



Department of
**State Development,
Infrastructure and Planning**

Our reference: SDA-1214-016679
Your reference: D/298-2014

14 January 2015

BAWD Property Trust
C/- Capricorn Survey Group (CQ) Pty Ltd
PO Box 1391
Rockhampton Qld 4700

Attention: Richard Ford

Dear Sir,

Concurrence agency response - with conditions

7-13 Linnett Street, Berserker (Lot 1 on RP619571)
(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 9 December 2014.

Applicant details

Applicant name:	BAWD Property Trust C/- Capricorn Survey Group (CQ) Pty Ltd
Applicant contact details:	PO Box 1391 Rockhampton QLD 4700

Site details

Street address:	7-13 Linnett Street, Berserker
Lot on plan:	Lot 1 on RP619571
Local government area:	Rockhampton Regional Council

Application details

Proposed development: Development Permit for a Material Change of Use for a Take-away Food Store (including drive-through)

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 2, Item 1 – State-controlled road

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

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

Approved plans and specifications

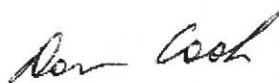
The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: Material Change of Use for a Take-away Food Store (including drive-through)				
Material Change of Use Takeaway Food Shop (Site Plan)	Capricorn Survey Group (CQ)	27-11-2014	6145-01-MCU	A

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 via email at RockhamptonSARA@dssip.qld.gov.au who will be pleased to assist.

Yours sincerely,



Don Cook
Planning Manager

cc: BAWD Property Trust

enc: Attachment 1 - Conditions to be imposed
Attachment 2 - Reasons for decision to impose conditions
Attachment 3 - Approved Plans and Specifications

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Attachment 1 - Conditions to be imposed

No.	Conditions	Condition timing
Aspect of development: Material Change of Use for a Take-away Food Store (including drive-through)		
<i>State-controlled road</i> - Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads 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"> • Material change of Use Takeaway Food Shop (Site Plan), prepared by Capricorn Survey Group (CQ), Dated 27-11-2014, Ref: 6145-01-MCU, Version A. 	At all times.

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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

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Attachment 3 - Approved plans and specifications

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SITE STATISTICS

Site Area : 3570m²
 Proposed MCU Area : 3570m² (All subject land)
 Proposed Building Area : 34m² (Bldg 1)
 Site Coverage : Less Than 1%
 Max Building Height : 3.3m approx

SITE ACCESS

Pattern Entry - Direct from Linnett Street via Driveway 1
 Pattern Entry - Direct to Linnett Street via Driveway 2
 Staff Access - Direct from Brown Street via Driveway 3



NOTE

Any proposed building, layout and elevation plans should refer to the plan set 2018 Streets 1-3 Issue B

LINEYET LEGEND

On Boundary
 Edge of Driveway
 Edge of Bitumen
 Boundary Line
 Channel Line
 Channel Drain
 Face Line
 Eave

CONTOUR LEGEND

1.5m Interval
 0.5m Interval

IMPORTANT NOTE

This plan was prepared to accompany a Material Change of Use application to Rockhampton Regional Council and should not be used for any other purpose.

The dimensions and areas shown herein are subject to field survey and may be revised to reflect the actual site conditions and any other authority which may have been reviewed and approved by the relevant authority.

In particular, any reference should be placed on the information on this plan for any hazardous substances involving the site.

This note is an integral part of this plan.

client

BAWD'S Property Trust

7-13 Linnett Street,
 Berserker

Material Change of Use
 Takeaway Food Shop
 (Site Plan)

Lot 1 on RP619571
 Parish of Archer
 County of Livingstone

Rockhampton Regional Council

REV	DATE	DETAILS	APPROVED
1	27/11/2014	Initial Issue	RPF



scale 1:150 @ A1
 sheet no. 6145-01-MCU-A
 1 of 1
 plan no. 6145-01-MCU
 revision A

