

# PUBLIC NOTIFICATION



<b>Approval Sought:</b>	Material Change of Use and Operational Works
<b>Proposed Development:</b>	Office and Advertising Devices (canopy sign and business name plate sign x 2)
<b>Where:</b>	1/12 Archer Street, Rockhampton City
<b>Lot Description:</b>	Lot 1 on SP289456
<b>Application Reference:</b>	D/35-2026

**Make a submission from:**

**26 March 2026 to 17 April 2026**

**You may make a submission to Rockhampton Regional Council**

PO BOX 1860, Rockhampton QLD 4700

Email: [enquiries@rrc.qld.gov.au](mailto:enquiries@rrc.qld.gov.au)

Phone: 07 4932 9000 or 1300 22 55 77

[Click here to view the 'Guide to public notification of development and change applications'](#)

For more information on planning requirements within the Rockhampton Region feel free to visit [www.rrc.qld.gov.au](http://www.rrc.qld.gov.au)



# DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

## PART 1 – APPLICANT DETAILS

### 1) Applicant details

Applicant name(s) (individual or company full name)	Opulen Investments Pty Ltd c/- Gideon Town Planning
Contact name (only applicable for companies)	Gideon Genade
Postal address (P.O. Box or street address)	Po Box 450
Suburb	Rockhampton City
State	Queensland
Postcode	4700
Country	Australia
Contact number	07 4806 6959
Email address (non-mandatory)	info@gideontownplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	GTP 2608

#### 1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

### 2) Owner's consent

#### 2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application  
 No – proceed to 3)

## PART 2 – LOCATION DETAILS

### 3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

#### 3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**  
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		1/12	Archer Street	Rockhampton City
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4700	1	SP289456	Rockhampton Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

#### 3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

**Note:** Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

#### 3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application  
 Not required

#### 4) Identify any of the following that apply to the premises and provide any relevant details

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

**5) Are there any existing easements over the premises?**

*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).*

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

**6.1) Provide details about the first development aspect**

a) What is the type of development? *(tick only one box)*

- Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? *(tick only one box)*

- Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment     Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Office

e) Relevant plans

*Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

**6.2) Provide details about the second development aspect**

a) What is the type of development? *(tick only one box)*

- Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? *(tick only one box)*

- Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment     Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

business plate and canopy signage

e) Relevant plans

*Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

**6.3) Additional aspects of development**

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

**6.4) Is the application for State facilitated development?**

- Yes - Has a notice of declaration been given by the Minister?
- No

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input checked="" type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

**Division 1 – Material change of use**

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

**8.1) Describe the proposed material change of use**

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Office	Office		35

**8.2) Does the proposed use involve the use of existing buildings on the premises?**

- Yes
- No

**8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?**

- Yes – provide details below or include details in a schedule to this development application
- No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

**Division 2 – Reconfiguring a lot**

**Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

**9.1) What is the total number of existing lots making up the premises?**

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**9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)**

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)



14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

N/A

## PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Rockhampton Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

## PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

- No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity



- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

**Matters requiring referral to the local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)
- Heritage places – Local heritage places

**Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:**

- Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- Infrastructure-related referrals – Oil and gas infrastructure

**Matters requiring referral to the Brisbane City Council:**

- Ports – Brisbane core port land

**Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:**

- Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)
- Ports – Strategic port land

**Matters requiring referral to the relevant port operator, if applicant is not port operator:**

- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)

**Matters requiring referral to the Chief Executive of the relevant port authority:**

- Ports – Land within limits of another port (*below high-water mark*)

**Matters requiring referral to the Gold Coast Waterways Authority:**

- Tidal works or work in a coastal management district (*in Gold Coast waters*)

**Matters requiring referral to the Queensland Fire and Emergency Service:**

- Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

**18) Has any referral agency provided a referral response for this development application?**

- Yes – referral response(s) received and listed below are attached to this development application
- No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (*if applicable*).

## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

- I agree to receive an information request if determined necessary for this development application  
 I do not agree to accept an information request for this development application

**Note:** By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

## PART 7 – FURTHER DETAILS

### 20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- Yes – provide details below or include details in a schedule to this development application  
 No

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	D/184-2015	28/04/2021	Rockhampton Regional Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

### 21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- Yes – a copy of the receipted QLeave form is attached to this development application  
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid  
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

### 22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached  
 No

## 23) Further legislative requirements

### Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- No

**Note:** Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

### Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

**Note:** If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.



### Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

**Note:** See guidance materials at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.



### **Tidal work or development within a coastal management district**

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - A certificate of title

No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### **Queensland and local heritage places**

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

### **Decision under section 62 of the Transport Infrastructure Act 1994**

23.14) Does this development application involve new or changed access to a state-controlled road?

Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

No

### **Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation**

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

**Note:** See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

**Note:** This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

**Note:** Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable



**25) Applicant declaration**

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

**Note:** It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager’s and/or referral agency’s website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY**

Date received:  Reference number(s):

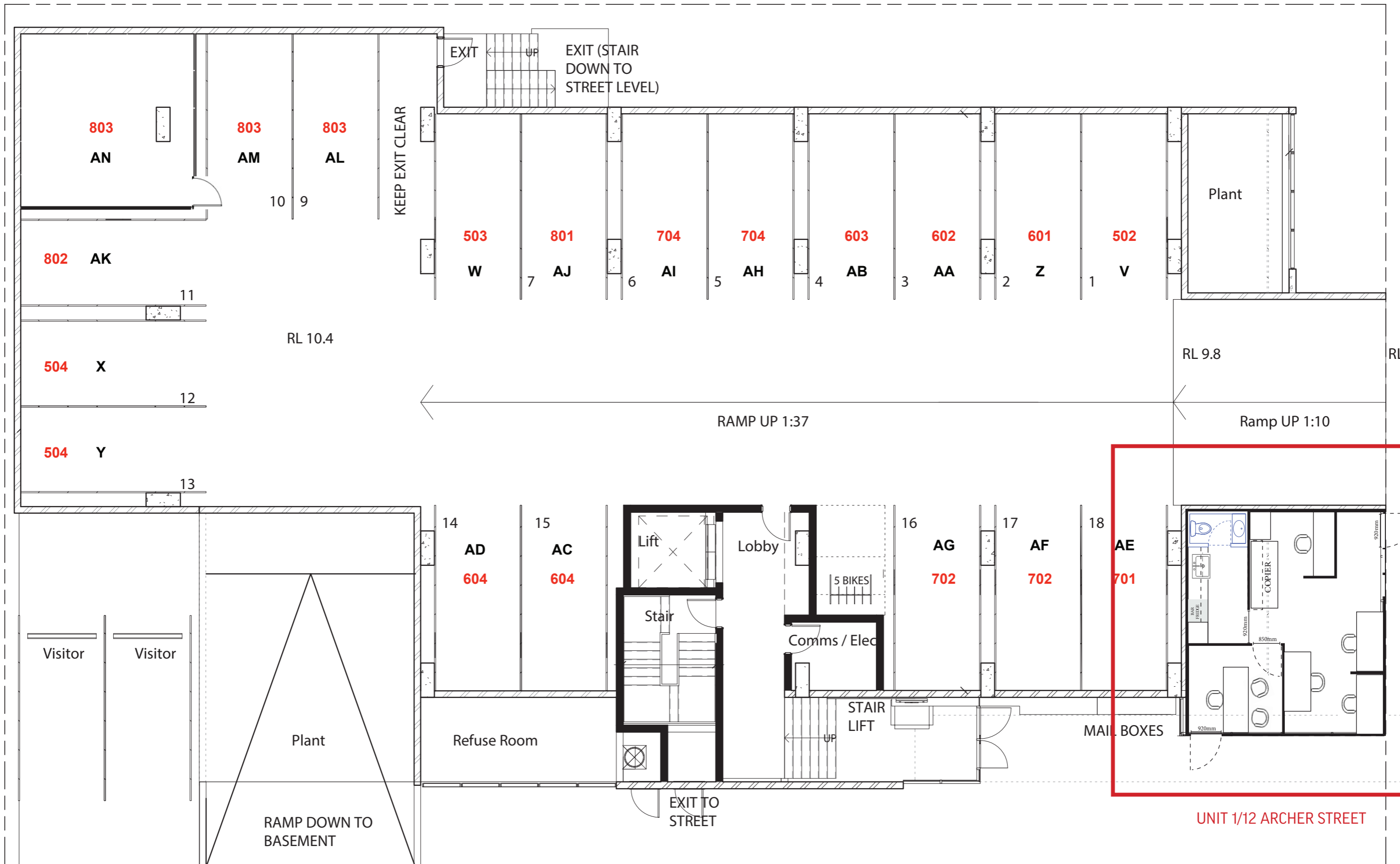
**Notification of engagement of alternative assessment manager**

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

**QLeave notification and payment**

*Note: For completion by assessment manager if applicable*

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	



Rev.	Date	Description	Iss.	Appr.
A	19.10.16	For information	LH	PW
B	03.11.16	Plan & Elevation update	LH	PW
C	09.02.17	Plan & Elevation Updates	LH	PW
D	22.04.20	4 Units Per Typical Floor	PW	PW
E	26.05.20	Amend 4 Unit per Floor	PW	PW
F	12.06.20	Tenancy Plan Updated	PW	PW
G	16.02.21	Minor Amendment	PW	PW

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Project  
**LOFT on the Lane**  
 Archer Street, ROCKHAMPTON Queensland

Project Number  
**715107**

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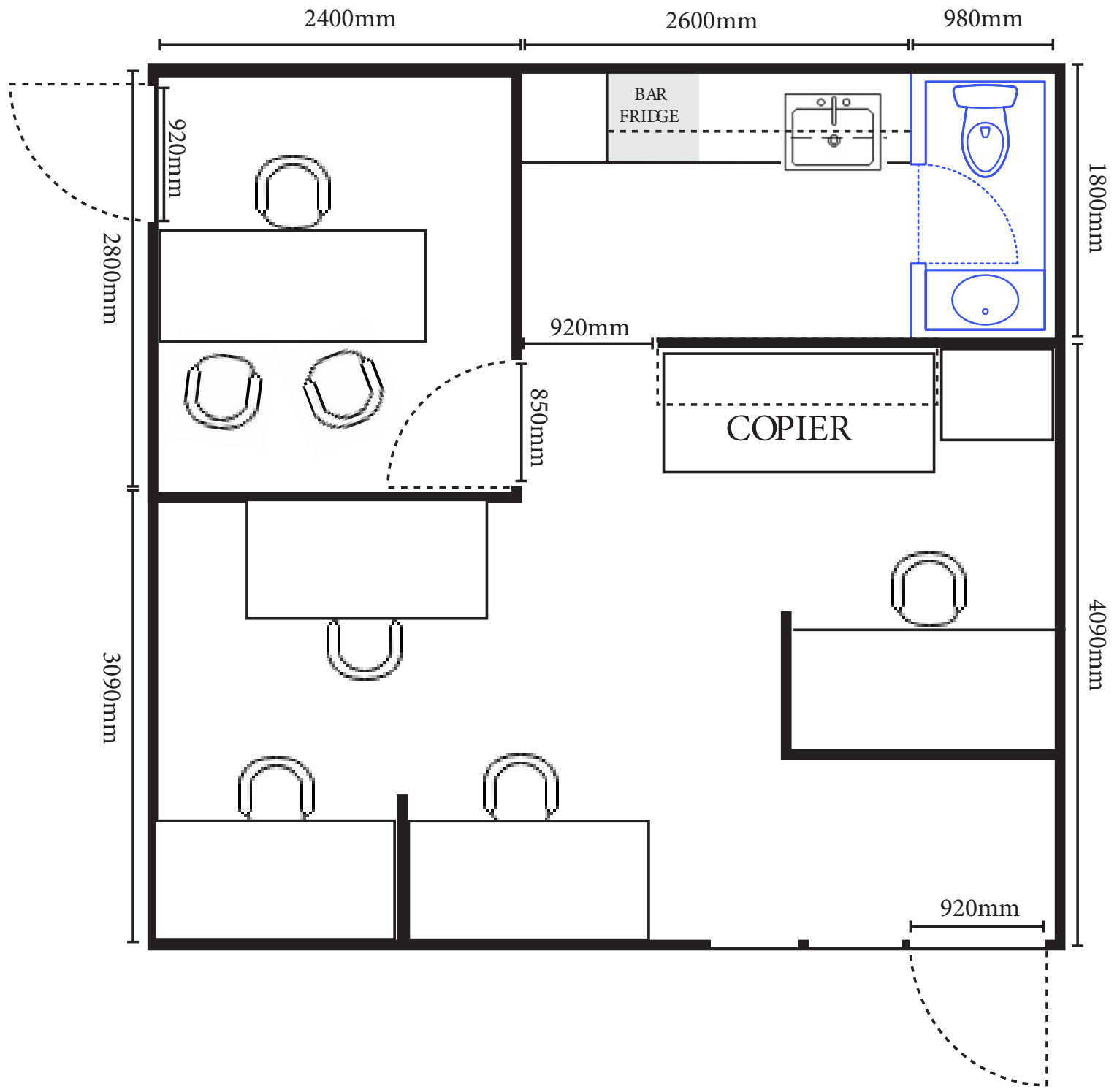
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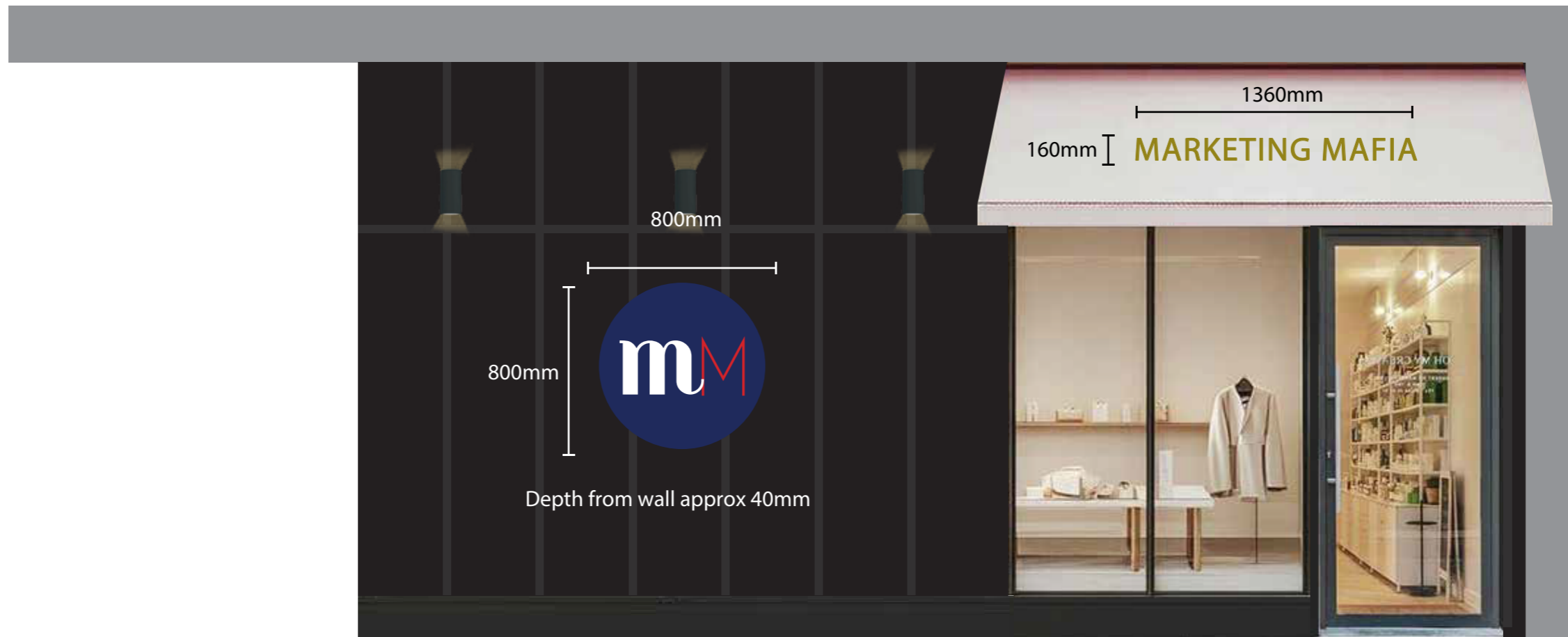
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Board and Batten Look with Hardie™ Fine Texture Cladding and Hardie™ Axent™ Trim

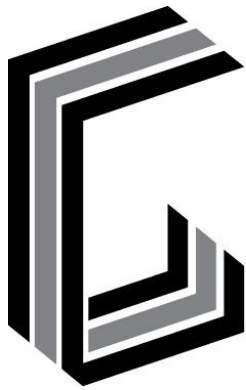


Archer Street

James Hardie  
Exotec Facade Panel



Quay Lane



**GIDEON**  
TOWN PLANNING

**PLANNING REPORT**

**MATERIAL CHANGE OF USE  
FOR AN OFFICE AND OPERATIONAL WORK  
ASSOCIATED WITH AN ADVERTISING DEVICE**

**1/12 ARCHER STREET  
ROCKHAMPTON CITY QLD 4700**

**LOT 1 SP289456**

**Opulen Investments Pty Ltd**

2 March 2026

# DOCUMENT CONTROL SHEET

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## 1.0 INTRODUCTION

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This Planning Report has been prepared on behalf of *Opulen Investments Pty Ltd* in support of a Development Application for Material Change of Use for an Office located at 1/12 Archer Street, Rockhampton City, on land described as Lot 1 SP289456.

In accordance with the *Rockhampton Region Planning Scheme 2015* (Planning Scheme) and pursuant to the Planning Act 2016, the proposed development constitutes Assessable Development in the High Density Residential Zone, requiring a Development Permit for Material Change of Use (Impact Assessment) and Operational Work Associated with an Advertising Device (canopy sign and business name plate sign x 2).

The proposed development is to establish a professional office within the existing ground-floor commercial tenancy on the subject site. The tenancy was previously approved as a Food and Drink Outlet, and the proposal involves an internal fit-out to accommodate an office. No changes to the building footprint or alterations to existing access and parking arrangements are proposed. The proposal also includes installing a canopy sign over the main entrance door on Archer Street, as well as two business plate signs attached to the wall, one on the Archer Street frontage and the other on Quay Lane.

It is considered that the proposal is consistent with the overall outcomes of the High Density Residential Zone and Advertising Devices Code based on the following:

- The office is located wholly within the approved ground floor commercial tenancy of an existing high density residential building and does not compromise the primary residential function of the zone.
- The proposal maintains the approved built form, height and density of the development, ensuring continued consolidation of multiple dwellings at higher densities.
- The non-residential use is small-scale, confined to ground level and supports the convenience and service needs of residents and the surrounding community.
- The development does not generate adverse amenity impacts and maintains residential amenity in terms of traffic, noise and built form.
- The proposal represents appropriate mixed-use development within the zone and does not expand commercial activity beyond the existing tenancy or undermine the role and function of nearby centres.
- The proposed signage is appropriately scaled, and its carefully considered design enhances the articulation of the façade.
- The proposed signage does not relate to third-party advertising.

This report addresses the relevant Codes and Policies of the Planning Scheme and relevant State planning instruments. Supporting information is provided to identify compliance with the acceptable outcomes of the applicable planning scheme codes and demonstrate planning merit for the proposed development.

The proposed development is considered to satisfy the relevant requirements of the regional, State, and local planning instruments. The development accords with the relevant Planning Scheme Codes and maintains the outcomes sought for the High Density Residential Zone. It is considered that the proposal has merit and warrants favourable consideration by the Council.

## 2.0 PROJECT OVERVIEW

### 2.1 Site Details

<b>Property Address:</b>	1/12 Archer Street, Rockhampton City
<b>Property Description:</b>	Lot 1 SP289456
<b>Encumbrances:</b>	Deed of Grant No. 19517004 (ALLOT 12 SEC 27)
<b>Registered Owner</b>	Opulen Investments Pty Ltd (Refer to <i>Appendix B – Title Search</i> )
<b>Total Site Area:</b>	1,005m <sup>2</sup> (38m <sup>2</sup> tenancy)

### 2.2 Application Details

<b>Applicant:</b>	<b>Opulen Investments Pty Ltd</b> c/- Gideon Town Planning
<b>Approval Type:</b>	Development Permit for Material Change of Use and Operational Work
<b>Description of proposal</b>	Office Advertising device
<b>Local Government Area:</b>	Rockhampton Regional Council
<b>Assessment Manager:</b>	Rockhampton Regional Council
<b>Planning Scheme:</b>	Rockhampton Region Planning Scheme 2015
<b>Zoning:</b>	High Density Residential Zone
<b>Overlays:</b>	<ul style="list-style-type: none"><li>• Acid Sulphate Soils – Land above 5m and below 20m AHD</li><li>• Airport Lighting Area – 6km buffer</li><li>• Airport Obstacle Limitations – 20m limit</li><li>• Airport Wildlife Hazard Area – 8km buffer</li><li>• Bicycle Network – Major Urban Onroad Routes</li><li>• Flood Hazard (Local Catchment) – DFE</li><li>• Road Hierarchy – Major Urban Collector &amp; Urban Access Street</li></ul>
<b>Level of Assessment:</b>	Office - Impact Assessment Advertising device – Code Assessment
<b>Relevant Code:</b>	<u>Zone and Development Codes:</u> <ul style="list-style-type: none"><li>• High Density Residential Zone Code</li><li>• Access, Parking and Transport Code</li><li>• Landscape Code</li><li>• Stormwater Management Code</li><li>• Waste Management Code</li><li>• Water and Sewer Code</li><li>• Advertising Devices Code</li></ul> <u>Overlay Codes</u> <ul style="list-style-type: none"><li>• Acid Sulphate Soils Overlay Code</li><li>• Airport Environs Overlay Code</li><li>• Flood Hazard Overlay Code</li></ul>
<b>Referral Agencies:</b>	N/A
<b>Regional Plan:</b>	Central Queensland Regional Plan 2013

## 3.0 CHARACTERISTICS OF SITE AND SURROUNDING AREA

### 3.1 Site Details and Location

The subject site is located at 1/12 Archer Street, Rockhampton City, on land described as Lot 1 SP289456. It is located within the Rockhampton CBD, within the suburb of Rockhampton City. The subject site is within the High Density Residential Zone and is surrounded by other High Density Residential lots along the northwest and northeast boundaries. Lots within the Principal Centre Zone surround the site to the southwest and southeast (Business Services Precinct opposite Quay Lane and Core Precinct opposite Archer Street). These lots are zoned for a mix of residential and commercial uses.



Figure 1 Site Location Context  
Source: Queensland Globe

### 3.2 Site Characteristics

#### 3.2.1 Area & Configuration

The overall site has a rectangular configuration measuring approximately 1,005m<sup>2</sup>, with road frontages of approximately 25 metres to Archer Street (Major Urban Collector) and 40 metres to Quay Lane (Urban Access Street).

The subject tenancy of this application measures 38m<sup>2</sup>, located on the ground floor of the building on-site.

#### 3.2.2 Topography and landscaping

The subject site is entirely flat and clear of vegetation.

### 3.2.3 Existing Infrastructure and Build Form

The subject site is currently occupied by a ten-story building comprising 31 dwelling units and a single commercial tenancy, with a gross floor area of 38 m<sup>2</sup>, approved for a Food and Drink Outlet under Development Permit D/184-2015.

### 3.2.4 Vehicle access and car parking

The subject site features an existing vehicle access point onto Archer Street, a Major Urban Collector road.

The site also features thirty-nine (39) existing on-site parking spaces spread across the ground level and basement level parking areas.

### 3.2.5 Urban Services

The subject site is serviced by the following urban services:

- Water infrastructure is located within Archer Street and Quay Lane (blue on insert map below)
- Sewer infrastructure is located within Quay Lane (maroon on insert map below)
- Stormwater infrastructure is available within Archer Street and Quay Lane
- Electrical infrastructure, not owned or managed by Council, is available along the road frontage of the subject sites.
- Telecommunications infrastructure, not owned or managed by Council, is available along the road frontage of the subject sites.

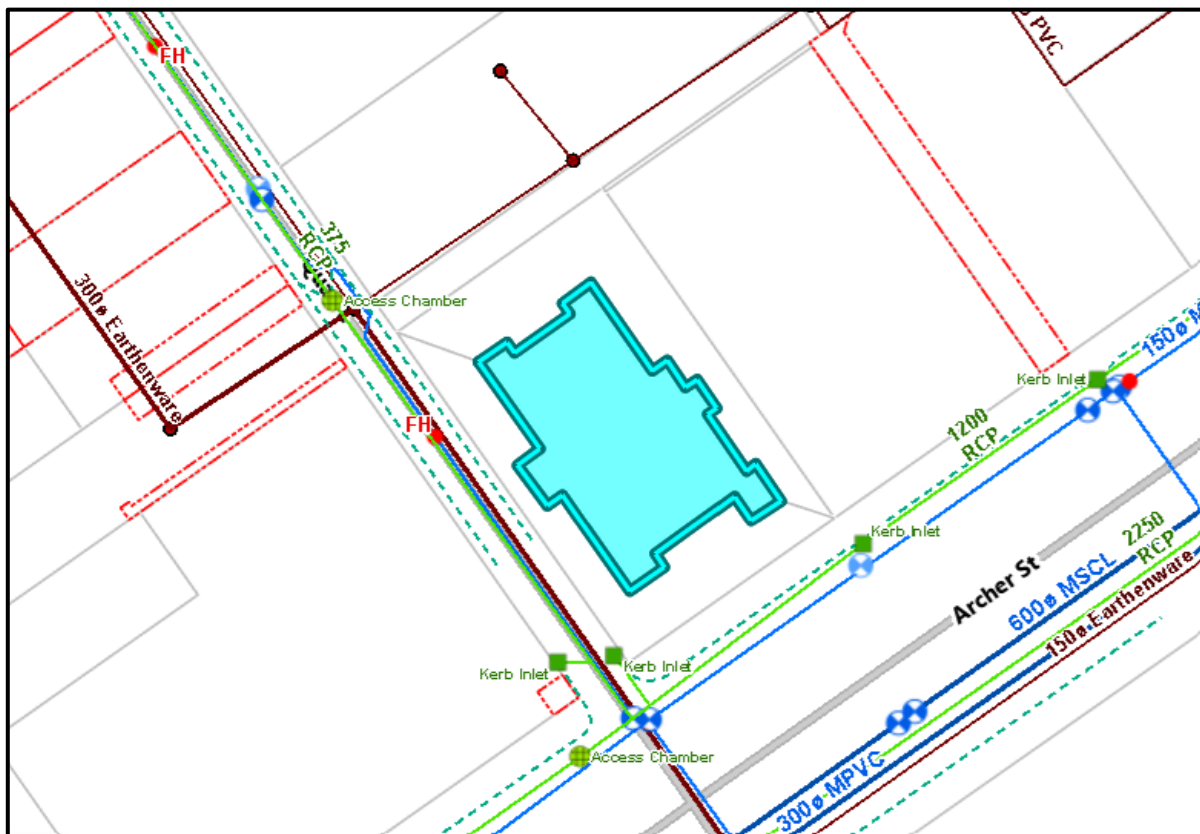


Figure 2 Council Infrastructure  
Source: RRC Interactive Mapping

### 3.2.6 Easements

The subject site does not contain any easements.

## 4.0 DEVELOPMENT PROPOSAL

### 4.1 Proposal Description

The proposed development seeks a Development Permit for a Material Change of Use for an Office within an existing ground-floor commercial tenancy, as well as Operational Work for an Advertising Device for business plate and canopy signage at 1/12 Archer Street, Rockhampton City (Lot 1 on SP289456).

To accommodate the proposed office, the tenancy, which has a gross floor area of 38m<sup>2</sup>, will undergo an internal fit-out and an upgrade to the external façade to present an attractive, contemporary interface to the street, consistent with the character of the surrounding streetscape.

No changes are proposed to the approved building footprint, height, access arrangements, parking layout, or overall built form. The tenancy will retain its existing ground-floor frontage to Archer Street. The proposal represents the adaptive reuse of an existing approved commercial tenancy within a mixed-use building containing multiple dwellings above, and makes efficient use of existing infrastructure and services without altering the approved built form.

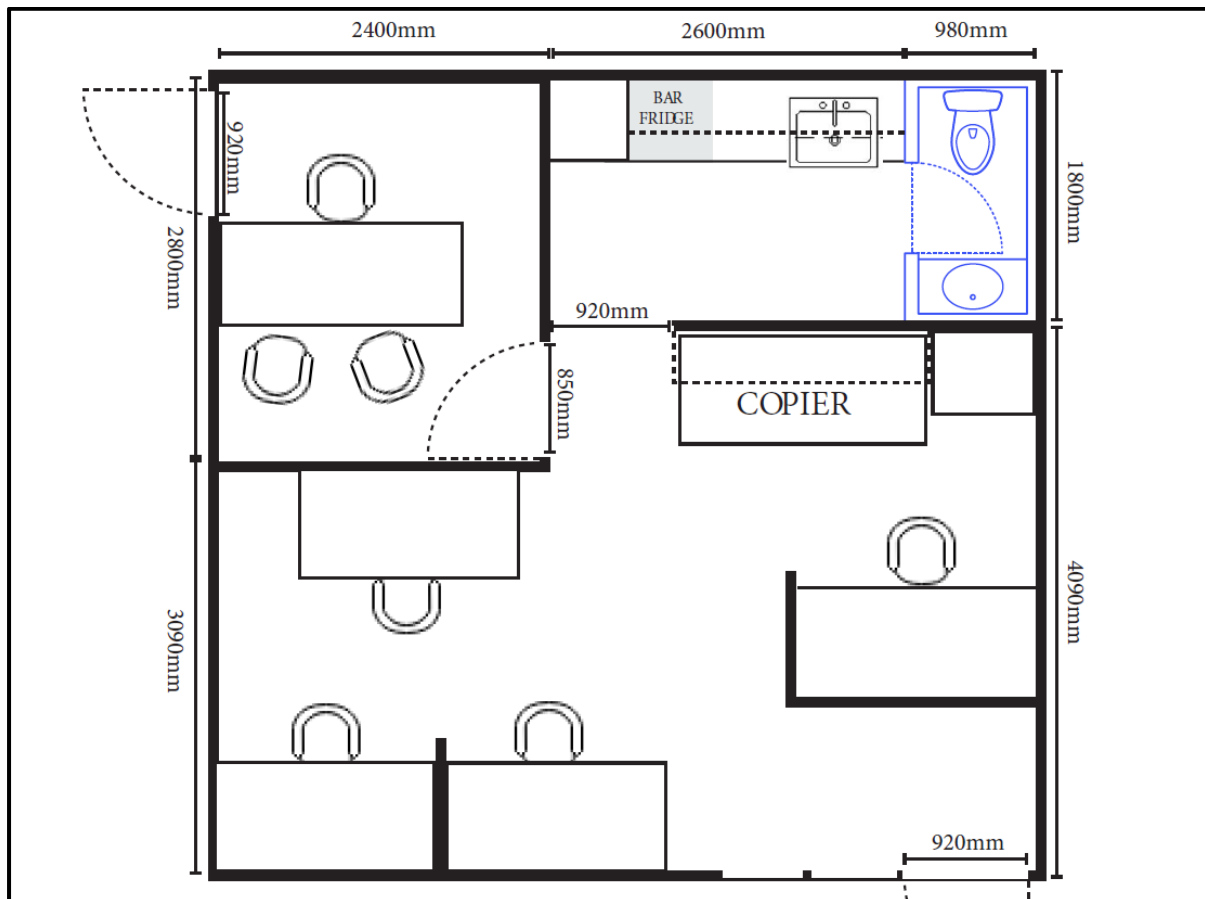


Figure 3 Proposed Floor Plan

Source: Owner

The proposed office will comprise a reception and waiting area, open-plan workstations, a meeting room, a kitchenette and associated staff amenities.

A refined architectural palette has been adopted for the building's exterior, incorporating large windows and a glazed front entry door. The Archer Street frontage will feature a board-and-batten treatment with integrated feature lighting, while the Quay Lane elevation will be finished with horizontal-joint cladding panels. The proposed design responds cohesively to, and

integrates with, the established character and overall architectural expression of the existing residential building.

#### 4.1.1 Access and car parking

The development will retain the existing vehicular access from Archer Street, and the approved basement and ground-level parking arrangements established under D/184-2015. No changes to access, parking layout or site circulation are proposed.

Although the proposed tenancy will operate as a shop, which attracts a parking rate of one (1) space per 30m<sup>2</sup> of gross leasable floor area, the proposal does not result in any increase in gross floor area and represents a change of use within an existing commercial tenancy.

The previous approved use of the premises was a food and drink outlet, which required one (1) space per 15m<sup>2</sup> of gross floor area for seating areas. As such, the former use generated a higher parking demand than the proposed shop use.

Given that the existing car parking provision was sufficient to accommodate the previous higher-demand use, it is considered that the existing parking supply is adequate to service the proposed tenancy. Accordingly, no additional car parking spaces are required as part of this application.

#### 4.1.2 Landscaping

Development proposes no external works. Therefore, no additional landscaping will be provided.

#### 4.1.3 Operating Hours

The development will have regular business hours, generally Monday–Friday, 8:00 am – 6:00 pm.

#### 4.1.4 Stormwater Management

The development proposes no external works. Existing stormwater management practices will be retained.

#### 4.1.5 Waste Management

Due to the nature of the proposed office, the development will utilise the waste management practices approved under D/184-2015.

#### 4.1.6 Services

The development will retain all existing connections to all services, including water, sewer, electricity, and telecommunications.

#### 4.1.7 Advertising Devices



Figure 4 Proposed Advertising Devices along Archer Street and Quay Lane

Source: Owner

A canopy sign is proposed above the main entry door and window on the Archer Street frontage. The canopy will extend the full width of the door and window opening, with the business name displayed across the canopy, approximately 1360 mm long and 160 mm wide.

To the west of the canopy, a circular wall-mounted business identification sign featuring the business initials is proposed. The sign will measure approximately 800 mm in diameter.

On the Quay Lane frontage, an additional wall mounted business identification plate is proposed, measuring approximately 2150 mm in length and 250 mm in width.

The advertising devices are proportionate in scale and thoughtfully designed to complement the building. The use of varied colours, finishes, and materials creates a refined, high-quality aesthetic, while also contributing positively to the articulation and visual interest of the façade.

## 5.0 REVIEW OF LEGISLATIVE REQUIREMENTS

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### 5.1 Assessment Overview

#### 5.1.1 Matters to be assessed

In accordance with the *Rockhampton Region Planning Scheme 2015* and, in particular, in accordance with *Table 5.4.1.3 Table of Assessment for Material Change of Use in the High Density Residential Zone*, the proposed development is subject to **Impact Assessment**.

**According to Section 45(5) of the Planning Act:**

"(5) An impact assessment is an assessment that—

- a) *must be carried out—*
  - i. *against the assessment benchmarks in a categorising instrument for the development; and*
  - ii. *having regard to any matters prescribed by regulation for this subparagraph; and*
- b) *may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise."*

**Assessment benchmarks are described in Section 30 of the Planning Regulation 2017 ("Planning Regulation"):**

- (1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.
- (2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—
  - a) *the assessment benchmarks stated in—*
    - i. *the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
    - ii. *the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
    - iii. *a temporary State planning policy applying to the premises;*
  - b) *(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;*
  - c) *(c) if the local government is an infrastructure provider—the local government's LGIP*
- (3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development."

The following sections include an assessment of the proposal against the relevant components of the *Rockhampton Region Planning Scheme 2015* and the relevant State Government planning instruments and legislative requirements.

## 5.2 Rockhampton Region Planning Scheme 2015

### 5.2.1 Planning Scheme Definitions

Under the *Rockhampton Region Planning Scheme 2015*, the proposal has been defined as:

#### Office—

- (a) means the use of premises for—
- (i) providing an administrative, financial, management or secretarial service or function; or
  - (ii) the practice of a profession; or
  - (iii) providing business or professional advice or services; but
- (b) does not include the use of premises for making, selling or hiring goods.

The use, as described in section 4, aligns with the above land use definition.

#### Canopy Sign-

*A canopy sign is any advertising device painted or applied onto a canopy structure.*

#### Business name plate sign or home-based business sign –

*A business name plate sign or home-based business sign is any advertising device intended to display the name and occupation of the business occupants and may include the hours of operation of the business.*

The proposed advertising devices described in section 4 align with the above advertising device definitions.

### 5.2.2 Planning Scheme Zone

The subject site is located within the High Density Residential Zone under the *Rockhampton Region Planning Scheme 2015*.

### 5.2.3 Level of Assessment

As previously discussed, the proposed Material Change of Use in accordance with *Table 5.4.1.3 Table of Assessment for Material Change of Use in the High Density Residential Zone* within the *Rockhampton Region Planning Scheme 2015* is **Impact Assessable**.

### 5.2.4 Planning Scheme Overlays and Codes

The site is affected by the following Planning Scheme Overlays.

Table 1 Planning Scheme Overlays and Codes

Overlays	Relevant Code	Comment
Acid Sulfate Soils – Land above 5m and below 20m AHD	Acid Sulfate Soils Overlay Code	The proposal does not involve any filling or excavation. Therefore, it is not deemed necessary to address the relevant code in full. This overlay is not further discussed as part of this application.
<ul style="list-style-type: none"><li>• Airport Lighting Area – 6km buffer</li><li>• Airport Obstacle Limitations – 20m limit</li><li>• Airport Wildlife Hazard Area – 8km buffer</li></ul>	Airport Environs Overlay Code	The proposal does not involve any buildings over the prescribed height limit. Therefore, it is not deemed necessary to address the relevant code in full. This overlay is not further addressed as part of this application.
Bicycle Network – Major Urban Onroad Route	N/A	Noted.
Flood Hazard (Local Catchment) – DFE	Flood Hazard Overlay Code	The proposal does not involve any new buildings or any other external construction. Therefore, it is not

deemed necessary to address the relevant code in full. This overlay is not further addressed as part of this application.

Road Hierarchy	N/A	It is noted that Archer Street is a Major Urban Collector and Quay Lane is an Urban Access Street, as per the planning scheme.
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The proposed development is consistent with the outcomes sought for the Planning Scheme Overlay provisions as they apply to the subject site.

### 5.2.5 Other Planning Scheme Codes

The following other Planning Scheme Codes have been identified as being relevant to the assessment of proposed development:

**Table 2 Other Planning Scheme Codes**

Code	Comment
High Density Residential Zone Code	The proposed development is consistent with the purpose of the Specialised Centre Zone Code. An assessment of the proposed development against the code is included in <i>Appendix D – Code Assessment</i> .
Access, Parking and Transport Code	The proposed development will utilise the commercial tenancy within the existing building on-site. No changes to existing access or parking arrangements are proposed. Therefore, a full assessment against the relevant code is not deemed necessary.
Landscape Code	The proposed development will utilise the commercial tenancy within the existing building on-site. No changes to existing landscaping are proposed. Therefore, a full assessment against the relevant code is not deemed necessary.
Stormwater Management Code	The proposed development will utilise the commercial tenancy within the existing building on-site. No changes to stormwater management arrangements are proposed. Therefore, a full assessment against the relevant code is not deemed necessary.
Waste Management Code	The proposed development will utilise the commercial tenancy within the existing building on-site. No changes to waste management arrangements are proposed. Therefore, a full assessment against the relevant code is not deemed necessary.
Water and Sewer Code	The proposed development will retain all existing connections to Council’s reticulated water and sewer services. Therefore, it is not deemed necessary to address the code in full.
Advertising Devices Code	The proposed advertising devices are consistent with the Advertising Devices Code. An assessment of the proposed advertising devices against the code is included in <i>Appendix D – Code Assessment</i> .

#### 5.2.5.1 High Density Residential Zone Code

Table 3 below provides an assessment of the proposed development against the relevant purposes and overall outcomes for the High Density Residential Zone.

**Table 3 Alignment with High Density Residential Zone Purposes and Overall Outcomes**

Zone Purposes	Development Alignment
(a) provide locations preferred for the consolidation of multiple dwellings	The office is contained within an existing ground floor commercial tenancy complementing the existing residential use on-site, and does not

developed at the highest densities in the planning scheme area; and	compromise the zone's role in accommodating high-density residential development.
(b) ensure that development within the zone has appropriate standards of infrastructure and essential services.	Development will retain all existing connections to infrastructure and services.

Zone Overall Outcomes	Development Alignment
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(a) development provides for long-term residential development (such as multiple dwellings and the like) and short-term accommodation, being generally a high-rise built form (up to twelve (12) storeys in height) at a higher density than the low and low-medium density zones;	Development is for an office within the existing commercial tenancy, complementing a high-density residential use on-site.
(b) mixed-use development locates non-residential uses at ground level and the non-residential uses are focused towards supporting the convenience needs of the community including uses such as food and drink outlets and shops (limited in scale);	The proposed office is located wholly within the approved ground floor commercial tenancy and does not extend beyond this level. The use is limited in scale and supports the convenience and service needs of residents and the surrounding community, consistent with the mixed-use intent of the zone.
(c) non-residential uses occur within the zone where they: <ul style="list-style-type: none"> <li>(i) do not compromise the residential character and existing amenity of the surrounding area;</li> <li>(ii) are small-scale and consistent with the surrounding urban form;</li> <li>(iii) primarily function to service the needs of the immediate local residential community;</li> <li>(iv) do not detract from the role and function of centres; and</li> <li>(v) do not result in the expansion of a centre zone;</li> </ul>	<ul style="list-style-type: none"> <li>(i) The office will operate within an existing approved ground floor tenancy and does not generate adverse amenity impacts, thereby maintaining the residential character of the area.</li> <li>(ii) The use is small-scale and does not alter the approved built form, remaining consistent with the established urban form.</li> <li>(iii) The office provides local professional services that support the immediate residential community and surrounding area.</li> <li>(iv) The scale and nature of the use do not compete with or detract from the role and function of nearby centres.</li> <li>(v) The proposal is confined to an existing tenancy and does not expand commercial activity or a centre zone.</li> </ul>
(d) development has a built form that creates an attractive and pedestrian oriented streetscape and is integrated with nearby centres of activity, community facilities, open space and recreation facilities;	The proposal does not alter the existing building or street interface and remains consistent with the existing pedestrian-oriented ground floor frontage to Archer Street. The office use activates the street at ground level and maintains integration with surrounding centres of activity and community facilities within the city centre area.
(e) development maximises opportunities for surveillance, activation of street fronts, integration with surrounding streetscapes, and presents an attractive appearance to the street with variations in built form, shape and colour;	The office tenancy retains the existing ground floor street frontage and glazing to Archer Street, maintaining passive surveillance and street activation. No changes are proposed to the approved building form, and the updated tenancy fit-out and façade treatment present an attractive and contemporary interface consistent with the surrounding streetscape.
(f) buildings reflect high density residential living in terms of height and scale;	Development retains the existing built form.
(g) continued focus on the establishment of food and drink outlets (restaurants and cafes) at the ground floor level within a high quality streetscape;	While the proposal involves a change from a previously approved food and drink outlet to an office, the use remains at ground floor level within the established mixed-use building. The development maintains an active street frontage and high-quality streetscape presentation, ensuring the ground floor continues to contribute positively to the pedestrian environment.

(i) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts;	The new use will not alter existing traffic, noise, dust, odour, lighting or other impacts.
(j) development is sited and designed to respond to the region's climate (sustainable practices for maximising energy efficiency, water conservation and public/active transport use), local heritage features, natural landscape features and environmental constraints (including but not limited to topography, bushfire and flooding);	Development retains the existing built form.
(k) development provides connection to pathways, cycle ways, roads and public transport infrastructure commensurate with the needs of the use; and	Development retains existing connections of pathways, cycle ways, roads and public transport infrastructure.
(l) development is serviced by infrastructure that is commensurate with the needs of the use.	Develop retains all existing connections of infrastructure and services.

As demonstrated in the above table, the development generally complies with the purpose and overall outcomes for the High Density Residential Zone.

## 5.2.6 Strategic Framework

The strategic framework themes and their strategic outcomes, as identified within Part 3 of the Rockhampton Region Planning Scheme 2015, are applicable.

### 5.2.6.1 Settlement Pattern

Table 4 Settle Pattern

<b>Element</b>	<b>Comment</b>
<i>Natural conservation, open space and natural corridor or link</i>	The development proposal does not relate to or impact this element.
<i>Township</i>	The development proposal does not relate to or impact this element.
<i>Rural residential</i>	The development proposal does not relate to or impact this element.
<i>Rural</i>	The development proposal does not relate to or impact this element.
<i>Industrial</i>	The development proposal does not relate to or impact this element.
<i>Urban and new urban</i>	The proposal is an infill development within an established urban area, utilising an existing approved ground floor tenancy for commercial purposes. It does not expand urban land, alter subdivision patterns or require new infrastructure. The small-scale office supports walkability and local services, and does not conflict with sensitive land uses or the function of designated centres.
<i>Future urban</i>	The development proposal does not relate to or impact this element.
<i>Urban Infill and intensification</i>	The development proposal does not relate to or impact this element.
<i>Centres</i>	Although the proposal involves the establishment of a 38m <sup>2</sup> office within an existing tenancy located adjacent to, but outside, the Centre Zone, it does not jeopardise the role or function of the centre. The proposed development is minor in scale, involves no increase in gross floor area, and does not represent an expansion of an existing centre or the establishment of a competing commercial node. Given its limited size and adaptive reuse of an existing tenancy, the office will not undermine the primacy, critical mass or economic function of the designated centre, and therefore maintains consistency with the strategic outcomes of the planning scheme.
<i>Specialised centres</i>	The development proposal does not relate to or impact this element.
<i>Specific Use</i>	The development proposal does not relate to or impact this element.

### 5.2.6.2 Natural Environment and Hazards

**Table 5 Natural Environment and Hazards**

<b>Element</b>	<b>Comment</b>
<i>Areas of environmental significance</i>	The development proposal does not relate to or impact this element.
<i>Natural hazards and climate change</i>	The site is only marginally affected by the Flood Hazard Overlay, and the proposal involves the internal fit-out of an existing approved ground floor tenancy. No new lots are created, and no expansion of the building footprint or intensification of built form is proposed.
<i>Coastal environment</i>	The development proposal does not relate to or impact this element.
<i>Water resources, catchment management and healthy waters</i>	The development proposal does not relate to or impact this element.
<i>Landscape and scenic amenity</i>	The development proposal does not relate to or impact this element.
<i>Air-noise and hazardous materials</i>	The development proposal does not relate to or impact this element.
<i>Waste</i>	The development will continue to utilise existing waste storage and removal practices.

### 5.2.6.3 Community Identity and Diversity

**Table 6 Community Identity and Diversity**

<b>Element</b>	<b>Comment</b>
<i>Housing diversity, safe communities and equitable access</i>	The development proposal does not relate to or impact this element.
<i>Community identity</i>	The proposal utilises an existing ground floor tenancy within the established city centre, contributing to an active and engaging street frontage along Archer Street. By maintaining an activated ground level interface and supporting access to local services, the development reinforces the vibrancy and functionality of the surrounding public realm, encouraging pedestrian activity and ongoing use of nearby civic and community spaces.
<i>Heritage and character</i>	The development proposal does not relate to or impact this element.
<i>Sport and recreation and open space</i>	The development proposal does not relate to or impact this element.
<i>Social, arts and cultural infrastructure</i>	The development proposal does not relate to or impact this element.

### 5.2.6.4 Access and Mobility

**Table 7 Access and Mobility**

<b>Element</b>	<b>Comment</b>
<i>Public and active transport</i>	The development does not impact access to public and active transport networks.
<i>Road network</i>	The development does not impact access to the surrounding road network.
<i>Rail network</i>	The development proposal does not relate to or impact this element.
<i>Freight network and key logistics hub</i>	The development proposal does not relate to or impact this element.
<i>Air transport</i>	The development proposal does not relate to or impact this element.
<i>Sea transport</i>	The development proposal does not relate to or impact this element.

### 5.2.6.5 Infrastructure and Services

**Table 8 Infrastructure and Services**

<b>Element</b>	<b>Comment</b>
<i>Inter-regional networks</i>	The development proposal does not impact this element.
<i>Local area networks</i>	The proposal will retain all connections to: a) a reliable supply of potable water;

- b) a reliable sewerage network;
- c) effective stormwater drainage and treatment;
- d) an effective and safe transport network;
- e) a reliable and safe electricity network; and
- f) communication networks (including the National Broadband Network).

### 5.2.6.6 Natural Resources and Economic Development

**Table 9 Natural Resources and Economic Development**

<b>Element</b>	<b>Comment</b>
<i>Protection of key assets</i>	The development proposal does not impact this element.
<i>Industrial development</i>	The development proposal does not relate to or impact this element.
<i>Rural land</i>	The development proposal does not expand onto land with rural productive capacity.
<i>Extractive and mineral resources</i>	The development proposal does not relate to or impact this element.
<i>Forestry</i>	The development proposal does not relate to or impact this element.
<i>Marine resources</i>	The development proposal does not relate to or impact this element.
<i>Tourism</i>	The development proposal does not relate to or impact this element.

The proposed development does not conflict with the Strategic Framework of the *Rockhampton Region Planning Scheme 2015*.

### 5.2.7 Planning Scheme Policies

Any applicable Planning Scheme Policies will be addressed as considered necessary to the assessment of the proposed development.

## 5.3 State Government Planning Framework

### 5.3.1 Central Queensland Regional Plan 2013

The subject site is identified as being within the Priority Living Area (PLA) of the Central Queensland Regional Plan 2013 (CQRP). The PLA safeguards areas required for the growth of towns in the regions while providing for resource activities to locate within these areas where it meets communities' expectations as determined by the relevant local government.

### 5.3.2 State Planning Policy 2016

The State Planning Policy was released on 3 July 2017. It is a State planning instrument made under Chapter 2, Part 2, Section 10 of the *Planning Act 2016*.

As prescribed in Section 26(2)(a)(ii) of the Planning Regulation, the State Planning Policy represents an assessment benchmark, and the assessment manager must have regard to State Planning Policies if it is not identified as being appropriately reflected in the planning scheme.

The State Planning Policy is identified as being reflected in the Livingstone Planning Scheme, which is the relevant planning scheme in this instance. Since the commencement of the Planning Scheme, the July 2017 version of the SPP has taken effect. It is considered that the amendments in the July 2017 version of the State Planning Policy are not substantial and do not affect the State interests reflected in the Planning Scheme. Therefore, the State Planning Policy is not directly applicable to the development of the site.

### 5.3.3 State Planning Regulatory Provisions

No State Planning Regulatory Provision will be compromised as a result of the proposed development.

## **6.0 REFERRALS**

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The Planning Regulation 2017 identifies triggers and thresholds for development requiring referral to the State and other agencies.

The proposed development does not trigger a referral to any agency.

## 7.0 CONCLUSION

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This Planning Report has been prepared on behalf of *Opulen Investments Pty Ltd* in support of a Development Application for Material Change of Use for an Office and Operational Work Associated with an Advertising Device located at 1/12 Archer Street, Rockhampton City, on land described as Lot 1 SP289456.

It is considered that the proposal is consistent with the overall outcomes of the High Density Residential Zone based on the following:

- The office is located wholly within the approved ground floor commercial tenancy of an existing high density residential building and does not compromise the primary residential function of the zone.
- The proposal maintains the approved built form, height and density of the development, ensuring continued consolidation of multiple dwellings at higher densities.
- The non-residential use is small-scale, confined to ground level and supports the convenience and service needs of residents and the surrounding community.
- The development does not generate adverse amenity impacts and maintains residential amenity in terms of traffic, noise and built form.
- The proposal represents appropriate mixed-use development within the zone and does not expand commercial activity beyond the existing tenancy or undermine the role and function of nearby centres.
- The proposed signage is appropriately scaled, and its carefully considered design enhances the articulation of the façade.
- The proposed signage does not relate to third-party advertising.

The proposed development is considered to satisfy the relevant requirements of the regional, State, and local planning instruments. The development accords with the relevant Planning Scheme Codes and maintains the outcomes sought for the High Density Residential Zone. It is considered that the proposal has merit and warrants favourable consideration by the Council.

# APPENDIX A

DA FORM 1

# APPENDIX B

## TITLE SEARCH

# APPENDIX C

## PROPOSAL PLANS

# APPENDIX D

## CODE ASSESSMENT

## High Density Residential Zone Code

### 6.2.3.3 Specific benchmarks for assessment

**Table 6.2.3.3.1 — Development outcomes for assessable development and requirements for accepted development**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Assessment</b>
<b>Where involving a new building or expansion to an existing building</b>		
<b>Built form</b>		
<p><b>PO1</b> Development does not adversely impact on the urban form of the surrounding high density residential area and significant scenic landscape features, having regard to the scale and height of buildings, site cover and density.</p>	<p><b>AO1.1</b> The height of buildings and structures does not exceed twelve (12) storeys and forty-five (45) metres above the ground level.</p> <p><b>AND</b></p> <p><b>AO1.2</b> Site cover does not exceed eighty (80) per cent.</p> <p><b>AND</b></p> <p><b>AO1.3</b> The development has a plot ratio of no greater than five (5) to one (1) (5:1).</p>	<p><b>Not applicable –</b> development takes place within the existing commercial tenancy.</p> <p><b>Not applicable</b></p> <p><b>Not applicable</b></p>
<b>Land use</b>		
<b>Caretaker's accommodation</b>		
<p><b>PO2</b> The development does not compromise the productivity of the use.</p>	<p><b>AO2.1</b> No more than one (1) caretaker's accommodation is established on the site.</p>	<p><b>Not applicable –</b> development is for an office.</p>
<b>Dual occupancy</b>		
<p><b>PO3</b> The dual occupancy is designed and sited in a manner that:</p> <ul style="list-style-type: none"> <li>(a) is of an appropriate scale and size that reflects the purpose of the zone;</li> <li>(b) is attractive in appearance, climate responsive and functional in design and safe for residents;</li> <li>(c) has regard to streetscape and street function and privacy, passive recreation and living space needs of residents;</li> <li>(d) has access to open space; and</li> <li>(e) does not compromise the character and amenity of the surrounding area.</li> </ul>	<p><b>AO3.1</b> Each dwelling is provided with a private open space area which:</p> <ul style="list-style-type: none"> <li>(a) is directly accessible from a habitable room;</li> <li>(b) is located or screened from main living areas or private open space of adjoining dwellings; and</li> <li>(c) if located: <ul style="list-style-type: none"> <li>(i) at ground level, has a minimum area (inclusive of verandahs, patios and terraces) of at least sixteen (16) square metres in total, and having minimum dimensions of four (4)</li> </ul> </li> </ul>	<p><b>Not applicable –</b> development is for an office.</p>

Performance outcomes	Acceptable outcomes	Assessment
	<p>metres by four (4) metres; or</p> <p>(ii) above ground level, has a balcony, a verandah or a deck, having a minimum area of ten (10) square metres and minimum dimensions of three (3) metres by three (3) metres.</p> <p><b>AND</b></p> <p><b>AO3.2</b> Minimum setbacks are in accordance with the following:</p> <p>(a) buildings are set back from the street frontage in accordance with Table 6.2.3.3.3;</p> <p>(b) the rear boundary setback is four (4) metres unless to a laneway being one (1) metre at ground storey and 0.5 metres above ground level; and</p> <p>(c) vehicle parking structures (garages and car ports) are located:</p> <p>(i) behind the front building setback; or</p> <p>(ii) below the front building.</p> <p>Editor's note—Side setbacks for a dual occupancy is regulated by the Queensland Development Code MP1.3 unless adjoining an industrial zone or a lawfully operating industrial use – refer to AO4.2.</p> <p><b>AND</b></p> <p><b>AO3.3</b> Development complies with the minimum site area and road frontage requirements identified in Table 6.2.3.3.4.</p> <p><b>AND</b></p> <p><b>AO3.4</b> A minimum of one (1) habitable room that fronts the primary street frontage.</p>	<p><b>Not applicable</b></p> <p><b>Not applicable</b></p> <p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Assessment
	<p><b>AND</b></p> <p><b>AO3.5</b> A pedestrian entry and door is visible and accessible from the primary street frontage. The pedestrian entrance is not accessed through a garage or carport.</p>	<p><b>Not applicable</b></p>
<p><b>PO4</b> Development is located and designed so that buildings and structures make provision for:</p> <ul style="list-style-type: none"> <li>(a) privacy and noise attenuation;</li> <li>(b) integration with the streetscape and built form; and</li> <li>(c) separation from an adjoining industrial zone or industrial use.</li> </ul>	<p><b>AO4.1</b> Fencing along the primary street frontage is:</p> <ul style="list-style-type: none"> <li>(a) a maximum height of 1.2 metres; or</li> <li>(b) a maximum height of 1.8 metres with a minimum fifty (50) per cent transparency.</li> </ul> <p><b>AND</b></p> <p><b>AO4.2</b> Dwellings are separated from adjoining industrial zoned land or a lawfully operating industrial use by a minimum of four (4) metres landscaped buffer and screened by 1.8 metre high solid screen fence along the side and rear property boundaries.</p>	<p><b>Not applicable</b></p> <p><b>Not applicable</b></p>
<b>Home-based business</b>		
<p><b>PO5</b> Development for a home-based business is operated, designed and sited in a manner that:</p> <ul style="list-style-type: none"> <li>(a) is small in scale and intensity;</li> <li>(b) does not adversely affect the safety and private recreation needs of adjoining premises;</li> <li>(c) does not adversely affect the streetscape and street function; and</li> <li>(d) does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.</li> </ul>	<p><b>AO5.1</b> The home-based business has a maximum gross floor area of fifty (50) square metres (except for a bed and breakfast accommodation or home-based child care).</p> <p><b>AND</b></p> <p><b>AO5.2</b> The home-based business is carried out within an existing building or structure.</p> <p><b>AND</b></p> <p><b>AO5.3</b> Hours of operation are between the hours of 07:00 and 19:00 Monday to Saturday and 08:00 and 19:00 Sunday and public holidays (except for a bed and breakfast accommodation or home-based child care).</p>	<p><b>Not applicable –</b> development is for an office.</p> <p><b>Not applicable</b></p> <p><b>Not applicable</b></p>



Performance outcomes	Acceptable outcomes	Assessment
	<p><b>AO5.10</b> The home-based business does not generate traffic exceeding ten (10) vehicle trips per day and the trips are not by a vehicle exceeding a gross vehicle mass of 4.5 tonnes tare weight.</p> <p><b>AND</b></p> <p><b>AO5.11</b> Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i>, as updated from time to time.</p>	<p><b>Not applicable</b></p> <p><b>Not applicable</b></p>
<b>Sales office</b>		
<p><b>PO6</b> The development for a sales office is temporary in nature having regard to length of time and operation of the use.</p>	<p><b>AO6.1</b> Sales office use ceases on the sale of the last lot in the estate on which it is located, or within two (2) years of commencement.</p>	<p><b>Not applicable –</b> development is for an office.</p>

**Table 6.2.3.3.2 — Development outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Assessment
<b>Built form — additional provisions</b>		
<p><b>PO7</b> The development is located and designed so that buildings and structures make provision for:</p> <ul style="list-style-type: none"> <li>(a) an appropriate scale and size that reflects the purpose of the zone;</li> <li>(b) access to natural light and ventilation;</li> <li>(c) landscaping;</li> <li>(d) privacy and noise attenuation;</li> <li>(e) screening of materials when stored outside buildings;</li> <li>(f) integration with the streetscape and built form;</li> <li>(g) orientated to the street frontage;</li> <li>(h) landscape features of the site; and</li> <li>(i) access to open space.</li> </ul> <p>Editor's note—Figure 6.2.3.3.2a — Development site plan provides guidance.</p>	<p><b>AO7.1</b> Minimum setbacks are in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) buildings are set back from the street frontage in accordance with Table 6.2.3.3.3;</li> <li>(b) the side boundary setback is a minimum of: <ul style="list-style-type: none"> <li>(i) 1.5 metres for a wall up to 8.5 metres high;</li> <li>(ii) 2.5 metres for a wall up to twelve (12) metres high; and</li> <li>(iii) 3.5 metres for any part of a wall over twenty (20) metres high; and</li> </ul> </li> <li>(c) the rear boundary setback is four (4) metres unless to a laneway being one (1) metre at ground storey and 0.5 metres above ground level.</li> </ul> <p><b>AND</b></p> <p><b>AO7.2</b></p>	<p><b>Not applicable –</b> development takes place within the existing commercial tenancy.</p> <p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Assessment
	<p>Development complies with the minimum site area and road frontage requirements identified in Table 6.2.3.3.4.</p> <p><b>AND</b></p> <p><b>A07.3</b> The development is orientated to the primary street frontage with a pedestrian entry and door that is visible and accessible from the street. The pedestrian entrance is not accessed through a garage or carport.</p> <p><b>AND</b></p> <p><b>A07.4</b> Except where a wall is built directly against another wall, all exterior walls are articulated so they do not exceed a length of fifteen (15) metres without a change in plane of at least 0.75 metre depth.</p> <p><b>AND</b></p> <p><b>A07.5</b> Fencing along the primary street frontage is: (a) a maximum height of 1.2 metres; or (b) a maximum height of 1.8 metres with a minimum fifty (50) per cent transparency.</p> <p><b>AND</b></p> <p><b>A07.6</b> New building plant or air conditioning equipment is located within, underneath or central to the building and screened from view of the street or adjoining properties.</p>	<p><b>Not applicable</b></p> <p><b>Not applicable</b></p> <p><b>Not applicable</b></p> <p><b>Not applicable</b></p>
<p><b>PO8</b> Vehicle parking facilities are located and concealed to ensure an attractive streetscape and built form.</p>	<p><b>A08.1</b> Vehicle parking structures are located: (a) behind the front building setback; or (b) below the front building.</p>	<p><b>Not applicable</b></p>
<p><b>PO9</b> The development is designed to incorporate design elements such as:</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Assessment
<p>(a) pedestrian entry points that are accentuated by any of the following architectural features and design elements:</p> <ul style="list-style-type: none"> <li>(i) porte-cochere; or</li> <li>(ii) colonnades; or</li> <li>(iii) portico;</li> </ul> <p>(b) a layered facade effect, where the planes containing the most windows are recessed behind penetrated planes, structural framing, balustrades, friezes, grilles or sun shading devices;</p> <p>(c) building materials, patterns, textures, colours and decorative elements;</p> <p>(d) variation in roof form (pitch and gables);</p> <p>(e) balconies, verandahs, eaves and parapets;</p> <p>(f) use of variations in plan shape, such as curves, recesses, projections or splays; and</p> <p>(g) use of variations in vertical profile, with steps or slopes at different levels.</p>		
<p><b>PO10</b> The development minimises overshadowing of habitable rooms, adjoining useable private open space or public spaces and incorporates vegetation plantings at any or all levels, particularly on podiums or low level roof decks.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable</b></p>
<p><b>Land use</b></p>		
<p><b>Non-residential development</b></p>		
<p><b>PO11</b> Non-residential development is a use type that:</p> <ul style="list-style-type: none"> <li>(a) services the day-to-day needs of residents of the local neighbourhood and accommodation guests or is a community or emergency facility that primarily services the needs of the local neighbourhood;</li> <li>(b) does not compromise the residential character and</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>(a) The office provides professional services that support the day-to-day needs of residents and businesses within the local area.</li> <li>(b) The use operates within an existing approved tenancy and does not generate adverse noise, traffic or other amenity impacts, thereby maintaining the</li> </ul>

Performance outcomes	Acceptable outcomes	Assessment
<p>existing amenity of the surrounding area;</p> <p>(c) is consistent with the surrounding urban form;</p> <p>(d) is predominantly at ground floor level;</p> <p>(e) does not result in the expansion of a centre zone;</p> <p>(f) does not compromise the function and viability of nearby centres; and</p> <p>(g) where development is for a shop or food and drink outlet, the use is:</p> <p>(i) collocated with a residential use on the same site; and</p> <p>(ii) is located predominantly at ground level.</p> <p>Editor's note—SC6.9 — Economic impact assessment planning scheme policy provides guidance on how to achieve compliance with this performance outcome.</p>		<p>residential character of the area.</p> <p>(c) No changes are proposed to the approved built form, and the use remains consistent with the established mixed-use urban form of Archer Street.</p> <p>(d) The tenancy is located entirely at ground floor level.</p> <p>(e) The proposal is confined to an existing tenancy and does not expand a centre zone.</p> <p>(f) The small-scale office use complements and supports the function of the surrounding city centre without undermining nearby centres.</p> <p>(g) Not applicable, as the proposal is not for a shop or food and drink outlet.</p>
<b>Multiple dwelling, residential care facility or retirement facility</b>		
<p><b>PO12</b></p> <p>Residential development is designed and sited in a manner that:</p> <p>(a) is attractive in appearance, climate responsive and functional in design, and safe for residents; and</p> <p>(b) has regard to streetscape and street function, privacy, passive recreation and living space needs of residents.</p>	<p><b>AO12.1</b></p> <p>Each dwelling is provided with a private open space area which:</p> <p>(a) is directly accessible from a habitable room;</p> <p>(b) is located or screened from main living areas or private open space of adjoining dwelling; and</p> <p>(c) if located:</p> <p>(i) at ground level, has a minimum area (inclusive of verandas, patios and terraces) of at least sixteen (16) square metres in total, and having minimum dimensions of four (4) metres by four (4) metres; or</p> <p>(ii) above ground level, has a balcony, a veranda or a deck having a minimum area of ten (10) square metres and minimum</p>	<p><b>Not applicable –</b> development is for an office.</p>

Performance outcomes	Acceptable outcomes	Assessment
	dimensions of three (3) metres by three (3) metres.	
<p><b>PO13</b> Communal open space is provided for residents to allow for a range of activities.</p>	<p><b>AO13.1</b> A minimum of ten (10) per cent of the total site area is provided for open space with a minimum dimension of three (3) metres by three (3) metres.</p> <p>Editor's note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p>	<p><b>Not applicable</b></p>
<b>Rooming accommodation or short-term accommodation</b>		
<p><b>PO14</b> Communal open space is provided for occupants to allow for a range of activities.</p>	<p><b>AO14.1</b> A minimum of ten (10) per cent of the total site area is provided for open space with a minimum dimension of three (3) metres by three (3) metres.</p> <p>Editor's note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p>	<p><b>Not applicable –</b> development is for an office.</p>
<b>Effects of development</b>		
<p><b>PO15</b> Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.</p>	<p><b>AO15.1</b> Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282 — Control of the obtrusive effects of outdoor lighting, as updated from time to time.</p>	<p><b>Not applicable –</b> development does not involve outdoor lighting.</p>
<p><b>PO16</b> Development is located and designed to respond to the on-site and surrounding landscape and topography such that:</p> <ul style="list-style-type: none"> <li>(a) hazards to people or property are avoided;</li> <li>(b) earthworks are minimised;</li> <li>(c) the retention of natural drainage lines is maximised;</li> <li>(d) the retention of existing vegetation is maximised;</li> <li>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li> <li>(f) there is adequate buffering from locally significant natural features.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Not applicable –</b> development takes place within the existing commercial tenancy.</p>
<b>Streetscape and landscaping</b>		

Performance outcomes	Acceptable outcomes	Assessment
<p><b>PO17</b> Landscaping and streetscaping is provided to:</p> <ul style="list-style-type: none"> <li>(a) enhance public streets and spaces;</li> <li>(b) create an attractive environment that is consistent with, and defines, the local character of the zone;</li> <li>(c) enhance the appearance of the development;</li> <li>(d) screen components of development from adjoining sensitive land use(s) and from the street; and</li> <li>(e) allow shading for pedestrian comfort.</li> </ul>	No acceptable outcome is nominated.	<b>Not applicable</b> – development will retain existing streetscape and landscaping.

**9.3.2 Advertising devices code**

Performance outcomes	Acceptable outcomes	
Character and amenity		
<p><b>PO1</b> The advertising device is designed and sited in a manner that:</p> <ul style="list-style-type: none"> <li>(a) results in a size that does not adversely impact on: <ul style="list-style-type: none"> <li>(i) the visual amenity and character of a building, streetscape, locality or natural landscape setting;</li> <li>(ii) the safety of a road or footpath;</li> <li>(iii) the operations of an airport; and</li> <li>(iv) the visual amenity of a main transport entrance into an urban area or township;</li> </ul> </li> <li>(b) is integrated with the design of other development on the premises;</li> </ul>	<p><b>AO1.1</b> The maximum total sign face area for all advertising devices at any premise is the higher of the areas calculated using the following calculation methods:</p> <ul style="list-style-type: none"> <li>(a) boundary length calculation method (refer to SC6.2 — Advertising devices planning scheme policy); and</li> <li>(b) building elevation calculation method (refer to SC6.2 — Advertising devices planning scheme policy).</li> </ul> <p>Editor’s note— To establish the maximum total sign face area of a premise, the applicant must subtract existing defined sign face areas that are on the premises.</p> <p><b>AND</b></p> <p><b>AO1.2</b></p>	<p><b>Complies</b> – The subject site has a road frontage of approximately 25 metres to Archer Street, and approximately 43 metres to Quay Lane. The two proposed signs on the Archer Street frontage have a total sign face area of approximately 0.72m<sup>2</sup> and the business name plate sign proposed for the Quay Lane frontage has a total sign face area of 0.54m<sup>2</sup>.</p>

Performance outcomes	Acceptable outcomes	
<p>(c) does not visually dominate the premises, streetscape, locality or natural landscape setting;</p> <p>(d) is constructed of durable and weather resistant materials;</p> <p>(e) does not impede vehicle or pedestrian movements or reduce safety levels;</p> <p>(f) does not resemble traffic or road signs; and</p> <p>(g) does not result in the proliferation of unnecessary advertising.</p>	<p>The advertising device is in accordance with Table 9.3.2.3.2.</p>	<p><b>Complies</b> – The approximate sign face area for all signs comply with Table 9.3.2.3.2.</p> <p>Canopy Sign: &lt; 25% of canopy surface area</p> <p>Business Name plate sign: 0.5m<sup>2</sup></p>

**illumination**

<p><b>PO2</b> The illumination of an advertising device does not detract from the character and amenity of an area. The advertising device is appropriate to its setting and is compatible with the amenity of the local area and does not create glare, reflection or flaring of colours to cause a visual nuisance.</p>	<p><b>AO2.1</b> Where an advertising device incorporates a digital display, the advertising device:</p> <p>(a) is not located in a low density residential zone/precinct, low-medium density residential zone, rural residential zone/precinct or township zone/precinct;</p> <p>(b) has a minimum dwell time of eight (8) seconds per advertisement; and</p> <p>(c) has an instantaneous transition from one message to the next within 0.5 seconds;</p> <p>Editor's note— Instant changes for digital displays are recommended to minimise flash distractions. For example, when the display change includes high contrast change.</p> <p><b>AND</b></p>	<p><b>Not applicable</b> – no digital display signs are proposed.</p>
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Performance outcomes		Acceptable outcomes	
		<p><b>AO2.2</b> The luminance of an externally or internally illuminated advertising device including digital displays (measured in candelas per square metre) does not exceed the threshold in accordance with in Table 9.3.2.3.3.</p>	<p><b>Not applicable</b></p>
<b>Safety to pedestrians and vehicles</b>			
<p><b>PO3</b> Advertising devices are appropriately located and designed in a manner that does not create a traffic or pedestrian safety hazard.</p> <p>Editor's note—A traffic management statement produced by a registered professional engineer may be required to demonstrate that there is no adverse impact to vehicle and pedestrian safety.</p>	<p><b>AO3.1</b> The advertising device does not physically obstruct the passage of pedestrians or vehicles.</p> <p><b>AND</b></p> <p><b>AO3.2</b> The advertising device does not restrict sight lines at intersections and site access points into property.</p> <p><b>AND</b></p> <p><b>AO3.3</b> The advertising device does not revolve, contain moving parts or have a moving border.</p>	<p><b>Complies</b> – The advertising devices are affixed to the building.</p> <p><b>Complies</b> – The proposed signage does not impact existing access points to the property.</p> <p><b>Complies</b> – The proposed signage does not involve moving parts.</p>	
<b>Heritage and character places</b>			
<p><b>PO4</b> Advertising devices adjacent to or located at a place of heritage significance or within the character overlay are designed and sited in a manner that:</p> <p>(a) conserves existing signs if they are of heritage significance;</p> <p>(b) is compatible with the significance of the heritage place;</p> <p>(c) does not detrimentally impact the values or setting of the heritage place;</p> <p>(d) does not obscure the appearance or prominence of features of the heritage place when viewed from</p>	<p><b>AO4.1</b> The following advertising devices are not proposed on or adjoining premises that are listed as a local heritage place, shown on the heritage place overlay or character overlay map:</p> <p>(a) creative awning sign; or</p> <p>(b) freestanding sign; or</p> <p>(c) ground sign; or</p> <p>(d) sign written roof sign; or</p> <p>(e) three-dimensional sign.</p>	<p><b>Not Applicable</b></p>	

Performance outcomes	Acceptable outcomes	
<p>adjacent public or semi-public streets or open spaces; and</p> <p>(e) does not intrude into that place.</p> <p>Editor's note—Traditional and appropriate locations for signage include:</p> <p>(a) parapet panels above and below the cornice;</p> <p>(b) string course bands and on other small individual elements;</p> <p>(c) spandrel panels below windows and on ground floor piers (including plaques beside entries);</p> <p>(d) front and side fascia of the verandah, or hanging below; and</p> <p>(e) ground and first floor windows, or glass and side walls, upper storey and panels on fences.</p>		





# Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT ASSESSMENT RULES

Application number:	<b>D/35-2026</b>	<i>For further information regarding this notice, please contact:</i>	Kathy McDonald
Date application properly made:	<b>16 March 2026</b>	Phone:	07 4936 8099

## 1. APPLICANT DETAILS

Name:	<b>Opulen Investments Pty Ltd</b>		
Postal address:	<b>C/- Gideon Town Planning PO BOX 450 ROCKHAMPTON CITY QLD 4700</b>		
Contact number:		Email:	

## 2. PROPERTY DESCRIPTION

Street address:	1/12 Archer Street, Rockhampton City
Real property description:	Lot 1 on SP289456

## 3. OWNER DETAILS

Name:	Opulen Investments Pty Ltd Tte
Postal address:	PO BOX 3549 RED HILL ROCKHAMPTON QLD 4701

## 4. DEVELOPMENT APPROVAL SOUGHT

**Development Permit for a Material Change of Use for an Office and Operational Works for Advertising Devices (canopy sign and business name plate sign x 2)**

## 5. APPLICATION TYPE

	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 6. REFERRAL AGENCIES

**NIL**

## 7. IMPACT ASSESSMENT

Will Impact Assessment be required?	<b>YES</b>
The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by:	
<ul style="list-style-type: none"><li>- Publishing a notice at least once in a newspaper circulating generally in the locality of the premises which are the subject of the application; and</li><li>- Placing a notice on the premises which are the subject of the application. The notice must remain on the premises for the period of time up to and including the stated day; and</li></ul>	

- Giving a notice to all owners of any lots adjoining the premises which are the subject of the application.

### 8. PUBLIC NOTIFICATION DETAILS

The application requires public notification which must be undertaken in accordance with Section 53 of the *Planning Act 2016* and Part 4 of the Development Assessment Rules.

### 9. SUPERSEDED PLANNING SCHEME

Is the application to be assessed under a Superseded Planning Scheme?	<b>NO</b>
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**You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an INACCURACY in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Assessment Unit.**

### 10. ASSESSMENT MANAGER

Name: <b>Kathy McDonald</b> <b><u>PRINCIPAL</u></b> <b><u>PLANNING OFFICER</u></b>	Signature: 	Date: 19 March 2026
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25 March 2026

Rockhampton Regional Council  
PO Box 1860  
ROCKHAMPTON QLD 4700

**ATTENTION:** Kathy McDonald

Via Email: [DevelopmentAdvice@rrc.qld.gov.au](mailto:DevelopmentAdvice@rrc.qld.gov.au)



**RE: NOTICE OF INTENTION TO COMMENCE PUBLIC NOTIFICATION – D/35-2026 FOR MATERIAL CHANGE OF USE FOR AN OFFICE AND OPERATIONAL WORKS FOR ADVERTISING DEVICES (CANOPY SIGN AND BUSINESS NAME PLATE SIGN X 2) – SITUATED AT UNIT 1/12 ARCHER STREET, ROCKHAMPTON CITY – DESCRIBED AS LOT 1 ON SP289456.**

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on Thursday 26<sup>th</sup> March 2026 and will end on Friday 17<sup>th</sup> April 2026.

At this time, I can advise that I intend to:

Publish a notice in: **CQ Today (hardcopy version) on Wednesday 25<sup>th</sup> March 2026.**

**And**

Place a notice on the premises in the way prescribed under the Development Assessment Rules on **Wednesday 25<sup>th</sup> March 2026.**

**And**

Notify the owners of all lots adjoining the premises the subject of the application on **Wednesday 25<sup>th</sup> March 2026.**

If you wish to discuss this matter further, please contact me via the details below.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Gideon Genade', written over a horizontal line.

**Gideon Genade**  
Principal Town Planner