



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

Our reference: SDA-0517-039138
Assessment Manager reference: D/40-2017
Your reference: R160701

22 May 2018

The Chief Executive Officer
Rockhampton Regional Council
enquiries@rrc.qld.gov.au

Dear Sir/Madam,

Concurrence agency response—with conditions

St Aubins Village, 73-75 Canoona Road - West Rockhampton, QLD
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of State Development, Manufacturing, Infrastructure, and Planning (the department) under section 272 of the *Sustainable Planning Act 2009* on 11 May 2017.

Applicant details

Applicant name: St Aubins Village
Applicant contact details: PO Box 1000
Buddina QLD 4575
pete@astpd.com.au

Site details

Street address: 73-75 Canoona Road - West Rockhampton
Lot on plan: 5-7 RP603199
Local government area: Rockhampton Regional

Application details

Proposed development: Development Permit for a Material Change of Use (Function Facility with Ancillary Short-Term Accommodation and Food & Drink Outlet)

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material change of use	Development permit	Function Facility, Food and Drink (Tea House), Short Term Accommodation (3 x cabins, 12 guests)	Impact Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 2, Item 19—Queensland heritage place

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further advice

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

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 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 MCU of lots 5 & 6 on RP603199 as amended in red	Capricorn Survey Group CQ	received 11 May 2017	6499-01-MCU (1/1)	-

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 at RockhamptonSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'AWalsh', is positioned above the typed name.

Anthony Walsh
Manager Planning—Fitzroy and Central

cc: St Aubins Village, pete@astpd.com.au
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further advice
Attachment 4—Approved Plans and Specifications

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Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
<p>Queensland heritage place—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of the Department of Environment and Science to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
1.	<p>The development of the Queensland Heritage Place must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • <i>Proposed MCU of lots 5 & 6 on RP603199</i> prepared Capricorn Survey Group CQ, received 11 May 2017, reference 6499-01-MCU (1/1), as amended in red to exclude car parking from lots 5 and 6 on RP603199 and to provide for temporary marquees only. 	<p>Prior to the commencement of use and to be maintained at all times</p>
2.	<p>Provide written notice of the commencement of the Function Facility, Food and Drink (Tea House) and Short Term Accommodation to Environmental Services and Regulation, Department of Environment and Science at palm@des.qld.gov.au.</p>	<p>Within 10 working days of the commencement of the material change of use</p>

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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 facilitate the monitoring of the development works for compliance purposes.

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Attachment 3—Further advice

General advice	
1.	Any development that consists of tree removal, paving or dense car parking will require a development application. This application is to include an assessment of the historical landscape and an assessment of the Tree Protection Zones (TPZ) of all trees by an arborist. Car parking is to avoid areas that could affect the viability of mature trees or detrimentally impact the landscape/setting.
Further development permits, compliance permits or compliance certificates	
2.	A development permit for any building work necessary to implement the material change of use is required to be obtained before the development can be carried out, and the permit application must be referred to the Chief Executive administering the <i>Planning Act 2016</i> .

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Attachment 4—Approved plans and specifications

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ADAMS & SPARKES

PROPOSED MCU OF
LOTS 5 & 6 ON RP603199

73-75 CANOONA RD,
WEST ROCKHAMPTON

REAL PROPERTY DESCRIPTION
Lot/Plan: Lots 5 & 6 on RP603199
Area: 407m² each (Deed)
Parish: Rockhampton
County: Livingstone
Locality: West Rockhampton
Local Authority: Rockhampton Regional Council

NOTES
This plan was prepared for Adams & Sparkes from field survey for the purpose of designing new constructions on the subject land and should not be used by any other persons for any other purpose.
Property boundaries have not been reinstated or marked at the time of survey and are approximate only, based on appropriate boundary considerations.
Where possible, underground services have been located by field survey. Some services shown herein are compiled from services plans and/or plans provided by the client and are noted accordingly on the plan.
Prior to any design, excavation or construction on site, the relevant authorities, and a qualified service locator should be engaged to ensure all services that may be affected by any future works have been located.
These plans have been prepared as verification plans only. Some text R/L's have been omitted for clarity. Please refer to the relevant 3D data files for any spatial interrogation requirements.
Any discrepancies should be verified in writing with Capricorn Survey Group (CG) Pty Ltd.
This note is an integral part of this plan.

LEGEND

SERVICES LEGEND

- UG Sewerage Line
- UG Stormwater Line
- Overland Flow/Direction
- UG Electrical Line
- OH Electrical Line
- UG Communication Line
- UG Water Line
- AG Water Line
- UG Gas Line
- Top of Bank
- Top of Bank
- CL of Bitumen
- Line Marking
- Fence Line
- Cable

CONTOUR LEGEND

- 0.25m Interval
- 1.00m Interval

DATE: Vertical Datum: AHD Vides PSM 40189 RL 8.073
Horizontal Datum: MGA94
Contour Interval: 0.25m, 1.0m Index
Co-ord System: Arbitrary

WARNING

LOCATION AND CONNECTIVITY OF UG SERVICES SHOWN HEREON HAVE BEEN DETERMINED BY DIRECT ACCESS OR COMPILED FROM SERVICE PLANS ONLY. FURTHER INVESTIGATION MAY BE REQUIRED TO DETERMINE LOCATIONS OF ALL UNACCESSIBLE SERVICES. NO TELECOMMUNICATIONS SEARCHES HAVE BEEN UNDERTAKEN AT THE TIME OF SURVEY.

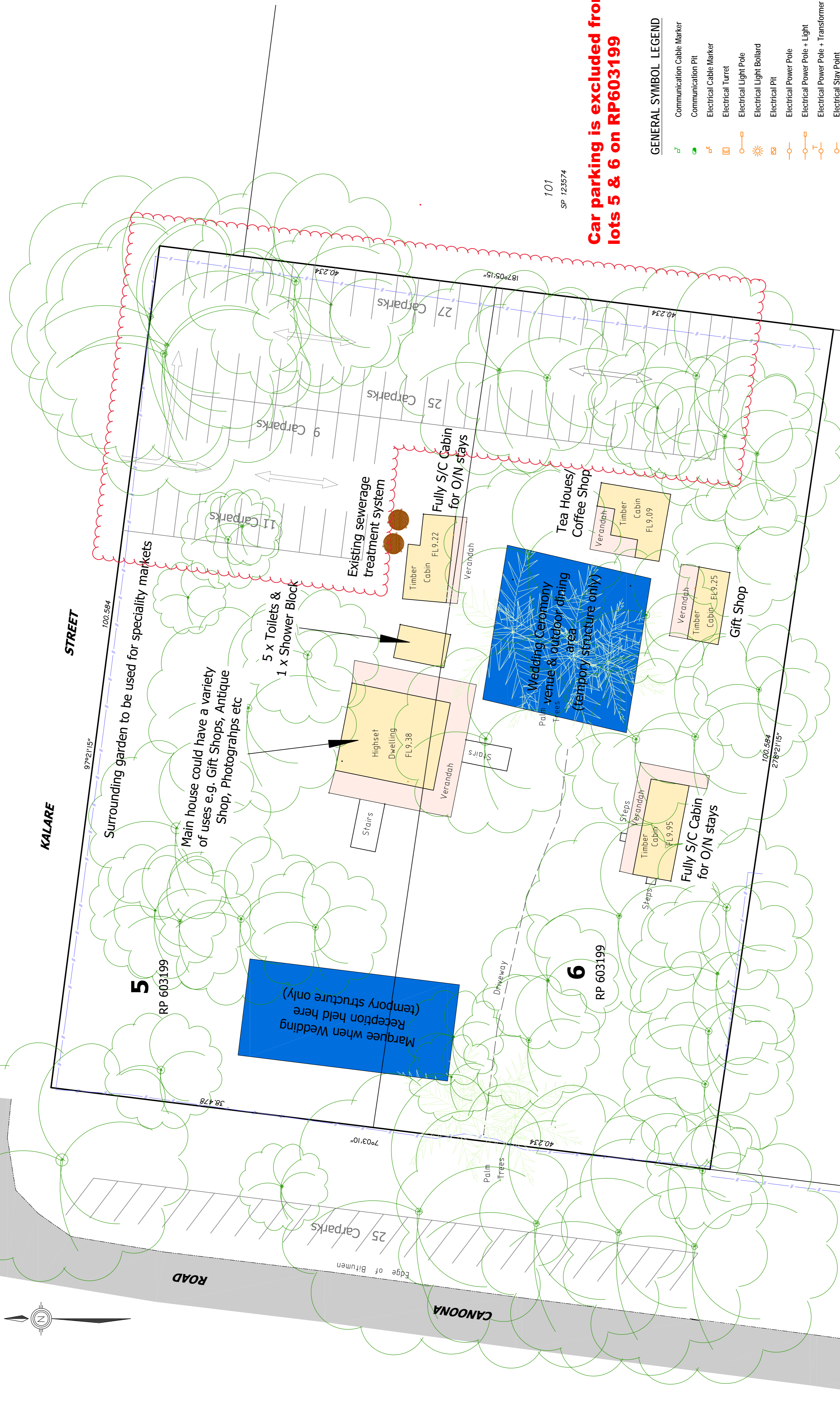
REVISION

Rev.	Date	Details	Authorised

CREATED BY: capricornsurveygroup.com.au
SURVEYING & PLANNING SOLUTIONS
07 4921 5199 | rcp@capricornsurvey.com.au | 132 Victoria Parade, Rockhampton QLD 4700

SCALE: 1:250 @ A1
DRAWING NUMBER: 6499-01-MCU (1/1)
REVISION: -

Nominal carpark size: 5.5 x 2.5
Number of carparks: 72



**Car parking is excluded from
lots 5 & 6 on RP603199**

GENERAL SYMBOL LEGEND

- Communication Cable Marker
- Communication Pit
- Electrical Cable Marker
- Electrical Turret
- Electrical Light Pole
- Electrical Light Bollard
- Electrical Pit
- Electrical Power Pole
- Electrical Power Pole + Light
- Electrical Power Pole + Transformer
- Electrical Stay Point
- Gas Valve
- Sewerage MH
- Stormwater MH
- Stormwater Pit
- Water Fire Hydrant
- Water Meter
- Water Valve
- Water Tap / Irrigation Tap
- Water Conduit Marker
- Guide Sign
- Bollard
- Flag Pole
- Australia Post Box
- Tree

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: SDA-0517-039138
Date: 22 May 2018

**Amended in red by SARA on
22 May 2018**

Overflow Car parking if required

