

Department of State Development, Manufacturing, Infrastructure and Planning

Our reference: 1802-3815 SRA Your reference: D/12-2018

4 April 2018

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

Attention: Brandon Diplock

Dear Sir/Madam

# Referral agency response—with conditions

(Given under section 56 of the Planning Act 2016)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 8 February 2018.

Applicant details		
Applicant name:	Kele Property Group (QLD) Pty Ltd	
Applicant contact details:	c/- Gideon Town Planning PO Box 450 Rockhampton QLD 4700 gg@gideontownplanning.com.au	
Location details		
Street address:	106 George Street, Rockhampton City; 73 Archer Street, Rockhampton City; 106 George Street, Rockhampton City	
Real property description:	Lot 2 on RP619302; Lot 3 on RP602746; Lot 3 on RP619302	
Local government area:	Rockhampton Regional Council	
Application details		
Development permit	Material change of use for Food and Drink Outlet (including drive- through)	

#### **Referral triggers**

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

• 10.9.4.2.4.1 State transport corridors and future State transport corridors

### Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

#### Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

## Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue		
Aspect of development: Material change of use						
Proposed Plan	Design + Architecture	8 March 2018	SK-004	Revision 4		
Technical Memorandum (Preliminary Traffic and Stormwater Advice)	McMurtie Consulting Engineers	1 March 2018	0711718	Revision C		

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

For further information please contact Tracey Beath, Senior Planning Officer, on 07 4924 2917 or via email RockhamptonSARA@dilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Anthony Walsh Manager Planning

cc Kele Property Group (QLD) Pty Ltd c/- Gideon Town Planning, gg@gideontownplanning.com.au

enc Attachment 1—Conditions to be imposed Attachment 2—Reasons for decision to impose conditions Approved plans and specifications

# Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Mate	rial change of use	
<i>Plann</i> the er	transport corridors and future State transport corridors —The chief executioning Act 2016 nominates the Director-General of the Department of Transport for the development to which this development approximistration and enforcement of any matter relating to the following condition(state) and the transport of any matter relating to the following condition (state) and the transport of any matter relating to the following condition (state) and the transport of transport of the transport of the transport of transport of transport of the transport of transpo	ort and Main Roads to be val relates for the
1.	<ul> <li>(a) The dense screen planting must be provided along the entire frontage of the site to the Bruce Highway (George Street), generally in accordance with the following plan:</li> </ul>	(a) Prior to the commencement of use
	<ul> <li>Proposed Plan prepared by Design + Architecture dated 8 March 2018, reference SK-004 and revision 4</li> </ul>	
	(b) The maintained height of the dense screen planting must not exceed 1.10 metres.	(b) At all times
2.	Direct access is not permitted between the Bruce Highway (George Street) and the subject site.	At all times
3.	The development must be in accordance with section 2 of the Technical Memorandum (Preliminary Traffic and Stormwater Advice) prepared by McMurtie Consulting Engineers dated 1 March 2018, reference 0711718 and revision C, in particular:	At all times
	<ul> <li>drainage pipes and pits to be in accordance with the plan Commercial Drive Thru Development – Preliminary Stormwater Post Development prepared by McMurtie Consulting Engineers dated 1 March 2018, reference 0711718-SK-0003 and revision B</li> </ul>	
	<ul> <li>provision of a minimum 3,000 litre on-site detention tank/s on Site A and a minimum 8,500 litre on-site detention on Site B as identified on the plan Commercial Drive Thru Development – Preliminary Stormwater Post Development prepared by McMurtie Consulting Engineers dated 1 March 2018, reference 0711718-SK-0003 and revision B</li> </ul>	

# Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road. Direct access to the state-controlled road is prohibited where not required.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state transport corridor.