



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0717-040890
Your reference: D/69-2017

23 October 2017

The Chief Executive Officer
Rockhampton Regional Council
enquiries@rrc.qld.gov.au

Attention: Amanda O'Mara

Dear Sir/Madam

Concurrence agency response—with conditions

331 Yaamba Road, Park Avenue – Lot 201 SP236447, Lot 1 SP203617
(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 Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 28 July 2017.

Applicant details

Applicant name: The Trust Company Limited
Applicant contact details: Cardno Locked Bag 4006
Fortitude Valley QLD 4006
leisa.sinclair@cardno.com.au

Site details

Street address: 331 Yaamba Road, Park Avenue
Lot on plan: Lot 201 on SP236447; Lot 1 on SP203617
Local government area: Rockhampton Regional Council

Application details

Proposed development: Development Permit for a Material Change of Use for a Shopping Centre and Theatre

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 2—State transport infrastructure

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.

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

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

Yours sincerely



Anthony Walsh
Manager Planning

cc: The Trust Company Limited c/- Cardno, leisa.sinclair@cardno.com.au
enc: Attachment 1—Conditions to be imposed
 Attachment 2—Reasons for decision to impose conditions

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Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
State-controlled road / Development impacting on State transport infrastructure—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>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iii) reduce the quality of stormwater discharge onto the state-controlled road. 	(a) - (b) At all times

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Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- 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.