Queensland
Government

Our ref TMR13-006984
Your ref D/270-2013
Enquiries Byron Jones

Department of
Transport and Main Roads

8 August 2013

ROCKHAMPTON REGIONAL COUNCIL
File No: D270/13 Doc No: 5131488
Links:
Action Officer: C. HIBBERD
13 AUG 2013
Task to: 22 TOWN PLANNING
3. 4.
QDAN: v: Ref:
Box No: Yrs:

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

Attention: Corina Hibberd

Dear Madam

CONCURRENCE AGENCY RESPONSE – CONDITIONS

Proposed Development:	Development Permit for a Material Change of Use for a Showroom
Real Property Description:	Lot 1RP605479, 1SP125027
Street Address:	326 Lower Dawson Road, Rockhampton QLD 4700
Assessment Manager ref.:	D/270-2013
Local Government Area:	Rockhampton Regional Council

Reference is made to the referral agency material for the development application described above which was received by the Department of Transport and Main Roads (the department) under section 272 of the *Sustainable Planning Act 2009* (SPA) on 9 July 2013.

An assessment of the proposed development has been undertaken against the purposes of the *Transport Infrastructure Act 1994* for state-controlled roads. Based on this jurisdiction, the department provides this concurrence agency response under section 285 of the SPA.

The department advises the assessment manager that it requires conditions to attach to any development approval for the application. The department would also like to provide advice about the application to the assessment manager under section 287(6) of the SPA.

Under section 325(1) of the SPA, the assessment manager must therefore attach this response, including the enclosed Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons, to any approval for the application.

Program Delivery and Operations
Fitzroy Region
31 Knight Street North Rockhampton Queensland 4701
PO Box 5096 Red Hill Rockhampton Queensland 4701

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Website www.tmr.qld.gov.au
Email cmo.rockhampton@tmr.qld.gov.au
ABN: 39 407 690 291

The department may change its concurrence agency response in accordance with section 290(1)(b) of the SPA.

The department must be provided with a copy of the assessment manager's decision notice regarding the application within five (5) business days after the day the decision is made in accordance with section 334 of the SPA.

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

If you have any questions or wish to seek clarification about any of the details in this response, please contact Byron Jones, Principal Development Assessment Officer, Corridor Management and Operations on 07 4931 1706.

Yours sincerely

Byron Jones
Principal Development Assessment Officer, Corridor Management and Operations

Enc. (Department of Transport and Main Roads Agency Conditions and Statement of Reasons and SK Drafting Site Plan Drawing No. 12_055 Issue 1 dated November 2012)

C/c Bingford Pty Ltd
C/- SK Drafting
2 Brae-Ross Street
Rockhampton QLD 4700

Department of Transport and Main Roads
Concurrence Agency Conditions and Statement of Reasons

Proposed Development: Development Permit for a Material Change of Use for a Showroom
Real Property Description: Lot 1RP605479, 1SP125027
Street Address: 326 Lower Dawson Road, Rockhampton QLD 4700
Our ref.: TMR13-006984
Assessment Manager ref.: D/270-2013
Local Government Area: Rockhampton Regional Council

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
Development Permit for a Material Change of Use for a Showroom			
1	Development must be carried out generally in accordance with the following plan except as modified by these concurrence agency conditions: • SK Drafting Site Plan Drawing No. 12_055 Issue 1 dated November 2012	Prior to the commencement of use and to be maintained at all times.	The purposes of the Transport Infrastructure Act 1994. The Department of Transport and Main Roads' assessment of the development application was undertaken on the basis of the cited plan/s and/or report/s which depict how the proposed development will be carried out.
2	Vehicles must enter and exit the subject site at the permitted road access location in a forward direction.	At all times	The purposes of the Transport Infrastructure Act 1994 (TIA). These movements will minimise impacts on the safety and efficiency of the state-controlled road network.

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
3	The permitted road access location for the development is between Lot 1 RP605479 and Bruce Highway generally in accordance with SK Drafting Site Plan Drawing No. 12_055 Issue 1 dated November 2012.	Prior to the commencement of use and to be maintained at all times	The purposes of the Transport Infrastructure Act 1994 (TIA). Vehicular access at the permitted road access location minimises impacts on the safety and efficiency of the state-controlled road network. Comments or additional information: This is a decision under section 62(1) of the TIA in conjunction with a development approval for a permitted road access location.
4	Direct access is not permitted between the Bruce Highway and the subject site at any location other than the permitted road access location.	At all times	The purposes of the Transport Infrastructure Act 1994. Vehicular access at the permitted road access location minimises impacts on the safety and efficiency of the state-controlled road network.
5	The applicant must provide a vehicular access comprising minimum 6m wide access to the development at the permitted road access location. The vehicular access must be designed and constructed to a Commercial standard in accordance with the Capricorn Municipal Development Guideline.	Prior to the commencement of use and to be maintained at all times	The purposes of the Transport Infrastructure Act 1994 (TIA). Access of this type and standard minimises impacts on the safety and efficiency of the state-controlled road network. In accordance with Section 33 of the TIA, you must have written approval to carry out road

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
			works, including road access works on a state-controlled road. These development conditions do not constitute such approval. You will need to contact the Department of Transport and Main Roads on (07) 4931 1500 to make an application for approval under section 33 of the TIA to carry out road works. In accordance with Section 50(2) and Schedule 6 of the TIA and Part 5 and Schedule 1 of the Transport Infrastructure (State-Controlled Roads) Regulation 2006, you must have written approval to carry out ancillary works and encroachments on a state-controlled road. These development conditions do not constitute such an approval. You will need to contact the Department of Transport and Main Roads on (07) 4931 1500 to make an application for a Road Corridor Permit under section 50(2) of the TIA to carry out ancillary works and encroachments. Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters, vegetation clearing, landscaping and planting. The Department of Transport and Main Roads' technical standards and publications can be

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
			accessed at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx.
6	The applicant must provide a one way sign in the central median of the Bruce Highway in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual including the Interim Guide to Road Planning and Design Practice and Manual of Uniform Traffic Control Devices.	Prior to the commencement of use	The purposes of the Transport Infrastructure Act 1994 (TIA). Signage is required to minimise impacts on the safety and efficiency of the state-controlled road network. In accordance with Section 33 of the TIA, you must have written approval to carry out road works, including road access works (including road signage and line marking) on a state-controlled road. These development conditions do not constitute such approval. You will need to contact the Department of Transport and Main Roads on (07) 4931 1500 to make an application for approval under section 33 of the TIA to carry out road works. The Department of Transport and Main Roads' technical standards and publications can be accessed at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx.

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
7	All construction vehicles must enter and exit the site in a forward direction.	To be maintained at all times for the approved period	The purposes of the Transport Infrastructure Act 1994. These movements will minimise impacts on the safety and efficiency of the state-controlled road network.
8	(a) The existing vehicular property access located between Lot 1 SP125027 and the Bruce Highway must be permanently closed and removed by applicant. AND (b) The kerb and channelling and footpath between the road edge and the property boundary must be reinstated by applicant in accordance with the applicable design standard from the Department of Transport and Main Roads' Road Planning and Design Manual including the Interim Guide to Road Planning and Design Practice and Council standards.	(a) & (b) Prior to the commencement of use	The purposes of the Transport Infrastructure Act 1994 (TIA). The closure of the existing access will minimise conflict points ensuring the safety and efficiency of the state-controlled road network. Comments or additional information: This is a decision under section 62(1) of the TIA in conjunction with a development approval that access at a location or locations is no longer permitted. In accordance with Section 33 of the TIA, you must have written approval to carry out road works, including road access works on a state-controlled road. These development conditions do not constitute such approval. You will need to contact the Department of Transport and Main Roads on (07) 4931 1500 to make an

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
			application for approval under section 33 of the TIA to carry out road works. The Department of Transport and Main Roads' technical standards and publications can be accessed at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx.
9	(a) The management of stormwater (quantity and quality) post development must achieve a no worsening impact (on the pre-development condition) calculated during a Average Recurrence Interval (ARI) 50 storm event in accordance with the Department of Transport and Main Roads' Road Drainage Manual, the Queensland Urban Drainage Manual, Environmental Protection Act 1994, Environmental Protection (Water) Policy 2009. In particular, stormwater management for the development must ensure no worsening or actionable nuisance to the state-controlled road network caused by peak discharges, flood levels, frequency/duration of flooding, flow velocities, water quality, sedimentation and scour effects. AND (b) Any excavation, filling, paving, landscaping, construction or any other works to the land must not: i. create any new discharge points for stormwater runoff onto the state-controlled road;	(a) & (b) Prior to the commencement of use and to be maintained at all times (c) Prior to obtaining a final inspection certificate or certificate of classification, whichever is applicable, or prior to the commencement of use, whichever occurs first	The purposes of the Transport Infrastructure Act 1994. The safety and efficiency of state-controlled roads can be adversely affected by changes to stormwater runoff as a result of development. Additional comments or information: Please refer to the Department of Transport and Main Roads' Road Drainage Manual which can be accessed at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx. Further guidance regarding stormwater management is also provided in the Queensland Urban Drainage Manual available at www.derm.qld.gov.au and in the Environmental Protection Act 1994 and Environmental Protection

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	ii. interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; iii. surcharge any existing culvert or drain on the state-controlled road; iv. reduce the quality of stormwater discharge onto the state-controlled road. AND (c) 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) and (b) of this condition.		(Water) Policy 2009 which are available at www.legislation.qld.gov.au In accordance with Section 33 of the TIA, you must have written approval to carry out road works, including road access works on a state-controlled road. These development conditions do not constitute such approval. You will need to contact the Department of Transport and Main Roads on (07) 4931 1500 to make an application for approval under section 33 of the TIA to carry out road works.
10	Any landscaping on the subject land that is within 10 metres of the road frontage with the Bruce Highway must be planted in accordance with the Department of Transport and Main Roads' Road Landscape Manual 2004, section C5 – Safety Requirements and Landscape Design.	Prior to the commencement of use and to be maintained at all times	The purposes of the Transport Infrastructure Act 1994 (TIA). Landscaping or other objects can impact on sight distance visibility at the intersection of the road access location and state-controlled road, affecting the safety of the state-controlled road network. The Department of Transport and Main Roads' technical manuals can be accessed at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx.

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
11	Any flood lights or illumination on the subject site must be shielded, directed downwards and away from the state-controlled road.	(a) & (b) Prior to the commencement of use and to be maintained at all times	The purposes of the Transport Infrastructure Act 1994 (TIA). If lighting associated with the development causes unsafe glare or other nuisance, drivers may be distracted, affecting safety on the state-controlled road.
12	The applicant must provide "No Stopping" signs at the site's road frontage with the state-controlled road and a yellow line marking must be painted along the sites frontage to the state-controlled road, in accordance with the Department of Transport and Main Roads' Manual of Uniform Traffic Control Devices.	Prior to the commencement of use	The purposes of the Transport Infrastructure Act 1994. Parking on the state-controlled road reserve adjacent to the site can impact on the safety and efficiency of the state-controlled road. The Department of Transport and Main Roads' technical manuals can be accessed at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx
13	All loading and unloading associated with the development must not be carried out within the state-controlled road reserve.	At all times	The purposes of the Transport Infrastructure Act 1994. Loading and unloading associated with the development can impact on the safety and efficiency of the state-controlled road.

Byron Jones
Principal Development Assessment Officer, Corridor Management and Operations

8 August 2013

Advice for state controlled roads
Under section 43 of the *Transport Infrastructure Act 1994*, a local government must obtain the Department of Transport and Main Roads' approval if it intends to approve the erection, alteration or operation of an advertising sign or other advertising device that would be visible from a motorway; and beyond the boundaries of the motorway; and reasonably likely to create a traffic hazard for the motorway.
Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works , including road access works, on a state-controlled road. Please contact the Department of Transport and Main Roads on (07) 4931 1500 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).
An application for a Road Corridor Permit is required for any ancillary works and encroachments on the state-controlled road under section 50(2) and Schedule 6 of the *Transport Infrastructure Act 1994* and Part 5 and Schedule 1 of the *Transport Infrastructure (State-Controlled Roads) Regulation 2006*. Please contact the Department of Transport and Main Roads on (07) 4931 1500 to make an application for a Road Corridor Permit. Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters, vegetation clearing, landscaping and planting.
Pursuant to Section 580 of the *Sustainable Planning Act 2009* it is a development offence to contravene a development approval, including any condition in the approval.
Pursuant to Section 80 of the *Transport Infrastructure Act 1994*, the construction, augmentation, alteration or maintenance of a public utility plant on a state-controlled road reserve, must be in accordance with the Department of Transport and Main Roads' requirements.

INFORMATION ATTACHMENT TO CONCURRENCE AGENCY RESPONSE

Representations on Referral Agency Response

If the applicant intends to make a representation to the Department of Transport and Main Roads (the department) regarding the attached concurrence agency response, the applicant needs to do this before the assessment manager decides the application.

The applicant will need to give the assessment manager written notice under section 320(1) of the *Sustainable Planning Act 2009* (SPA) to stop the decision-making period to make a representation to the department and subsequently contact the department to make the representation. The decision making period cannot be stopped for more than 3 months.

Planning and Environment Court Appeals

If an appeal is lodged in the Planning and Environment Court in relation to this application, the appellant must give written notice of the appeal to the department under section 482(1) of the SPA. This notice should be given to:

Chief Executive Officer
Department of Transport and Main Roads
C/- Planning Law Team
Planning Management Branch
GPO Box 213
Brisbane QLD 4001

This notice should be given within 2 business days if the appeal is started by a submitter, or otherwise within 10 business days after the appeal is started.

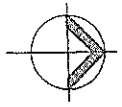
SITE PLAN NOTES:

1. Earthworks to comply with AS3798 and AS2870.1
2. Figured dimensions shall be taken in preference to those scaled from the drawing. Builder to verify all dimensions on site prior to construction
3. Finished surface levels shown on elevations and platform layout shall be confirmed on site prior to commencement of building work.
4. Structure designed for Wind Gust Speed C1
5. All construction shall be in accordance with the requirements of the Building Code of Australia, the Building Act 1975 and the Local Authorities' requirements.
7. Builder to provide a hub around the building of :
   1 in 20 for the first 1 0m around building
   1 in 80 for the next 1 0m around building
8. Connect all new downpipes as shown and tail pipes to kerb and channel or inter allotment drainage system. Stormwater drainage design is indicative only. Plumber to verify on site the suitability of the design and adjust accordingly to suit conditions. All plumbing work to comply with relevant plumbing codes and standards.
9. Install a sewer joint where well downpipes meet ground stormwater lines to allow for movement.
10. Confirm location of any underground services prior to commencement of building work.
11. Check position of current mains water connection and provide connecting link to building to the requirements of the Local Authority and current Water & Sewerage Supply Act. Good practice to be informed in supply line to building
12. Extent of principal Builder and relevant Subcontractors to be within the confines of the property boundaries and portion of the footpath immediately adjoining land property all ground. Seek neighbours consent if access or additional construction is required outside the confines of the subject property.

SITE PLAN LEGEND:

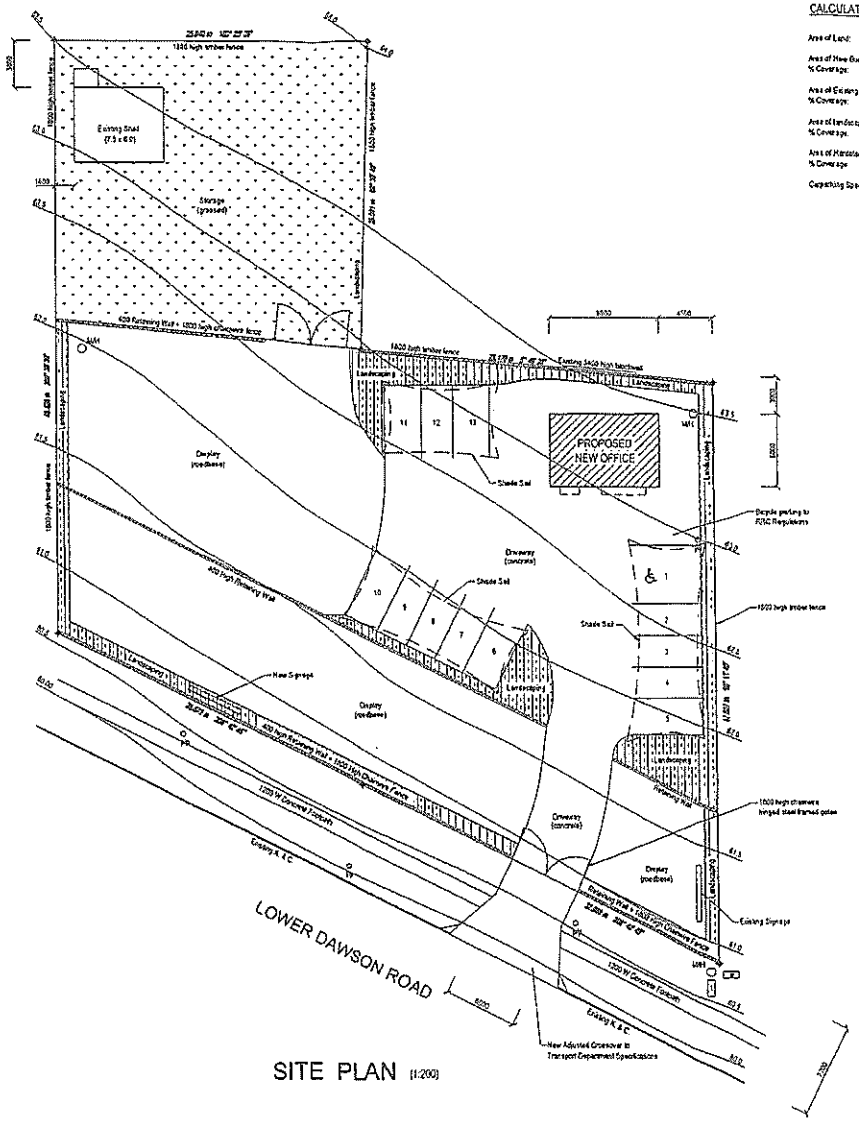
- TURNING CIRCLES
- LANDSCAPING (Species as Noted)
- GRASSED AREAS
- BUILDING LINE
- ROOF LINE
- SEWER LINE

SP INDICATES STORMWATER PIT
MH INDICATES MANHOLE
lp INDICATES LIGHT POLE
t INDICATES TELECOM
f INDICATES FIRE HYDRANT
w INDICATES WATER



PROPERTY DETAILS:

LOT 1 ON RP605479 & LOT 1 ON SP125027
PARISH OF ROCKHAMPTON
COUNTY OF LIVINGSTONE
AREA: 2018 sq.m



SITE PLAN (1:200)

CALCULATION SCHEDULE.

Area of Land:	2519.00 sq.m
Area of New Building % Coverage:	54.00 sq.m 2.00%
Area of Existing Building % Coverage:	46.14 sq.m 1.84%
Area of Landscaping % Coverage:	749.52 sq.m 29.63%
Area of Hardstand % Coverage:	1768.24 sq.m 67.42%
Carparking Spaces:	13 Provided

No.	Date	Amendment
1	18.05.13	For MCU Approval
P2	13.12.12	Preliminary Issue
P1	10.11.12	Preliminary Issue

SITE PLAN

SK Drafting building designs
P 07 4927 1484 M 0419 788 031 F 07 4927 1574
E sk.drafting@bigpond.com
www.skdrafting.com.au
2 Stale Place Street, Rockhampton Qld 4700
BSA Lic No 0174701

Building Designers Association of Queensland Inc.

PROPOSED SHOWROOM/DISPLAY AT 322 & 326 LOWER DAWSON ROAD, ROCKHAMPTON.
FOR BINGFORD PTY. LTD.

Scale	Date	Issue
AS SHOWN AT A1	NOV'12	1

Drawn	Sheet	Drawing No.
TEM	1/3	12 - 055

Checked
Approved