

SARA reference:2204-28454 SRACouncil reference:D/48-2022Applicant reference:210730

29 June 2022

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

Dear Sir/Madam

SARA response—6 Lawrie Street, Gracemere

(Referral agency response given under section 56 of the Planning Act 2016)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 26 April 2022.

Response

Referral agency response – with conditions
29 June 2022
The conditions in Attachment 1 must be attached to any development approval
Advice to the applicant is in Attachment 2
The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Material change of use for two (2) food and drink outlets
		Operational work for an advertising device
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)	
	Development application	for a material change of use within 25m of a
		Fitzroy/Central regional office

	state-controlled road and within 100m of a state-controlled road intersection
SARA reference:	2204-28454 SRA
Assessment manager:	Rockhampton Regional Council
Street address:	6 Lawrie Street, Gracemere
Real property description:	Lot 604 on R2642
Applicant name:	Gibb Group Development Management Pty Ltd
Applicant contact details:	PO Box 1000 BUDDINA QLD 4575 admin@astpd.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

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

For further information please contact Thomas Gardiner, Principal Planning Officer, on (07) 4924 2916 or via email RockhamptonSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

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Javier Samanes A/ Manager (Planning)

cc Gibb Group Development Management Pty Ltd, admin@astpd.com.au

enc Attachment 1 - Referral agency conditions Attachment 2 - Advice to the applicant Attachment 3 - Reasons for referral agency response Attachment 4 - Representations about a referral agency response provisions Attachment 5 - Approved plan

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (A copy of the plan referenced below is found at Attachment 5)

No.	Condition	Condition timing
Mater	ial change of use	
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
1. The development must be carried out generally in accordance with Section 5.0 and Appendix 1 of the Stormwater Management Report, prepared by Davey Engineering Solutions Pty Ltd, dated 13 April 2022, Issue A, as amended in red by SARA on 29 June 2022. At all times.		At all times.

Attachment 2—Advice to the applicant

General advice		
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v3.0. If a word remains undefined it has its ordinary meaning.	

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the Planning Act 2016)

The reasons for SARA's decision are:

- The development is a material change of use for two (2) food and drink outlets located at 6 Lawrie, Street, Gracemere, described as Lot 604 on R2642 (the subject site).
- The subject site is located within 25 metres of Lawrie Street, which is a state-controlled road, and is also located near a state-controlled road intersection (John Street / Lawrie Street).
- The assessment benchmark relating to SARA's assessment is State Development Assessment Provisions (SDAP) State code 1: Development in a state-controlled road environment.
- Access to the development will be from two (2) crossovers from John Street. There is no direct access to proposed to Lawrie Street.
- The application material has demonstrated that the traffic generated from the development is unlikely to disrupt traffic onto John Street. Development-generated traffic will therefore not adversely impact the function of the state-controlled road (Lawrie Street) and the state-controlled road intersection (John Street / Lawrie Street).
- Stormwater discharge to the LPOD on Lawrie Street (state-controlled road) is not considered to create a safety hazard for users of this road as the peak discharge will be equal to or less than the pre-development scenario.
- A condition has been imposed (Condition 1) to ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on Lawrie Street.
- The development is considered to generally comply with the relevant performance outcomes of State Development Assessment Provisions (SDAP) State Code 1: Development in a state-controlled road environment.

Material used in the assessment of the application:

- the development application material and submitted plans
- Planning Act 2016
- Planning Regulation 2017
- The SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Human Rights Act 2019

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Approved plan

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
 - (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
 - (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Stormwater Management Report

PROPOSED FOOD AND DRINK OUTLETS

Lot 604 on R2642

6 Lawrie Street, Gracemere, QLD

For Gibb Group Development Management Pty Ltd



Davey Engineering Solutions Pty Ltd Yeppoon, QLD 4703 0419 872 040



SARA ref:	2204-28454 SRA
Date:	29 June 2022

PLANS AND DOCUMENTS

AGENCY RESPONSE

referred to in the REFERRAL

admin@daveyes.com.au



SOLUTIONS

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Revision History Issue A – 13 April 2022

Jeff Davey

B.Eng (Hons), RPEQ 8386, JP (Qual)

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SARA ref:	2204-28454 SRA		Amended in red by SARA on
Date:	29 June 2022		29 June 2022

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5.0 HYDRAULIC ASSESSMENT

The phonlic assessment for the site has been carried out using XPSTORM 2020 1. The full of the hydraulic modelling is to deal or trate that the post deal hyment minor and major storm peak discharge at the LPOD is a problem of the peak problem becoment discharge. This will be haven by utilising an underground detention tank and restricting outlet conditions.

The proposed site stormwater network will consist of stormwater links and internal stormwater sag pits to convey the site runoff to the underground detention tank. The 200mm outlet and a 5m kerb break will be restricting the runoff to pre-development conditions. The 5m kerb break will act as a weir outlet when the water ponds to a maximum depth of approximately 75mm at the inlet / surcharge pit located above the underground detention tank. The site peak discharge for each site condition is presented below, with critical cases highlighted in yellow. Table 4 demonstrates that the post development peak discharge is limited to pre-development site conditions.

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE		
SARA ref:	2204-28454 SRA	
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PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE		
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Table 4:Peak Discharge Rate at LPOD

Storm Event	Pre- Development Peak	Post- Development Unmitigated	Post-Devel Di	opment Mitig scharge (m ³ /s	ated Peak 3)
duration)	Discharge (m³/s)	Peak Discharge (m ³ /s)	Pipe outlet (200mm dia. uPVC)	Weir outlet (5m Kerb Beak)	Total
0.5EY_10min	0.0601	0.1061	0.054	0.000	0.054
0.5EY_15min	0069 <mark>2</mark>	0.1015	0.060	0.000	0.060
0.5EY_20min	0.0667	0.0979	0.059	0.000	0.059
10pct_10min	0.0945	0.1511	0.070	0.000	0.070
10pct_15min	0.1011	0.1492	0.069	0.000	0.069
10pct_20min	0.0999	0.1277	0.069	0.000	0.069
2pct_10min	0.1342	0.2004	0.093	0.016	0.109
2pct_15min	0.1418	0.1981	0.094	0.039	0.133
2pct_20min	0.1328	0.1755	0.093	0.010	0.103
1pct_10min	0.1529	0.2286	0.094	0.060	0.154
1pct_15min	0.1595	0.2256	0.094	0.062	0.156
1pct_20min	0.1499	0.2006	0.094	0.035	0.129

The first two flow columns presented in data presented in table 4 (Pre-development Peak flow and Post-Development Unmitigated Peak flow) summarise the hydrology data for the earlier presented Box and Whisker charts for 10%AEP and 1%AEP. The Post-Development Mitigated Peak flow data is derived from the following hydraulic model graphs for 10%AEP and 1%AEP. The process is same for the other storm events and not shown for clarity reasons.







Table 5: Storage Model Parameters

5m Wide Kerb Break (Weir – Major Flow) Surface level	27.575m
Maximum Ponding Depth over Inlet / Surcharge Pit	0.075m
Inlet / Surcharge Pit Surface level	27.5m
Approximate Ponding Area over Inlet / Surcharge Pit	16m ²
Assumed Pavement Depth	0.300m
Underground Detention Tank Level below Pavement	27.2m
Underground Detention Tank Depth	1.0m
Invert Level of 200mm Low Flow Outlet at the base of the Underground Detention Tank	26.2m
Approximate Detention Volume	62m ³

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE



SARA ref: 2204-28454 SRA

Date:



APPENDIX 1

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE Queensland Government SARA ref: 2204-28454 SRA

Date:

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