



Department of Infrastructure,
Local Government and Planning

Our reference : SPD-0416-026499
Your reference : D-R/242-2009

21 April 2016

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

Dear Sir/Madam,

Notice about request to extend relevant period

Lot on plan	Street address
2SP247119	1-19 McLaughlin Street - Gracemere, Rockhampton Regional Council

(Given under section 385 of the *Sustainable Planning Act 2009*)

The Department of Infrastructure, Local Government and Planning received written notice under section 383(1)(a) of the *Sustainable Planning Act 2009* on 11 April 2016 advising the department, as a concurrence agency, of the request to extend the relevant period. The proposed extension to the relevant period is until 10 August 2020.

The department has considered the request to extend the relevant period and advises that it has no objection to the extension being approved.

If you require any further information, please contact Rebecca Curtis, Planning Officer, on 07 4924 2915 or via email RockhamptonSARA@dilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Walsh', written in a cursive style.

Anthony Walsh
A/Manager Planning
Fitzroy and Central

29 September 2009

Chief Executive Officer
Rockhampton Regional Council
PO Box 1860
Rockhampton Qld 4700

Dear Sir

REFERRAL AGENCY'S RESPONSE TO REQUEST TO CHANGE DEVELOPMENT APPROVAL

Rockhampton Region: Gavial - Gracemere Road
Material Change of Use (Retail/Commercial Complex)
Application No.: D-R/242-2009 (Previous AF-31-16.298)
Lot 1 on SP176995, Lots 1 & 2 on RP614795 and Lot 2 on R2647
Situated McLaughlin Street, Gracemere
For Gracemere Shoppingworld Pty Ltd / McConaghy Group Pty Ltd

Thank you for your letter received by the Department of Transport and Main Roads (the Department) on 08 September 2011 advising the Department of the proposed change to the existing approval for the above development.

In accordance with section 373(1)(a) of the *Sustainable Planning Act 2009* the Department of Transport and Main Roads, as a Concurrence Agency, has assessed the impact of the proposed change to the development (being the changed development plan) on the State-controlled road network and advises that it has **no objection** to the change being made; and it will be issuing amended conditions (of the former Department of Main Roads, in particular amending Conditions 1.2, 3 and 5 - 7) as outlined in the attached Transport and Main Roads' **Amended Conditions of Development Approval (including Statement of Reasons)**.

The Department of Transport and Main Roads further advises that the attached conditions issued by the former **Queensland Transport** dated 05 December 2008 (Ref: 890/02498 BRIS-1973 P29526) **will remain unchanged**.

Pursuant to section 287(6) of the *Sustainable Planning Act 2009*, the Department of Transport and Main Roads advises the assessment manager to note the following:

- 1 All conditions provided by the Department are required to be completed prior to the issue of the Certificate of Classification for Building Works for the development unless otherwise stated within the condition.

Department of Transport and Main Roads
Corridor Management and Operations
Fitzroy Region / Rockhampton Office
31 Knight Street North Rockhampton Queensland 4701
PO Box 5096 Red Hill Rockhampton 4702

Our ref 500/688 KMA:rzt E23601 BRIS-1973 (DCT 861)
Your ref D-R/242-2009 (Previous AF-31-16.298)
Enquiries Kristofina Asino
Telephone +61 7 4931 1686
Facsimile +61 7 4927 5020
Website www.tmr.qld.gov.au

Bonding of any of the conditions not completed prior to the issue of the certificate of classification for building works for the development or other requisite date stated in the condition will not be permitted unless the Department of Main Roads has given written agreement to the bonding of the condition.

- 2 The Department requests Council include the following property notes in the Council's property database.

Property Notes for the proposed development

"No direct vehicular access shall be permitted from the proposed development onto the Capricorn Highway."

A copy of this letter has been sent to the applicant for information and action as required.

Yours sincerely



Terry Hill

Regional Director (Fitzroy)

B/c Gracemere Shoppingworld Pty Ltd / McConaghy Group Pty Ltd

c/- Urbis Pty Ltd

GPO Box 3205

Brisbane Qld 4001

For your information.



Terry Hill
Regional Director (Fitzroy)

29 September 2011

TRANSPORT AND MAIN ROADS' AMENDED CONDITIONS OF DEVELOPMENT APPROVAL (INCLUDING STATEMENT OF REASONS)

No	Conditions of Development	Reasons	Comments or Additional Information
1.	ACCESS		
1.1	No direct vehicular access is permitted from the lots onto the Capricorn Highway. Direct access to the State-controlled road network shall only be via the Gavial – Gracemere Road.	The site has frontage to two State-controlled roads (Capricorn Highway and Gavial – Gracemere Road). The department shall limit access to the State-controlled roads to maintain capacity and serviceability of the network and reduce localised conflicts.	The Department of Transport and Main Roads has the power under section 62 of the <i>Transport Infrastructure Act 1994</i> to control access to the State-controlled road to ensure safe entry of traffic. Department of Transport and Main Roads' Road Policy Manual (7/2000) – Access Policy.
1.2	The permitted and practical point of access for the development onto the Gavial – Gracemere Road shall be located approximately 150m north of the existing O'Shanesy/McLaughlin intersection via a new access intersection as shown on Thomson Adsett's Site Plan - Stage 2, Project No 7282A, Sheet No DA10, Revision B, dated 05/09/11.		McCormick Rankin Cagney 'Traffic Impact Assessment' (ref 3182) dated 2 July 2007 and supplementary report provided on 27 July 2007.
1.3	Prior to the issue of the certificate of classification for the development by Council or a private building certifier, the applicant / landowner shall: • Construct the access intersection and associated works in McLaughlin Street in accordance with the department's <i>Road Planning and Design Manual</i> (including street lighting), and generally in accordance with McCormick Rankin Cagney drawing number 32182-F02A Revision A (dated July 2007).		

TRANSPORT AND MAIN ROADS' AMENDED CONDITIONS OF DEVELOPMENT APPROVAL (INCLUDING STATEMENT OF REASONS)

No	Conditions of Development	Reasons	Comments or Additional Information
	Upgrade the intersection of McLaughlin Street, O'Shanesey Street, Lawrie Street and Old Capricorn Highway in accordance with the department's Road Planning and Design manual (including street lighting), and generally in accordance with McCormick Rankin Cagney drawing number 3182-F03A Revision A (dated July 2007).		
2.	FRONTAGE WORKS		
2.1	Prior to the issue of the certificate of classification for the development by Council or a private building certifier, the applicant / landowner shall: - Provide barrier kerb and channel along the full length of the Gavial – Gracemere Road frontage of the development. - Construct combined pedestrian pathway / bikeway works into the development site from the State-controlled-road (Gavial – Gracemere Road) to council's requirements. - Provide pram ramps in the kerb and channel and pedestrian refuges in the medians at the McLaughlin Street, O'Shanesey Street, Lawrie Street and Old Capricorn Highway intersection.	The department is concerned that the development will increase the requirement for pedestrian traffic crossing the State-controlled road (Gavial - Gracemere).	The Department of Transport and Main Roads has the power under section 2 of the <i>Transport Infrastructure Act 1994</i>.

TRANSPORT AND MAIN ROADS' AMENDED CONDITIONS OF DEVELOPMENT APPROVAL (INCLUDING STATEMENT OF REASONS)

No	Conditions of Development	Reasons	Comments or Additional Information
3.	PARKING		
3.1	No permanent parking associated with the proposed development shall be permitted in the State-controlled road reserve (Gavial – Gracemere Road). 'No Standing' signage and a yellow painted edgeline shall be provided along the kerb and channel on the Gavial – Gracemere Road to this effect.	Uncontrolled parking in the State-controlled road reserve is a concern.	The Department of Transport and Main Roads has the power under section 2 of the Transport Infrastructure Act 1994 to require all parking for the Development to be provided within the site.
3.2	All parking required by Council in accordance with the local government Planning Scheme shall be accommodated within the lot. Relaxation of parking requirements will not be supported.		
4.	DRAINAGE		
4.1	The applicant/landowner shall not increase the peak intensity of stormwater runoff onto the State-controlled roads from the proposed development for all events up to ARI 100. Overland stormwater runoff from the site onto the State-controlled road reserve shall: not exceed present overland flow rates (in terms of rate of flow and quantity of water from a storm	The department is concerned that the development may increase and redirect the stormwater runoff from the site onto the State-controlled road (Capricorn Highway).	The Department of Transport and Main Roads has the power under section 487 of the <i>Transport Infrastructure Act 1994</i> . The Department of Transport and Main Roads – "Road Drainage Design Manual". Farr Engineers Associates Pty Ltd Stormwater Report 204.141 (dated 18 November 2006)

TRANSPORT AND MAIN ROADS' AMENDED CONDITIONS OF DEVELOPMENT APPROVAL (INCLUDING STATEMENT OF REASONS)

No	Conditions of Development	Reasons	Comments or Additional Information
4.2	event - this may require the installation of internal stormwater drainage collection, retention and distribution systems); • be of no lesser water quality as at present. In accordance with recommendations of Farr Engineers Stormwater Report, the applicant/landowner shall upgrade the existing cross drainage under the State-controlled road (Capricorn Highway) to a Q₅₀ storm event.		
4.3	The applicant/landowner shall demonstrate that the impact of any Q₁₀₀ – Q₅₀ gap flow shall not adversely affect the State-controlled road operation. The width, depth and spread of flow across and/or along the State-controlled road shall be provided.		
5.	PUBLIC UTILITY SERVICES		
5.1	Where services (required to serve this development) are proposed to be laid/placed within the boundaries of the State-controlled road reserve, they shall be laid/placed in accordance with the Department of Transport and Main Roads' requirements.	The department is concerned that the placement of services by developers in the State-controlled road reserve may restrict future activities in the reserve.	Transport Infrastructure Act 1994

TRANSPORT AND MAIN ROADS' AMENDED CONDITIONS OF DEVELOPMENT APPROVAL (INCLUDING STATEMENT OF REASONS)

No	Conditions of Development	Reasons	Comments or Additional Information
6.	LIGHTING		
6.1	On-site security floodlights and/or advertising sign lighting shall be located, angled or shielded to avoid excessive distraction or glare to the passing motorists. The applicant shall submit the details to the Department of Transport and Main Roads for assessment of impact on the State-controlled roads (Capricorn Highway and Gavial – Gracemere Road).	Glare from on-site floodlights and/or advertising sign distracting or otherwise adversely affecting the vision of motorists on the adjacent main road.	The Department of Transport and Main Roads has the power under section 2 of the <i>Transport Infrastructure Act 1994</i> to control lighting that may adversely impact on the safety and efficiency of the State-controlled road.
7.	WORKS WITHIN STATE-CONTROLLED ROAD RESERVE (WSCRR)		
7.1	Preparation of plans (in accordance with RFCDD-0101) and submission of plans to the Rockhampton office of Department Transport and Main Roads for approval. NO WORKS (INCLUDING INSTALLATION OF SERVICES) ARE TO COMMENCE WITHIN THE STATE-CONTROLLED ROAD RESERVE UNTIL APPROVAL OF THE PLAN/S SHOWING THE PROPOSED WORKS IS ISSUED BY THE DEPARTMENT. This approval may be subject to conditions related to the works construction process.	Plans are required to be submitted to the department to demonstrate the operational works proposed to be constructed within the State-controlled road reserve. Amendments may be required to the plans showing the operational works prior to the issuing of the approval to construct.	The Department of Transport and Main Roads has the power under section 33 of the <i>Transport Infrastructure Act 1994</i> to require plans of proposed works to be submitted for review and acceptance prior to the works commencing.

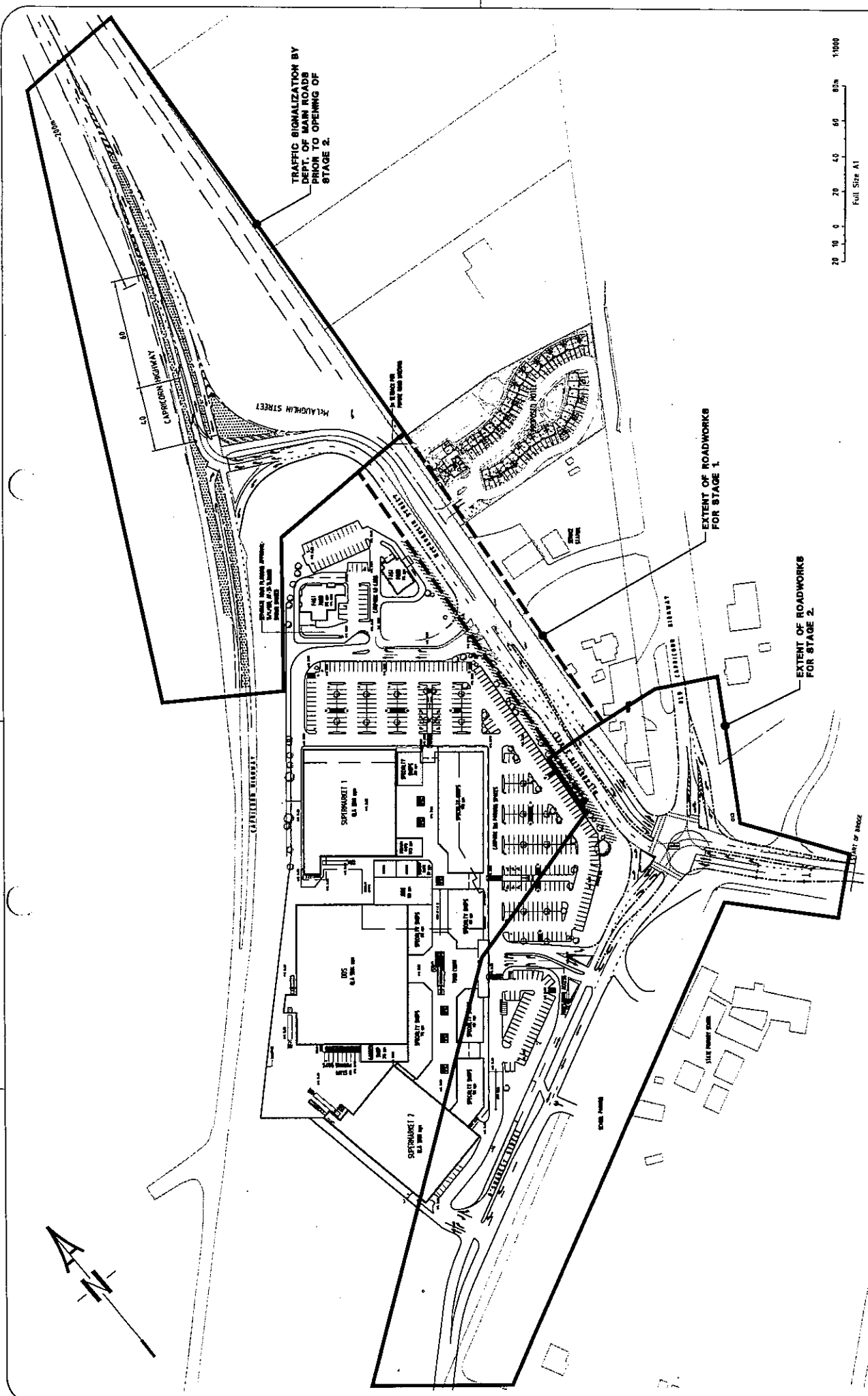
TRANSPORT AND MAIN ROADS' AMENDED CONDITIONS OF DEVELOPMENT APPROVAL (INCLUDING STATEMENT OF REASONS)

No	Conditions of Development	Reasons	Comments or Additional Information
8.	GENERAL		
8.1	All conditions stated above are required to be completed prior to the issue of the Certificate of Classification for Building Works for the development unless otherwise stated within the condition. Bonding of any of the conditions not completed prior to the issue of the certificate of classification for building works for the development or other requisite date as stated in the particular condition will not be permitted unless the department of main roads has given written agreement to the bonding of the condition.	The Department is concerned the non fulfilment of its conditions and the bonding of the conditions without the agreement can compromise the safety and efficiency objectives of the state-controlled road.	The Department is concerned the non fulfilment of its conditions and the bonding of the conditions without the Department's agreement can compromise the safety and efficiency objectives of the state-controlled road.

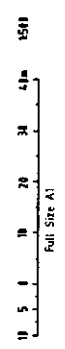
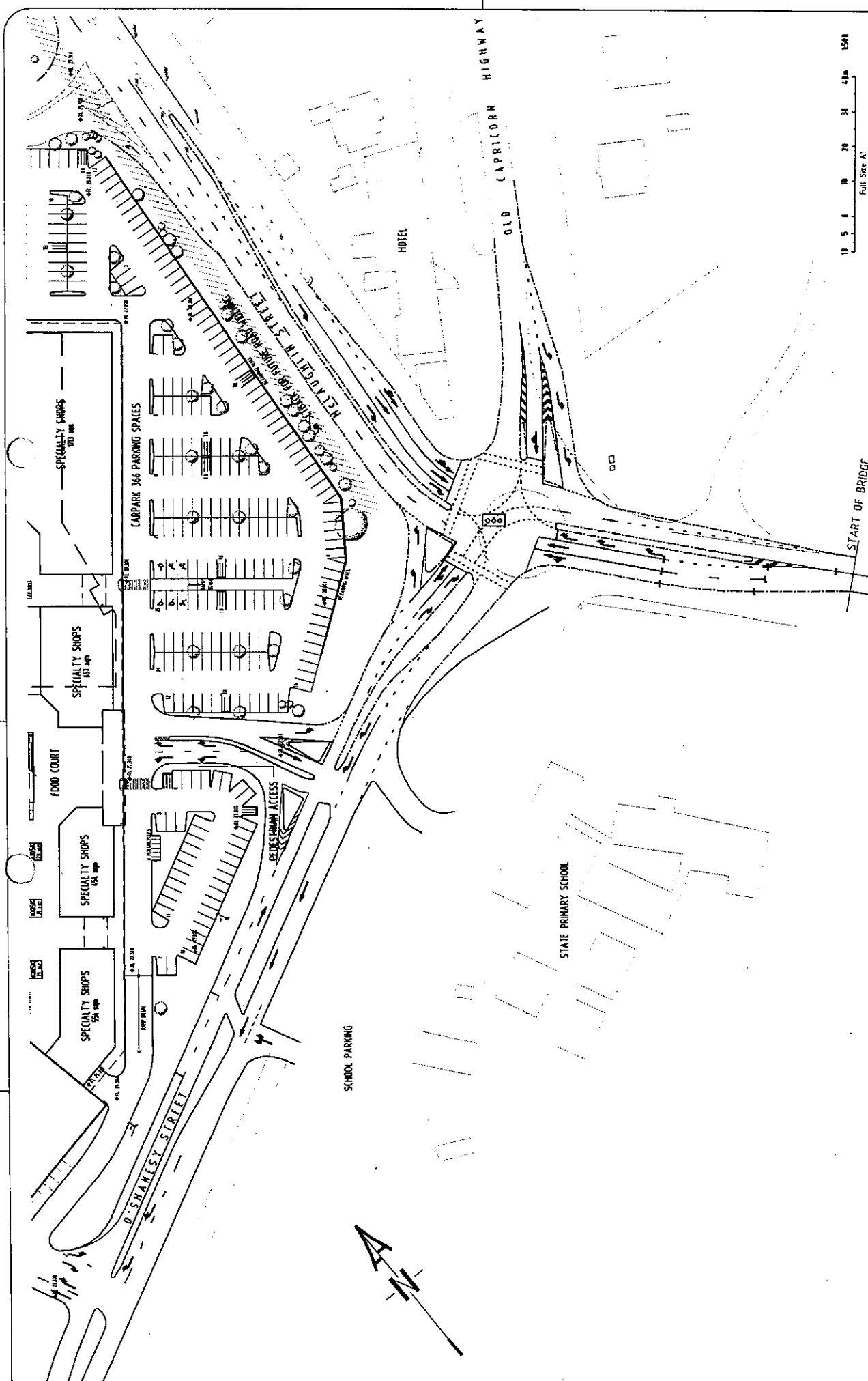
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FLOOR AREA (GLA) COMPARISON			
APPROVED	GLA	ACTUAL	GLA
TAGE 1	6509sqm	STAGE 1 (EXISTING)	6488sqm
TAGE 2	18980sqm	STAGE 2 (PROPOSED)	16765sqm

DEPARTMENT		GLA
ISOLANT DEPARTMENT STORE		7,880 sqm
UPPERMARKET		4,200 sqm
DOS 1		700 sqm
DOS 2		135 sqm
SPECIALTY SHOPS		3,741 sqm
LOKKS		101 sqm
TOTAL	NUMBERS	887
PARING	RETAIL	5,910 sqm GLA
	RATIO	21 (SEPARATE APPROVAL)
	FAST FOOD OUTLET 1	(SEPARATE APPROVAL)
	FAST FOOD OUTLET 2	32



Project: GRACEMERE SHOPPING CENTRE MCLAUGHLIN STREET, GRACEMERE		Design: Drawn: WMC Checked: Approved: Date: JULY 2007 Datum: Scale: 1 : 1000		Sheet 1 of 1 Sheets	
Proposed Stage 2 Concept Road Layout Plan		No. 7/07 Date		ORIGINAL ISSUE Amendment	
Drawing No. 3182-F02A		McCormick Rankin Cagney 50 West Road PO Box 2787 Milton Brisbane Q. 4054 Ph: (07) 3320 9000 Fax: (07) 3320 9000 E-mail: info@mcrc.com.au			



Project:
GRACEMERE SHOPPING CENTRE
McLAUGHLIN STREET, GRACEMERE
PROPOSED SIGNALIZED INTERSECTION CONCEPT
McLAUGHLIN ST / O'SHANESY ST

No.	Date	Amendment
A. 7/97		ORIGINAL ISSUE

Design	WMC	Sheet 1 of 1 Scale 1 : 800
Drawn		
Checked		
Approved		
Date	JULY 2007	
McCormickRankinCagney 40 West Road Suite 200 Malvern Victoria 3044 Phone: 03 9320 5400 Fax: 03 9320 5444 Email: info@mcrcagney.com		
Drawing No. 3182-F03A		



5 December 2008

The Chief Executive Officer
Rockhampton Regional Council
PO Box 1860
Rockhampton QLD 4700

Rockhampton Regional Council	
File No: <u>10</u>	Doc No: _____
Links: _____	
10 DEC 2008	
Action Officer: _____	
2. _____	3. _____
4. _____	_____
Retention _____	Yrs _____

Attention: Erin McCabe, Planning Officer

Concurrence Agency Response—Integrated Planning Act 1997 (IPA) s3.3.16

Application for: Development Permit for a Material Change of Use for a
Retail/Commercial Complex (three stage shopping centre)
1 – 19 McLaughlin Street, Gracemere
Lot 1 on SP201376
Rockhampton Regional Council
QT Reference- BRIS-1973

I refer to correspondence received from Mr Kris Krpan, Urbis Pty Ltd, received by this department on 10th November 2008 seeking approval for the above proposal, as indicated on the plans listed in the table below.

Plan Number	Plan Name	Plan Date	Plan Version
DA101	Masterplan Stage 1	August 2008	P2
DA102	Masterplan Stage 2	August 2008	P2
DA103	Basement Plan	August 2008	P2
DA104	Masterplan Stage 3	August 2008	P2

An assessment of the proposed development within the limits of Queensland Transport's (QT) jurisdiction, namely land use and transport coordination under the (*Transport Planning and Coordination Act 1994*), has been completed.

It is advised that the proposal is supported with conditions of development as identified on the attached Statement of Reasons. These conditions must be included in any decision notice issued for this proposal.

Integrated Transport Planning
Transport Planning
Floor 12 Terric a House
140 Creek Street Brisbane Queensland 4000
GPO Box 213 Brisbane Queensland 4001
ABN 13 200 330 520

Our ref 890/02498 BRIS-1973 P29526
Council ref AF-31-16.298(2)
Enquiries Lara Puttock
Telephone +61 7 3146 1510
Facsimile +61 7 3146 2010
Website www.transport.qld.gov.au
Email lara.l.puttock@transport.qld.gov.au

As advice, safe and secure pedestrian and cycle access should be provided across O'Shanesy Street from the end of the shopping centre pedestrian access to the adjacent school and to the existing bus services located on Old Capricorn Highway. This is to facilitate the safe passage of pedestrian and cyclists across O'Shanesy Street until the formalisation of the junction as part of Stage 2 when pedestrian movements can be safely accommodated across the roadways. In this regard, a suggested solution is to provide a medium pedestrian refuge.

A copy of this letter and the Statement of Reasons has been sent to the applicant for their information and action as required.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Darren McDonald', written over a horizontal line.

Darren McDonald
A/Principal Planner

Attachment 1

Queensland Transport Concurrence Agency Conditions and Statement of Reasons BRIS- 1973

Application for: 1 - 19 McLaughlin Street, Gracemere

Timing	Conditions for the subject application	Jurisdiction for the condition & Reasons
At the commencement of the use and to be maintained.	The pedestrian access throughout the development shall be located, designed and constructed generally in accordance with plan numbers DA101, DA102, DA104 revision P2 dated August 2008. In particular, a safe and direct public pedestrian connection from the shopping complex through the car parking area to the O'Shanesy /McLaughlin Streets frontage, will be provided for public access at all times.	Section 8A <i>Transport Planning and Coordination Act 1994</i>. To increase opportunities for people to access public passenger transport through well connected and designed cycling and walking paths.



Queensland
Government

Queensland Transport

File no: 890/02498
P29526
BRIS-1973

C/c Mr Kris Krpan
Urbis Pty Ltd
GPO Box 3205
Brisbane QLD 4001

Attention: Mr Kris Krpan

For your information re: Council Application No: AF-31-16.298 (1 - 19 McLaughlin Street, Gracemere). Should you wish to discuss any aspects of this concurrence agency response, please contact Lara Puttock on (07) 3146 1510.

Yours sincerely

Darren McDonald
A/Principal Planner

5 December 2008

Integrated Transport Planning
Transport Planning
Floor 12 Terric a House
140 Creek Street Brisbane Queensland 4000
GPO Box 213 Brisbane Queensland 4001
ABN 13 200 330 520

Our ref 890/02498 BRIS-1973 P29526
Council ref AF-31-16.298(2)
Enquiries Lara Puttock
Telephone +61 7 3146 1510
Facsimile +61 7 3146 2010
Website www.transport.qld.gov.au
Email lara.puttock@transport.qld.gov.au