

Our reference: 1807-6412 SRA
Your reference: D/75-2018

14 August 2018

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

Attention: Brandon Diplock

Dear Sir/Madam,

Referral agency response—with conditions

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

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 23 July 2018.

Applicant details

Applicant name:	AHC Ltd
	C/- Vision Surveys (QLD) Pty Ltd
Applicant contact details:	PO Box 103
	AIRLIE BEACH QLD 4802
	madison@visionsurveysqld.com.au

Location details

Street address:	812-818 Yaamba Road, Parkhurst
Real property description:	Lot 102 on SP296885
Local government area:	Rockhampton Regional Council

Application details

Development permit	Material change of use for Food and Drink Outlet
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Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material change of use				
Site Plan – Proposed (as amended in red)	BRD Group	Dec 2017	1027-SD102	B

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

For further information please contact Haidar Etemadi, Planning Officer, on 49242915 or via email RockhamptonSARA@dsgmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc Vision Surveys (QLD) Pty Ltd, madison@visionsurveysqld.com.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Approved plans and specifications

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use (Food and Drink Outlet)		
State-controlled road—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of 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(s):		
1.	<p>The road access to Yaamba Road (state-controlled road) must be provided generally in accordance with the following plan:</p> <ul style="list-style-type: none"> Site Plan – Proposed prepared by BRD Group dated December 2017, reference 1027-SD102 and revision B as amended in red. 	Prior to the commencement of use and to be maintained at all times.
2.	Landscaping, consisting of dense screen planting, must be provided along the site boundary with Yaamba Road (state-controlled road) in accordance with Site Plan – Proposed prepared by BRD Group dated December 2017, reference 1027-SD102 and revision B, as amended in red.	Prior to the commencement of use and to be maintained at all times.

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
- that there is no unauthorised access onto the state-controlled road
- headlights from vehicles do not create any adverse impacts on the state-controlled road.

Department of State Development, Manufacturing, Infrastructure and Planning

Statement of reasons for application 1807-6412 SRA

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

Departmental role: Referral agency

Applicant details

Applicant name: AHC Ltd
C/- Vision Surveys (QLD) Pty Ltd

Applicant contact details: PO Box 103
AIRLIE BEACH QLD 4802
madison@visionsurveysqld.com.au

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Street address: 812-818 Yaamba Road, Parkhurst

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Development details

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Assessment matters

Aspect of development requiring code assessment	State Development Assessment Provisions, version 2.3 Applicable codes
Material change of use	<ul style="list-style-type: none"> State code 1: Development in a state-controlled road environment

Reasons for the department's decision

The reasons for the decision are the proposed development:

- uses existing access point, that has suitable arrangements, to the state-controlled road (SCR)
- does not impact on the SCR reserve
- does not generate additional stormwater runoff onto the SCR
- does not impact on planned upgrades, being the Rockhampton Northern Access Upgrade (RNAU)
- complies with State code 1.

Response:

Nature of approval	Response details	Date of response
Development approval	Subject to conditions	14 August 2018

Relevant material:

- Development application material
- Information request response
- Planning Act 2016*

- Planning Regulation 2017
- Development Assessment Rules
- Technical agency advice
- State Development Assessment Provisions



SITE PLAN
PROPOSED ALTERATIONS

1 : 500

DEVELOPMENT SCHEDULE

CARPARKING	
CARPARKS REMOVED	= 47
CARPARKS ADDED	= 27
FAST FOOD GFA:	= 261m ²
BIO RETENTION AREA	= 64m ²

RCV SWEEP PATH LEGEND

	ENTER - FORWARD GEAR
	COLLECTION - REVERSE GEAR
	EXIT - FORWARD GEAR

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref:	1807-6412 SRA
Date:	14/08/2018

Amended in red by SARA on

14/08/2018

ISSUE	DESCRIPTION	DRAWN	DATE
A B	DA APPLICATION TRUCK TURNING & SEATING GFA	MA JNS	22 / 01 / 2018 04 / 07 / 2018

SITE INFORMATION

LOT: 15
ON PLAN: SP224442
PARISH: ROCKHAMPTON
COUNTY: LIVINGSTONE
AREA: 30920m²

BUILDING INFORMATION

CONSTRUCTION TYPE: C
BUILDING CLASSIFICATION: 6

GENERAL NOTES

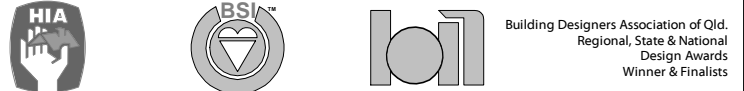
CONTRACTOR TO CONFIRM ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK
DO NOT SCALE OFF DRAWINGS
FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE READINGS
ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS
ALL GLAZING TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS
REFER TO CONSULTING ENGINEERS' DRAWINGS FOR ALL CIVIL, STRUCTURAL, MECHANICAL, HYDRAULIC, & ELECTRICAL DETAILS

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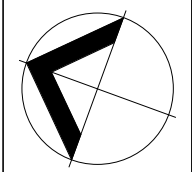


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www.brdg.com.au ABRN 60 131 465 891 QRCC 1168927 Brad Read Design Group Pty Ltd

MEMBERS OF:



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BRAD READ DESIGN GROUP PTY LTD.



PROJECT
FAST FOOD OUTLET

LOCATION
YAAMBA ROAD,
ROCKHAMPTON, QLD 4702
CLIENT
AHC LIMITED

TITLE
SITE PLAN - PROPOSED

date:	DECEMBER 2017	drawn:	MA
scale:	A1: 1:500 A3: 1:1000	checked:	BC
drawing no:	1027 - SD102	revision:	B