



Department of
State Development,
Infrastructure and Planning

Our reference: SDA-0714-012400
Your reference: D/139-2014

15 August 2014

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

Dear Sir,

Concurrence agency response—with conditions

366 Meteor Park Road, Kabra Qld 4702 (Lot 2 on RP616504)
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of State Development, Infrastructure and Planning under section 272 of the *Sustainable Planning Act 2009* on 16 July 2014.

Applicant details

Applicant name: Aurizon Operations Pty Ltd
Applicant contact details: GPO Box 456
Brisbane Qld 4001

Site details

Street address: 366 Meteor Park, Kabra
Lot on plan: Lot 2 on RP616504
Local government area: Rockhampton Regional Council

Application details

Proposed development: Development permit for a material change of use for a transport terminal

Referral triggers

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

Referral trigger Schedule 7, Table 3, Item 1 – State Controlled Road
 Schedule 7, Table 3, Item 15A - Railways

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the department requires that the conditions set out in Attachment 1 attach to any development approval.

Reasons for decision to impose conditions

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

Further advice

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

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Date	Reference no.	Version/Issue
Site Works General Arrangement	27 May 2014	AUR-Q-0598-0100	Issue 4
Site Works Layout Plan	27 May 2014	AUR-Q-0598-0101	Issue 4
Roadworks Typical Sections and Details	27 May 2014	AUR-Q-0598-5000	Issue 4
Building Works General Arrange	24 June 2014	41-27647-SK301	Issue A
Stormwater Drainage Layout Plan	27 May 2014	AUR-Q-0598-4000	Issue 4

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

For further information, please contact Rebecca Curtis, Planning Officer on (07) 4924 2915, or email RockhamptonSARA@dsdip.qld.gov.au and we will be pleased to assist.

Yours sincerely,



Anthony Walsh
Planning Manager

cc: Aurizon Operations Pty Ltd
enc: Attachment 1 - Conditions to be imposed
Attachment 2 - Reasons for decision to impose conditions
Attachment 3 - Further advice
Attachment 4 - Approved Plans and Specifications

Our reference: SDA-0714-012400
 Your reference: D/139-2014

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development Permit for Material Change of Use for a Transport Terminal (Train Crew Depot)		
Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the <i>Sustainable Planning Act 2009</i> nominates the Director-General of Department of State Development, Infrastructure and Planning to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • Site Works General Arrangement prepared by GHD, Drawing No. AUR-Q-0598-0100, Issue 4, and dated 27 May 2014; • Site Works Layout Plan prepared by GHD, Drawing No. AUR-Q-0598-0101, Issue 4, and dated 27 May 2014; • Roadworks Typical Sections and Details prepared by GHD, Drawing No. AUR-Q-0598-5000, Issue 4, and dated 27 May 2014; and • Building Works General Arrangement Plans, Sections & Elevations prepared by GHD, Drawing No. 41-27647-SK301, Issue A, and dated 24 June 2014. 	Prior to the commencement of works and to be maintained at all times.
2.	<p>a) Offices must be designed and constructed to meet the internal railway noise criterion of <55dB(A) single event maximum sound pressure level.</p> <p>b) The applicant must provide RPEQ certification to the Department of Transport and Main Roads that the development has been designed and constructed in accordance with part (a) of this condition.</p>	<p>(a) Prior to the commencement of use and to be maintained at all times.</p> <p>(b) Prior to obtaining a final inspection certificate or certificate of classification, whichever is applicable, or prior to the commencement of use, whichever occurs first.</p>
3.	<p>(a) Stormwater management for the development must be in accordance with the Stormwater Drainage Layout Plan prepared by GHD, Drawing No. AUR-Q-0598-4000, Issue 4, and dated 27 May 2014.</p> <p>(b) The management of stormwater quantity and quality post development must achieve a no worsening impact on the pre-development condition for all flood and stormwater events that exist prior to development and up to a 1% Annual Exceedance Probability (AEP) (equivalent to 1/100 year Average Recurrence Interval (ARI)). In particular, stormwater management for the development must ensure no worsening or actionable nuisance to the railway and rail transport</p>	<p>(a) – (c) Prior to the commencement of works and to be maintained at all times</p> <p>(d) Prior to obtaining a final inspection certificate or certificate of classification, whichever is applicable, or prior to</p>

No.	Conditions	Condition timing
	<p>infrastructure caused by peak discharges, flood levels, frequency/duration of flooding, flow velocities, water quality, sedimentation and scour effects.</p> <p>(c) Any excavation, filling, paving, landscaping, construction or any other works to the land must not:</p> <ul style="list-style-type: none"> i. create any new discharge points for stormwater runoff onto the railway; and ii. interfere with the existing stormwater drainage on the railway. <p>(d) The applicant must provide RPEQ certification to the Department of Transport and Main Roads that the development has been designed and constructed in accordance with parts (a) to (c) of this condition.</p>	the commencement of use, whichever occurs first.
4.	<p>(a) The design and construction of any excavation works, filling and backfilling works, retaining walls, stormwater management measures and other works involving ground disturbance must not de-stabilise rail transport infrastructure or the land supporting this infrastructure.</p> <p>(b) Any retaining structures necessary to stabilise any excavations to the development must be located outside the railway.</p> <p>(c) Temporary structures and batters must not encroach into railway.</p> <p>(d) The development must not store any fill, spoil or any other material on the railway.</p> <p>(e) The applicant must provide RPEQ certification to the Department of Transport and Main Roads that the development has been designed and constructed in accordance with parts (a) to (d) of this condition.</p>	<p>(a) – (b) Prior to the commencement of works and to be maintained at all times.</p> <p>(c) & (d) At all times.</p> <p>(e) Prior to obtaining a final inspection certificate or certificate of classification, whichever is applicable, or prior to the commencement of use, whichever occurs first.</p>

Our reference: SDA-0714-012400
 Your reference: D/139-2014

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- Development over the land involving stormwater and drainage, operational work, and access characteristics can have a significant adverse impact on the safety and efficiency of the Railway.
- The development will be impacted on by environmental emissions generated by railways and is required to address these impacts.
- Stormwater runoff from development can have a significant adverse impact on the safety and operational integrity of railways and future railways.
- Excavation, retaining works and other works involving ground disturbance in proximity to a railway can have a significant adverse impact on the safety and operational integrity of railways and future railways.

Findings on material questions of fact:

- The Department of Transport and Main Roads assessment of the development application was undertaken on the basis of the cited plans and documents which depict how the proposed development will be carried out.

Railway noise

- The proposed development will increase a noise sensitive use (office) in proximity to a railway.
- The development must therefore be conditioned to achieve compliance with the relevant noise criterion set out in AO5.6 of Module 1.1 – Managing Noise and Vibration Impacts from Transport Corridors State Code of the State Development Assessment Provisions and the Department of Transport and Main Roads Policy Position Statement: *Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure*; Version 2.0 dated 10 May 2013.

Stormwater

- The stormwater impacts of the development must be managed in accordance with PO1 – PO3 of Module 18.2 – Stormwater and Drainage Impacts on State Transport Infrastructure State Code of the State Development Assessment Provisions.

Ground Disturbances

- The development must manage works involving ground disturbance in accordance with PO7 – PO9 of Module 18.1 – Filling, Excavation and Structures State Code of the State Development Assessment Provisions.

Evidence or other material on which the findings were based:

- *Transport Infrastructure Act 1994;*
- *Transport Planning and Coordination Act 1994;*
- *Sustainable Planning Act 2009;*
- State Development Assessment Provisions;
- Guide for Development in a Railway Environment;
- Department of Transport and Main Roads Policy Position Statement: *Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure*; Version 2.0 dated 10 May 2013;
- Queensland Rail technical requirements and standards.

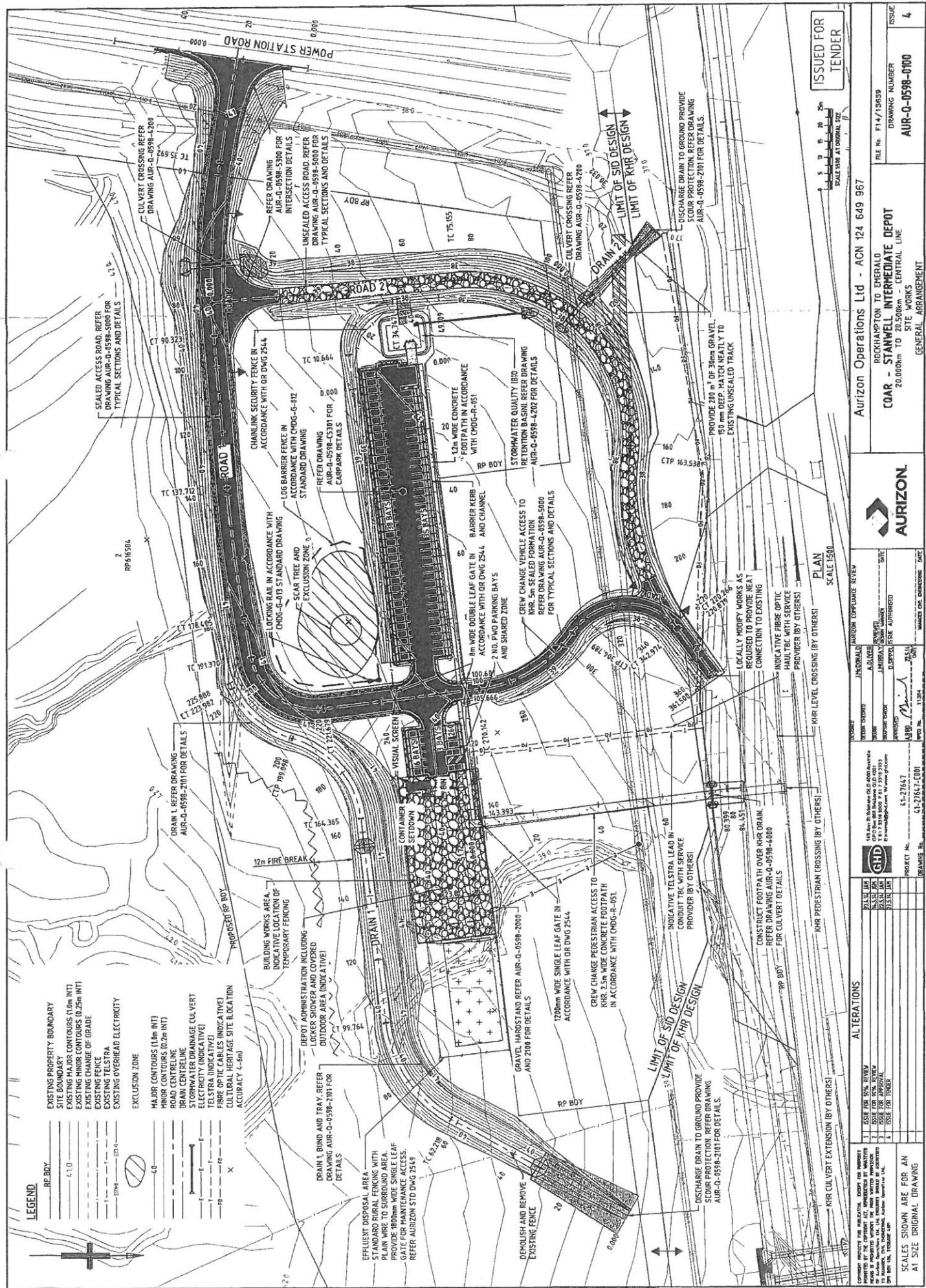
Our reference: SDA-0714-012400
 Your reference: D/139-2014

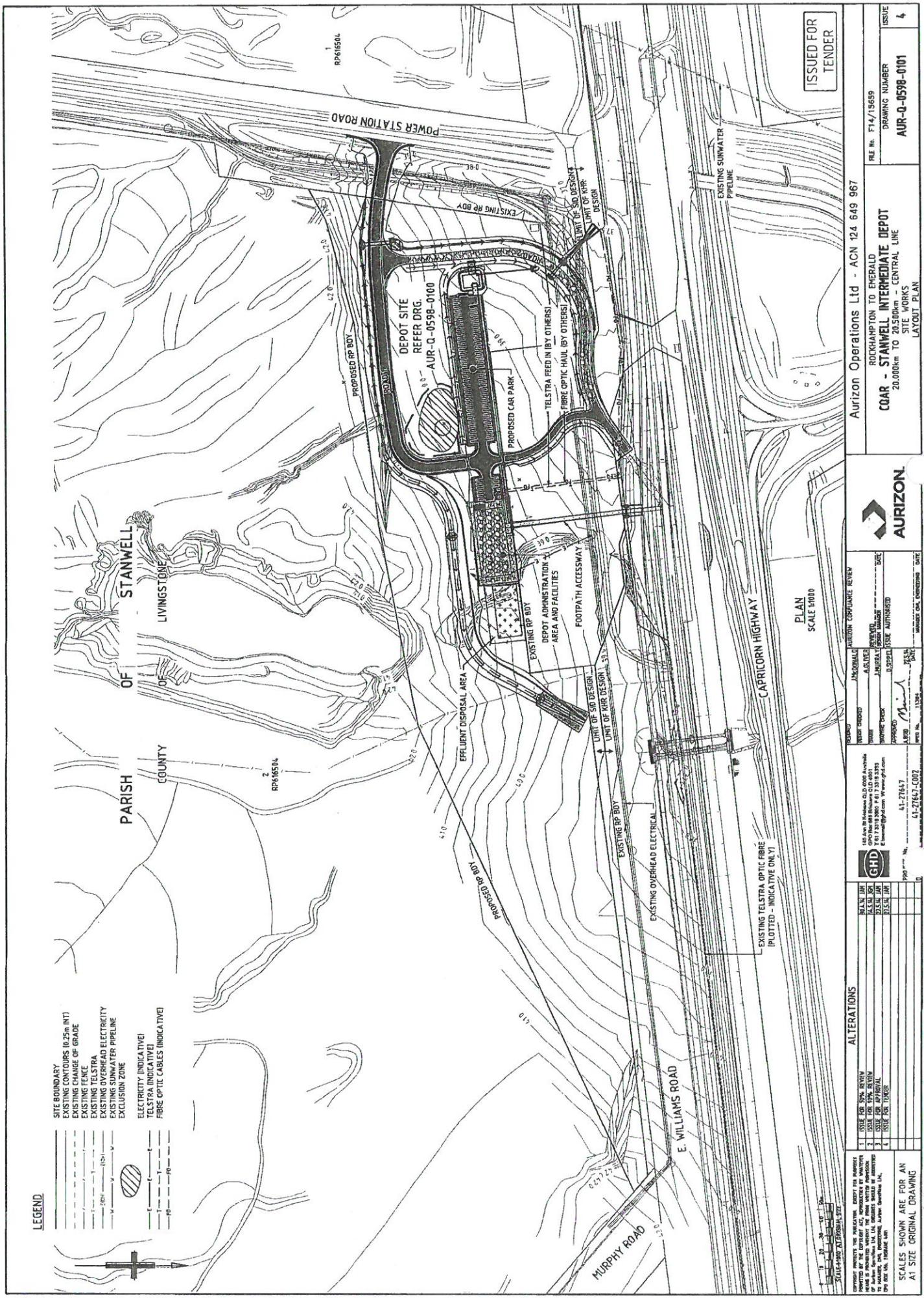
Attachment 3—Further advice

Railways	
1.	<p>The submitted proposal plans show that the development will involve works in rail corridor land, such as for infrastructure service connection, stormwater drainage infrastructure, a vehicle access track and pedestrian pathway.</p> <p>Pursuant to section 255 of the <i>Transport Infrastructure Act 1994</i>, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations.</p> <p>In particular, the applicant will be required to obtain relevant approvals (such as a way leave agreement, licence to enter and construct, amongst other approvals) from the railway manager (Queensland Rail) for the proposed works in the railway.</p> <p>The applicant should contact Drew Hellyer of Aurizon on (07) 3019 5553 or at drew.hellyer@aurizon.com.au in relation to this matter.</p>
2.	<p>The proposed development relies on rail corridor land held or administered by the Department of Transport and Main Roads, namely, Lot 71 on SP255287, for the construction of a vehicle access track and footpath within the rail corridor land, as well as for the installation of stormwater infrastructure and infrastructure service connections.</p> <p>Section 263(1)(c) of the <i>Sustainable Planning Act 2009</i> (SPA) provides that owner's consent is required for work on rail corridor land as defined under the <i>Transport Infrastructure Act 1994</i>. Therefore land owner's consent should be obtained for any subsequent development applications for operational works from the Department of Transport and Main Roads in accordance with section 260(1)(e) of the SPA.</p> <p>An application for owner's consent should be made to Patrick Leys on (07) 3066 7430 or at patrick.z.leys@tmr.qld.gov.au. Further information on obtaining owner's consent from the Department of Transport and Main Roads is available at: http://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Planning-and-development-assessment-under-SPA/Assessable-development/Owners-consent-dept-land/Owners-consent-rail-corridor-land.aspx.</p>

Our reference: SDA-0714-012400
Your reference: D/139-2014

Attachment 4—Approved plans and specifications

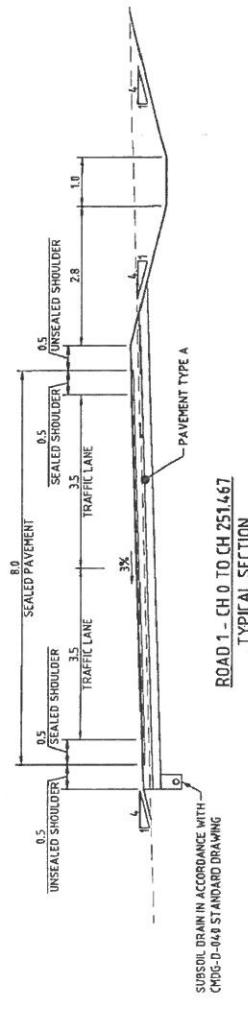




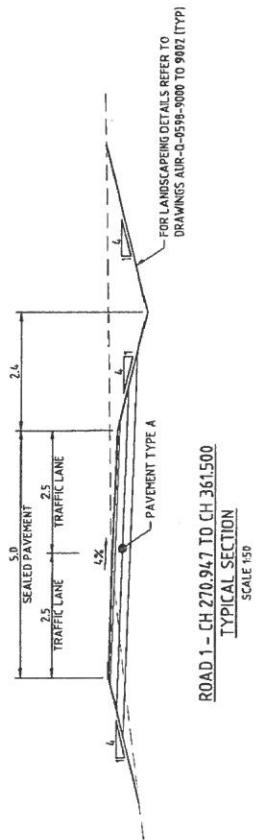
PAVEMENT SPECIFICATIONS TABLE

PAVEMENT SPECIFICATIONS TABLE		PAVEMENT NOTES	
TYPE	DESCRIPTION	IN-SITU DESIGN CBR	
A	ASPHALT ACCESS ROAD / CAR PARK - 50mm (10%) TAN - 50mm (10%) SEAL AND PRIME - 150mm TYPE 2 UNBOUND GRANULAR BASE - 60mm TYPE 2 UNBOUND GRANULAR SUB-BASE	≥ 2%	
B	UNSEALED ACCESS ROAD - 200mm COMBINED WEARING COURSE AND BASE COURSE (CBR 30) - 150mm SUBBASE COURSE (CBR 30)	≥ 2%	

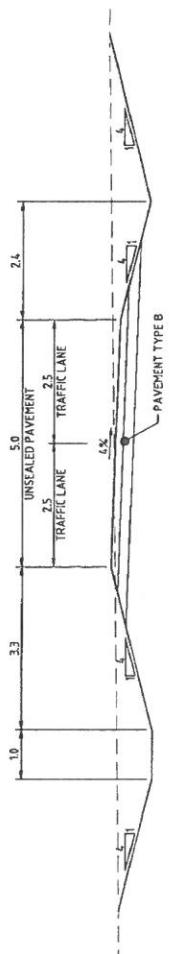
1. INSTITU SUBJECTIVE CONDITIONS TO BE CONFERRED BY 4-DAY SOAKED (CBR AND SWELL TESTS) PRIOR TO CONSTRUCTION. MIN 3 TESTS WILL BE UNDERTAKEN PER LOT.
2. WHERE ER < 3 PROVIDE THE FOLLOWING MINIMUM CAPPING USING A CBR TO SELECT FILL MATERIAL
- CBR = 1.0 - 1.05mm
 - 10 x CBR = 15, 30mm
 - 15 x CBR = 20, 20mm
 - 20 x CBR = 30, 35mm
3. WHERE CBR > 30, 35mm
 a. REMOVE FROM THE TOP OF SUBGRADE 2.5% A MINIMUM COVER OF 75mm CBR TO SELECT FILL IS REQUIRED.
 b. REINFORCEMENT MATERIALS AND CONS TRAIL SHAL COMPLY WITH SPECIFICATION



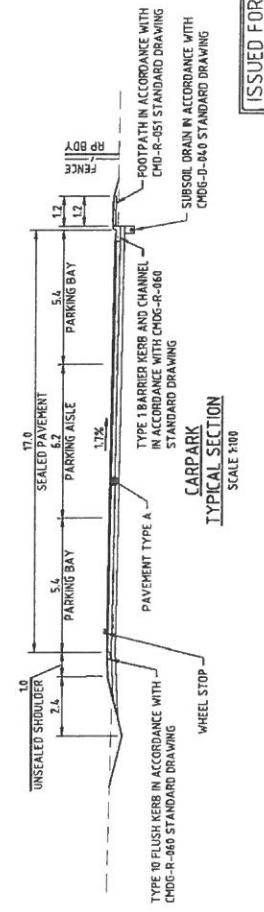
ROAD 1 - CH 0 TO CH 251467
TYPICAL SECTION



ROAD 1 - CH 270.947 TO CH 361.500
TYPICAL SECTION
SCALE 1:50



ROAD 2
TYPICAL SECTION



PIPAL SECTION
SCALE 1:100

ISSUED FOR
TENDER

FILE NO.	DRAWING NUMBER	ISSUE
F-14715259	AUR-0-0590-5000	4

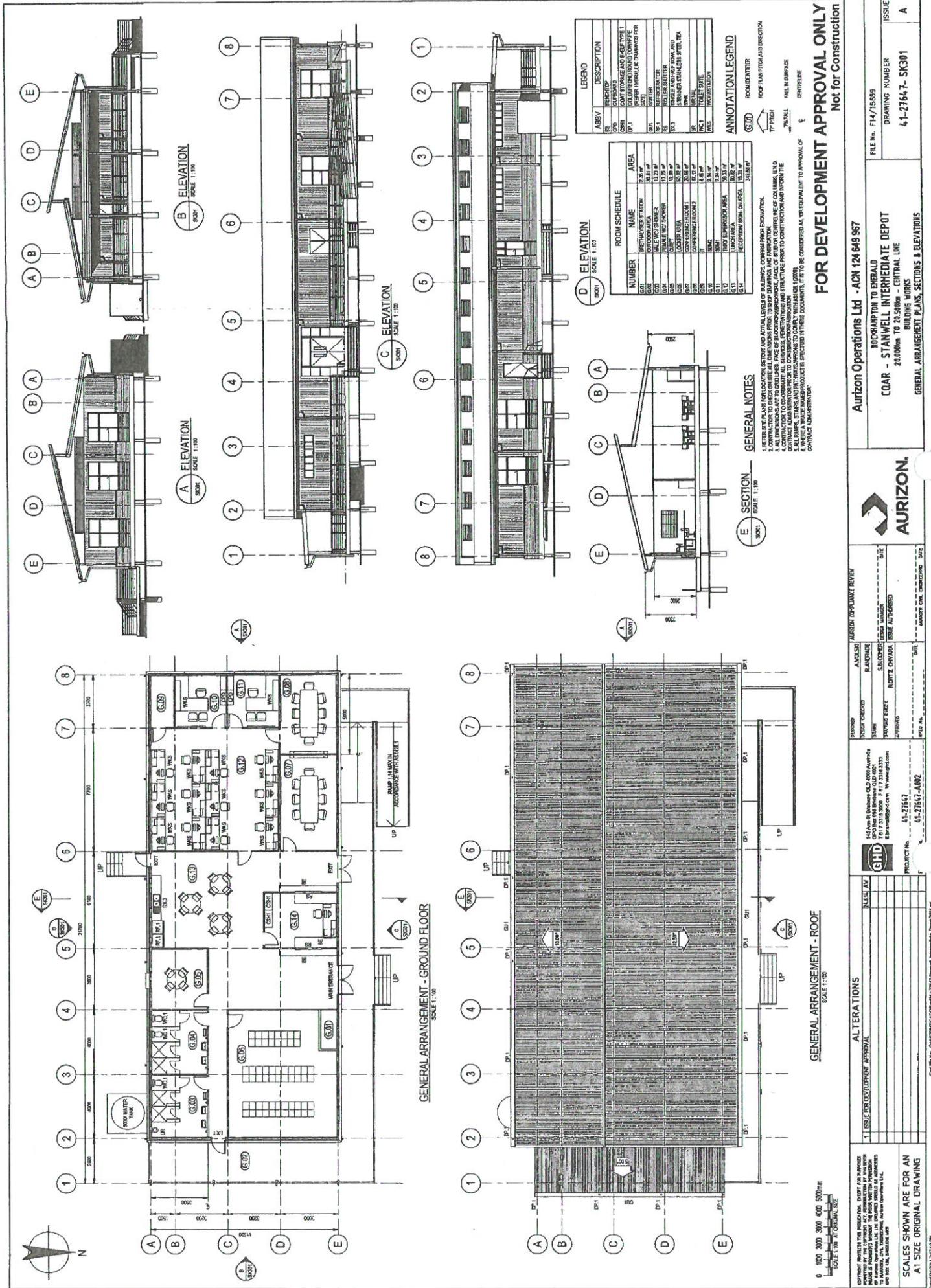
卷之三

POLITICS AND METACRATIA: ELEGACY FOR LEADERS

FILE No. F14/15659
DRAWING NUMBER AUR-0-0598-5000
ISSUE 4

4-127647-[400] 11387 11387 11387 11387 11387

A1 SIZE ORIGINAL DRAWING



FOR DEVELOPMENT APPROVAL ONLY
Not for Construction

Not for Construction

Aurizon Operations Ltd - ACN 124 649 967

**ROCKHAMPTON TO EMERALD
COAR - STANWELL INTERMEDIATE DEPO**

20.000km to 20.500km - CENTRAL LINE

BUILDING WORKS

GENERAL ARRANGEMENT PLANS, SECTIONS & ELEVATIONS

AUH

ANNUAL LABORATORY FEE				
MANUFACTURER	UPC/NDC NUMBER	ISSUE AUTHORITY	MANUFACTURER	DISPENSING
RANDBACK	SUBSTANCES	Z-ONVADA	DATE	

10/10/2010	10/10/2010	10/10/2010	10/10/2010	10/10/2010
New Old 4000 Australia Queensland QLD 42001 3 Fl 7 3518 1373 www.wo.com	67	67	67	67

4-2766

PROJECT N
f

2454

SUMMARY

ALTERA
EVAL

DEVELOPMENT APPROACHES

1

FOR AN
WING

OWN ARE F
GINAL DRA

SALES SHOW
11 SIZE ORI

SC A

