



Department of Infrastructure,
Local Government and Planning

Our reference: SPD-0815-020653

Your reference: D/82-2014

18 September 2015

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

Dear Sir,

Notice about request for permissible change—relevant entity

40 Foulkes Street Norman Gardens (Lot 173 on SP267916)

(Given under section 373(1) of the *Sustainable Planning Act 2009*)

The Department of Infrastructure, Local Government and Planning received a copy of the request for a permissible change under section 372(1) of the *Sustainable Planning Act 2009* on 28 August 2015 advising the department, as a relevant entity, of the request for a permissible change made to the responsible entity under section 369 of the *Sustainable Planning Act 2009*.

The department understands that the proposed changes are as follows:

- relocation of the site entry location over Foulkes Street;
- changes to multiple unit dwelling internal layouts (providing a reduction of overall bedrooms);
- amendments to the conditions to incorporate staging of the development upon Council's endorsement of a staging plan; and,
- subsequent changes to the approved plans to be reflected in condition 1.4 of the assessment manager's decision notice.

The department has considered the proposed changes to the development approval and advises that it has no objection to the change being made.

If you require any further information, please contact Carl Porter, Senior Planning Officer, on 07 4924 2917 or via email at RockhamptonSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read "Don Cook". The signature is written in a cursive, slightly slanted style.

Don Cook
Manager Planning
Fitzroy and Central

cc. FMM Constructions Pty Ltd c/- Urbis Pty Ltd, slam@urbis.com.au



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

Our reference: SDA-0714-012725
Your reference: D/82-2014

20 August 2014

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

Attention: Anton de Klerk

Dear Sir/Madam

Concurrence agency response—with conditions

40 Foulkes Street, Norman Gardens (Lot 173 on SP267916)
(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 25 July 2014:

Applicant details

| | |
|----------------------------|---|
| Applicant name: | FMM Constructions Pty Ltd c/- Urbis Pty Ltd |
| Applicant contact details: | Level 7, 123 Albert Street Brisbane QLD 4000 slam@urbis.com.au |

Site details

| | |
|------------------------|---------------------------------------|
| Street address: | 40 Foulkes Street Norman Gardens 4701 |
| Lot on plan: | 173 SP267916 |
| Local government area: | ROCKHAMPTON REGIONAL |

Application details

Proposed development: Development Permit for Material Change of Use for Multiple Unit Dwellings (Retirement Village – 53 Units)

Aspects of development and type of approval being sought

| Nature of Development | Approval Type | Brief Proposal of Description | Level of Assessment |
|------------------------|--------------------|--|---------------------|
| Material Change of Use | Development permit | Material Change of Use for Multi Unit Dwelling (Retirement Village - 53 units) | Impact Assessment |

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 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.

Further advice

Not applicable

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 3 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 prepared | Oak Tree Group | 20 March 2014 | A001 | 4 |

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

For further information, please contact Carl Porter, Senior Planning Officer, on 07 4924 2917 or via email at RockhamptonSARA@dsdip.qld.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'AW', is positioned above the printed name.

Anthony Walsh
Manager Planning
Fitzroy and Central

cc: FMM Constructions Pty Ltd c/- Urbis Pty Ltd, slam@urbis.com.au
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Approved Plans

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Attachment 1—Conditions to be imposed

| No. | Conditions | Condition timing |
|--|--|------------------|
| Development Permit for Material Change of Use for Multiple Unit Dwellings (Retirement Village – 53 Units) | | |
| 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>The development must be carried out generally in accordance with the following plan:</p> <ul style="list-style-type: none"> • Site Plan prepared by Oak Tree Group, Drawing No. A001, Revision 4, and dated 20 March 2014. | 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

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OAK TREE GROUP



40 RAFF STREET
SPRING HILL QLD

PO BOX 947
SPRING HILL
QLD 4004

OAK TREE
LANDSCAPE


drawings@oaktreegroup.com.au
Ph: 07 3328 4500 Fax: 07 3831 4544

| UNITS | TOTAL |
|-------------------|-------------|
| 285D19a / 285D19b | 1231 |
| 285D17a / 285D17b | 2276 |
| 385D10 | 2622 |
| TOTAL | 6149 |

| SITE - BUILDING | TOTAL |
|-----------------|--------------|
| COMM CENTRE | 373.0 |
| SHED | - |
| BOWLING GREEN | 210.0 |
| POOL | 50.0 |
| TOTAL | 633.0 |

| SITE - IMPERVIOUS | TOTAL |
|-------------------|-------------|
| ROADS | 2184 |
| VISITOR PARKS | 252 |
| DRIVEWAYS | 924 |
| PATHS | 350 |
| TOTAL | 3710 |

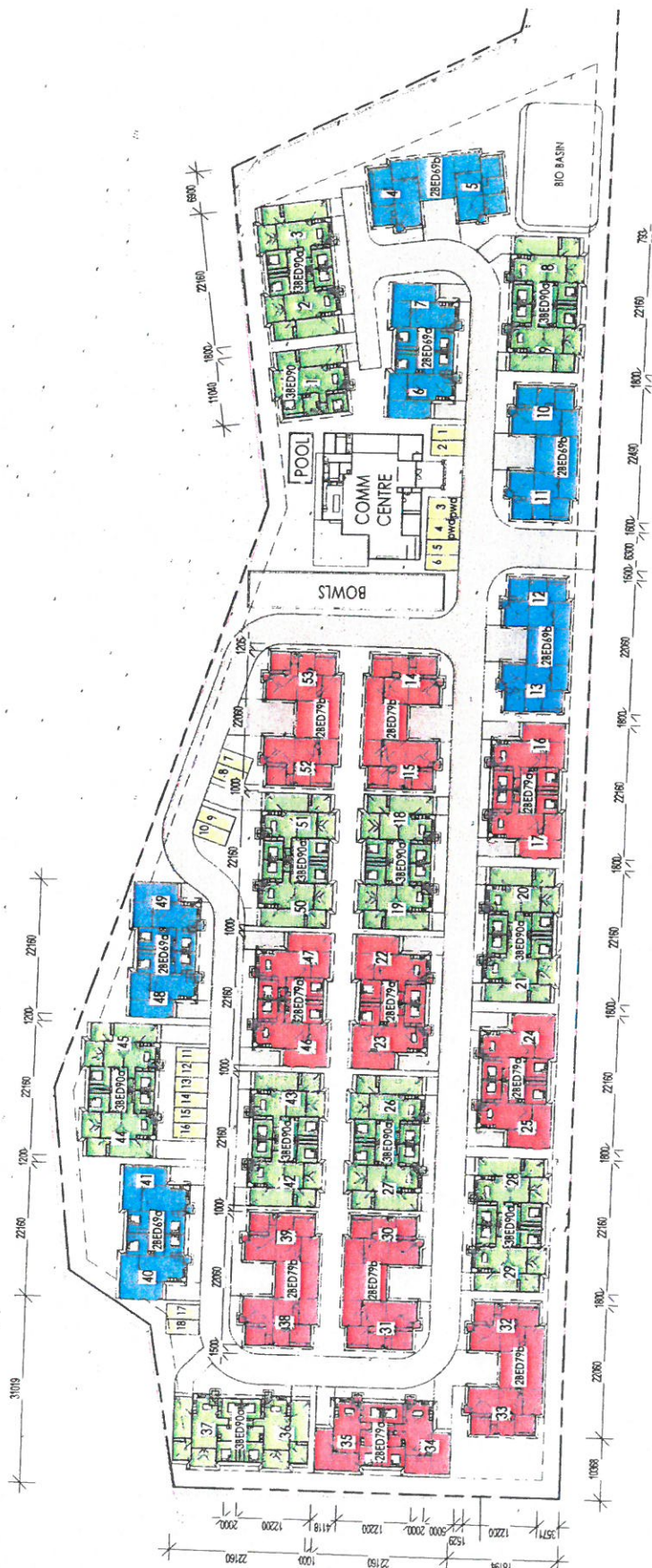
| SITE - OVERALL | TOTAL |
|---|---------|
| SITE AREA | 16113.1 |
| DEVELOPED AREA | 10492.0 |
| UNDEVELOPED AREA | 5621.1 |
| LANDSCAPED AREA (Undeveloped + Communal) | 6254.1 |
| CARPARKS (Units) | 53 |
| CARPARKS (Meters) | 18 |



| BUILDING AREA - UNITS | | | | | |
|-----------------------|-------|-------|-------|--------|--|
| UNIT | INT | EXT | CAR | TOTAL | |
| 2BED009 | 68.93 | 16.28 | 21.00 | 104.21 | |
| (4/2) | | | | 1/251 | |
| 2BED079 | 78.54 | 16.26 | 21.00 | 115.82 | |
| (4/2) | | | | 2276 | |
| 3BED000 | 89.58 | 16.26 | 21.00 | 126.86 | |
| (4/1) | | | | 2622 | |

| BUILDING AREA - SITE | | | |
|----------------------|-------|-------|-------|
| TYPE | INT | EXT | TOTAL |
| COMM CENTRE | 304.8 | 68.2 | 373.0 |
| SHED | - | - | - |
| BOWLING GREEN | - | 210.0 | 210.0 |
| POOL | - | 50.0 | 50.0 |

| SITE DEVELOPMENT DATA | | | |
|--|-----------------|-----------------|----------------|
| PROPOSED LIFESTYLE VILLAGE ROCKHAMPTON, QLD | | | |
| UNIT TYPE DATA | | | |
| UNIT | BEDS (units) | COUNT (beds) | BEDS (beds) |
| 2527082a | 2 | 6 | 12 |
| 2527086b | 2 | 6 | 12 |
| 2527072a | 2 | 10 | 20 |
| 2527073b | 2 | 10 | 20 |
| 3827050 | 3 | 20 | 60 |
| 3827050 (Single) | 3 | 1 | 3 |
| TOTALS | | | \$3 127 |



FOULKES ST.

STIAN JONES ST.

GEORGE WILSON DR.

C0000

| | | | |
|--------------------|--------------|-----------------------|---------------|
| design DNP | drawn DNP | check MB | approve MB |
| date 20.03.14 | | scale As indicated | size A3 |
| project no 0000 | | dwg no A001 | rev 4 |