of conditions

**Response:**

| Nature of approval   | Response details         | Date of response |
|----------------------|--------------------------|------------------|
| Development approval | Approved with conditions | 8 May 2018       |

**Relevant material**

- development application
- response to an information request

- State Development Assessment Provisions published by the Department of State Development, Manufacturing, Infrastructure and Planning
- *Planning Act 2016*
- Planning Regulation 2017
- Development Assessment Rules

PLANS AND DOCUMENTS  
referred to in the REFERRAL  
AGENCY RESPONSE

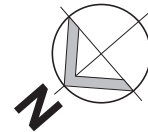


SARA ref: 1801-3294 SRA

Date: 8 May 2018

PROPERTY DESCRIPTION

LOT 1 & 2 ON RP 617280  
LGA: ROCKHAMPTON REGIONAL COUNCIL  
LOT 1 AREA: 5,984m<sup>2</sup>  
LOT 2 AREA: 13,630m<sup>2</sup>



NOTES

1. PRELIMINARY - NOT FOR TENDER OR CONSTRUCTION.
2. WY WURRY RD TO BE UPGRADED TO ACCOMMODATE B-DOUBLES AS PER TRAFFIC REPORT
3. LINEMARKING SHOWN INDICATIVE ONLY - SUBJECT TO CHANGE AT DETAIL DESIGN BY TRAFFIC ENGINEER.
4. CARPARKING & ROAD AISLES TO BE IN ACCORDANCE WITH AS2890.1 & AS2890.6.
5. STANDARD PARKING BAYS PROVIDED AT 5.4m x 2.6m WITH MINIMUM 6.6m AISLES.
6. DISABLED PARKING BAYS TO BE 5.4m x 2.4m WITH 5.4m x 2.4m SHARED BAY.
7. FOR STORMWATER TREATMENT AND DETENTION DETAILS, REFER ENGINEER'S REPORTS.
8. FOR ROAD WORKS EXTERNAL TO SITE BOUNDARY REFER TRAFFIC ENGINEER'S REPORT.

LEGEND

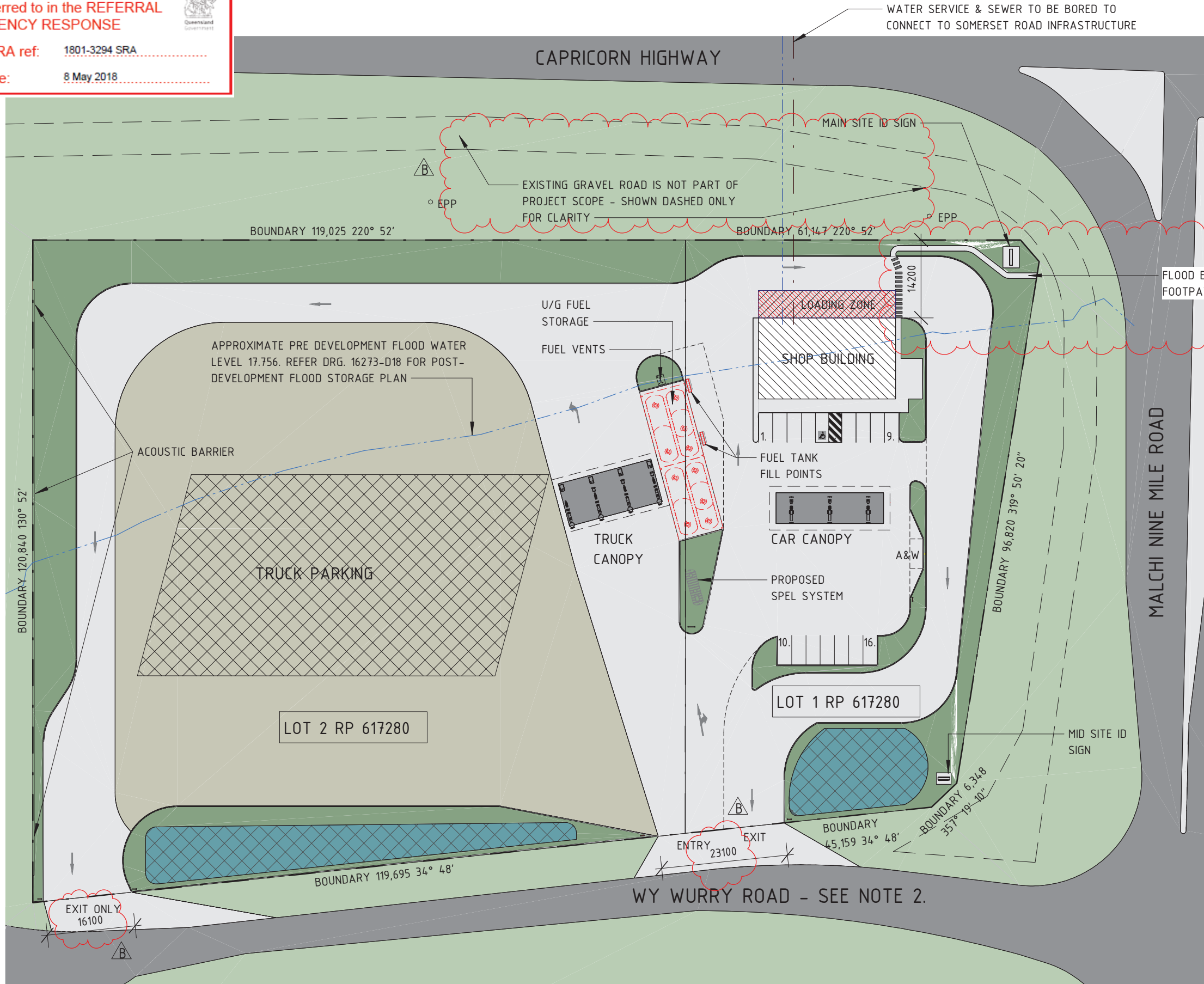
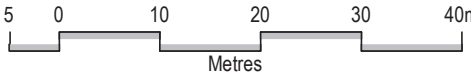
- EPP  
A&W
- EXISTING POWER POLE  
AIR & WATER POINT
- CONCRETE PAVEMENT
- LANDSCAPE
- COMPACT GRAVEL
- DETENTION BASIN
- CANOPY SLABS WITH BLACK OXIDE FINISH
- BOUNDARY
- SITE WATER SUPPLY
- SITE SEWER

SITE COVERAGE SCHEDULE

|                           |                      |       |
|---------------------------|----------------------|-------|
| SHOP (FOOTPRINT):         | 369m <sup>2</sup>    | 1.9%  |
| CAR CANOPY (FOOTPRINT):   | 110m <sup>2</sup>    | 0.5%  |
| TRUCK CANOPY (FOOTPRINT): | 140m <sup>2</sup>    | 0.7%  |
| COMPACT GRAVEL:           | 7386m <sup>2</sup>   | 37.6% |
| CONCRETE PAVEMENT:        | 7309m <sup>2</sup>   | 37%   |
| FOOTPATH:                 | 134m <sup>2</sup>    | 0.7%  |
| KERB:                     | 128m <sup>2</sup>    | 0.6%  |
| LANDSCAPE:                | 3153m <sup>2</sup>   | 16%   |
| DETENTION:                | 885m <sup>2</sup>    | 5%    |
| TOTAL AREA:               | 19,614m <sup>2</sup> | 100%  |

PARKING SCHEDULE

|                           |    |
|---------------------------|----|
| DISABLED 2.4m x 5.4m      | 1  |
| STANDARD 2.6m x 5.4m      | 15 |
| AIR & WATER 2.4m x 5.4m   | 1  |
| B-TRIPLE TRUCK 4.5m x 48m | 9  |
| B-DOUBLE TRUCK 4.5m x 26m | 3  |
| AV TRUCK 4.5m x 21m       | 2  |



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**PROJECT MANAGERS | PLANNERS  
DESIGNERS | ENGINEERS**

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| REV | DATE     | BY | DESCRIPTION                   | CHK |
|-----|----------|----|-------------------------------|-----|
| 1   | 28.08.17 | MG | DA ISSUE                      |     |
| A   | 30.11.17 | MG | DA ISSUE                      |     |
| B   | 11.04.18 | MG | AREAS UPDATED/ FOOTPATH ADDED |     |

gpc

**PROJECT DETAILS**

**SERVICE STATION DEVELOPMENT  
for CORBETS GROUP  
CNR CAPRICORN HWY & HALL  
ROAD, GRACEMERE, QLD**

**DRAWING TITLE**

**PROPOSED SITE PLAN**

**STATUS**

**DA ISSUE**

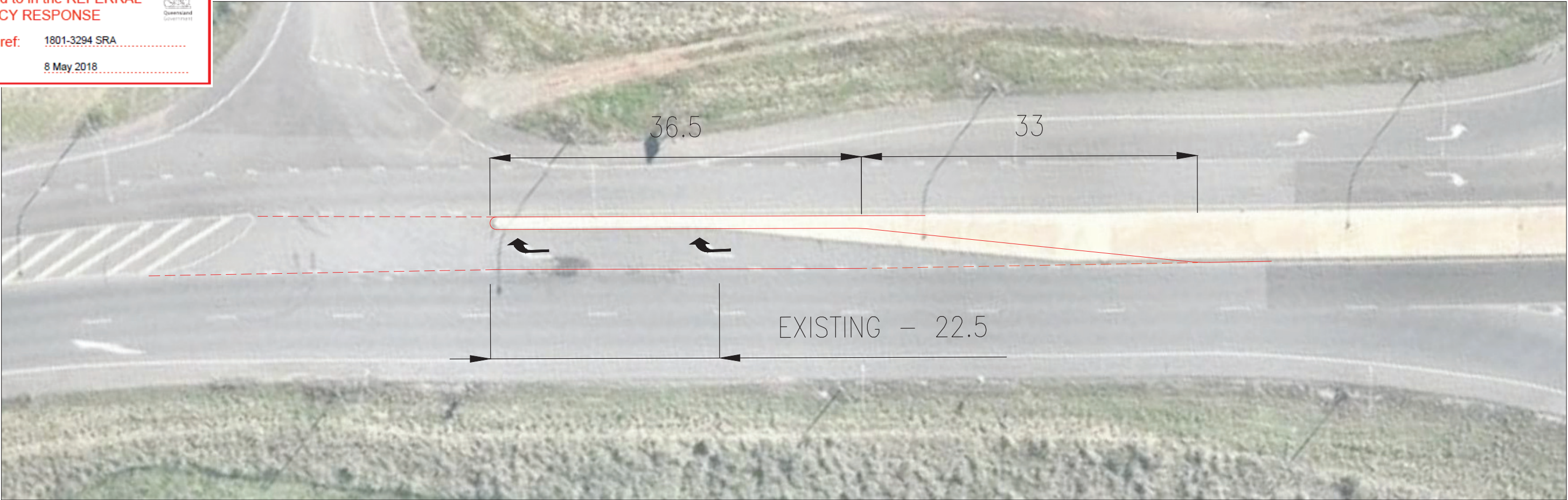
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| DRAWING NO<br>16273      | REV<br>D03                      |
|                          | B                               |



PLANS AND DOCUMENTS  
referred to in the REFERRAL  
AGENCY RESPONSE



SARA ref: 1801-3294 SRA  
Date: 8 May 2018



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SCALE 1:200 (A1)

Project:  
CNR CAPRICORN HWY AND WY WURRY ROAD  
GRACEMERE

Client:  
COBERT'S GROUP C/O: TFA PROJECT GROUP PTY LTD  
Title:  
TURN LANE CONCEPT  
CHANNELISED RIGHT TURN

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Figure No:  
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