



SARA reference: 2305-34485 SRA  
 Council reference: D/51-2023  
 Applicant reference: 22476

14 August 2023

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

Attention: Brendan Standen

Dear Sir/Madam

## SARA referral agency response—23 Boundary Road, Parkhurst

(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 11 May 2023.

### Response

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Outcome:	Referral agency response – with conditions
Date of response:	14 August 2023
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval
Advice:	Advice to the applicant is in <b>Attachment 2</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b>

### Development details

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Description:	Development permit	Material change of use for a High Impact Industry (Ancillary Offices, Staff Amenities and Training Facilities)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (Planning Regulation 2017)	

Exceeding an aspect of development stated in schedule 20

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1  
(Planning Regulation)

Development within 25m of a railway corridor and near a future State transport corridor

SARA reference: 2305-34485 SRA  
 Assessment manager: Rockhampton Regional Council  
 Street address: 23 Boundary Road, Parkhurst  
 Real property description: Lot 1 on RP601877  
 Applicant name: Austrak  
 Applicant contact details: PO Box 2103  
 CANNONVALE QLD 4802  
 andrea@visionsurveysqld.com.au

*Human Rights Act 2019* considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

## 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 Monica Pollock, Senior Planning Officer, on (07) 4758 3471 or via email [monica.pollock@dasilgp.qld.gov.au](mailto:monica.pollock@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Caroline Plank  
Acting Manager

cc Austrak, [andrea@visionsurveysqld.com.au](mailto:andrea@visionsurveysqld.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 - Documents referenced in conditions

## 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) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions	Condition timing
<b>Material change of use</b>		
<p>Planning Regulation 2017, 10.9.4.1.1.1 – Development impacting on state transport infrastructure and 10.9.4.2.4.1 – Material change of use of premises within 25m of a state transport corridor and that is partly a future state transport corridor—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 conditions:</p>		
<b>Future State-controlled road</b>		
1.	<p>(a) Stormwater management of the development must not cause worsening to the operating performance of the future Rockhampton Ring Road corridor and gazetted road reserve, such that any works on the land must not:</p> <ul style="list-style-type: none"> <li>(i) create any new discharge points for stormwater runoff onto the future Rockhampton Ring Road corridor and gazetted road reserve;</li> <li>(ii) interfere with and/or cause damage to the existing or future stormwater drainage on the future Rockhampton Ring Road corridor and gazetted road reserve;</li> <li>(iii) surcharge any existing or future culvert or drain on the future Rockhampton Ring Road corridor and gazetted road reserve;</li> <li>(iv) reduce the quality of stormwater discharge onto the future Rockhampton Ring Road corridor and gazetted road reserve.</li> </ul> <p>(b) Submit RPEQ certification with supporting documentation to the Manager (Project Planning and Corridor Management) at <a href="mailto:CorridorManagement@tmr.qld.gov.au">CorridorManagement@tmr.qld.gov.au</a> within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with part (a) of this condition.</p> <p>(c) Submit RPEQ certification with supporting documentation to Manager (Project Planning and Corridor Management) at <a href="mailto:CorridorManagement@tmr.qld.gov.au">CorridorManagement@tmr.qld.gov.au</a> within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(a) At all times</p> <p>(b) Prior to obtaining development approval for operational work or building work, whichever occurs first</p> <p>(c) Within 40 business days of the completion of works</p>
<b>Railway Corridor</b>		
2.	<p>Carry out the stormwater management of the development generally in accordance with sections 3.4, 5.4 and Appendix C of the Stormwater Management Plan and Hydraulic Impact Assessment, prepared by Premise, dated 10 March 2023, report number MIS1030/R02 and revision A.</p>	At all times

## Attachment 2—Advice to the applicant

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<b>General advice</b>	
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 (version 3.0). If a word remains undefined it has its ordinary meaning.
2.	Vehicle parking and access to the Austrak site during the pre-construction and construction of Rockhampton Ring Road related works is to be negotiated with the Department of Transport and Main Roads Rockhampton Ring Road Project team as per current arrangements.

## Attachment 3—Reasons for referral agency response

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

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### The reasons for the SARA's decision are:

The development complies with the State Development Assessment Provisions (SDAP), State code 1: Development in a state-controlled road environment and State Code 2: Development in a railway environment. Specifically, the development:

- does not create a safety hazard for users of the state-controlled road or railway
- does not compromise the structural integrity or physical condition of the state-controlled road, railways, road and railway transport infrastructure or road and railway works
- does not adversely impact the function and efficiency of the state-controlled road or railway
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and railways and future state-controlled roads and railways
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and railways and the surrounding road and railway networks
- the development is considered generally in accordance with the requirements of SDAP State code 1 and 2.

The development complies with the SDAP, State code 6: Protection of state transport networks. Specifically, the development:

- does not create a safety hazard for users of state transport infrastructure
- does not result in a worsening of the physical condition or operating performance of the state transport network
- does not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
- does not compromise safe and direct access to public passenger transport infrastructure or active transport infrastructure.

### 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
- section 58 of the *Human Rights Act 2019*

## Attachment 4—Representations about a referral agency response provisions

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## **Attachment 5—Documents referenced in conditions**

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**Premise**

AUSTRAK PTY LTD

# 23 BOUNDARY ROAD, PARKHURST

## STORMWATER MANAGEMENT PLAN AND HYDRAULIC IMPACT ASSESSMENT

Report No: MIS1030/R02

Rev: A

10 March 2023


PLANS AND DOCUMENTS  
referred to in the REFERRAL  
AGENCY RESPONSE



SARA ref: 2305-34485 SRA .....

Date: 14 August 2023 .....

**PLANS AND DOCUMENTS**  
 referred to in the REFERRAL  
**AGENCY RESPONSE**



**SARA ref:** 2305-34485 SRA

**Date:** 14 August 2023

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DOCUMENT AUTHORISATION					
Revision	Revision Date	Report Details			
A	10/03/23	Stormwater Management Plan and Hydraulic Impact Assessment			
Prepared By	Initial	Reviewed By	Initial	Authorised By	Signature
Lewis Hamilton	LH	Jeremy Cox	<i>JCox</i>	Jeremy Cox	<i>JCox</i>



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14 August 2023

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### 3.2 Existing Drainage and Topography

The site is located within the Limestone Creek catchment. Local upstream catchments of approximately 7.95ha and 22.1ha contribute to the site from the west and north respectively. Drainage lines are fairly well defined, with multiple discharge locations across the site boundary. With regards to the development area within the site, runoff from the upstream catchment, including the existing Austrak site, discharges from the north-east via an open channel towards the southern boundary. Runoff is then conveyed south-east approximately 1.1km to Limestone Creek and eventually ends up in Fitzroy River.

Based on survey and LiDAR information, elevations in the proposed development area range from 19.2m to 19.5m AHD, while elevations across the larger site area range from 18.0m to 55.6m AHD. The gradient is quite flat over the development area, and the undulating topography of the overall site has an approximate slope of 1-30%.

Refer to **Appendix B** for the existing drainage regime, as well as the existing discharge location to complete an analysis of pre and post-development drainage characteristics.

### 3.3 Proposed Development

The Department of Main Roads and Transport (DTMR) intends to utilize part of the site for the development of the Rockhampton Ring Road and Boundary Road Realignment, thereby removing front door access to the facility. As part of the Boundary Road Realignment, a material change of use (MCU) application is required to allow the adjacent land to be used as the new primary access point. The proposed engineering works are as follows:

- Earthworks filling and excavation to achieve the development footprint;
- Construction of stormwater conveyance infrastructure; and
- Internal roads and services

The proposed development plan is included in **Appendix A**.

### 3.4 Proposed Drainage

Surface and roofwater runoff will generally be discharged to stormwater infrastructure and the internal access road, where it will be conveyed to the Lawful Point of Discharge. The minor drainage system will be designed with sufficient capacity to convey 0.5EY (2-year ARI) event runoff from the site and upstream catchment in accordance with Table D05.04.1 of the CMDG – D5. The proposed drainage layout can be seen on Premise civil drawings in **Appendix A**. Detailed design will be confirmed at the operational works phase of the development.

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**Table 4: Manning's Roughness Coefficients - Limestone Creek Model**

Material	Manning's 'n'
High Density Residential	0.070-0.150
Medium Density Residential	0.060-0.120
Low Density Residential	0.050-0.090
Commercial/Industrial	0.030-0.060
Dense Vegetation	0.060-0.100
Medium Vegetation	0.050-0.080
Light Vegetation	0.045-0.080
Channel	0.050-0.060
Riparian Corridor (sluggish areas)	0.070-0.100
Maintained Grass	0.035
Road Reserve	0.025
Rail Reserve	0.030
Fitzroy River Bed (at DS boundary)	0.022
Long Grass	0.035-0.045
Buildings	0.018-0.500
Steep Slopes	0.075-0.090

## 5.4 Post-Development Mitigated Scenario

Due to external overland flows entering the development area from the north-east, a constructed channel drain is proposed to convey internal and external flows through the site to the southern discharge location. A 1200 x 375mm box culvert has been included at the location where the upstream flows intersect the internal driveway access. It is proposed to utilise this culvert as a hydraulic control point to attenuate runoff and ensure there are no increases in peak discharge or flood levels.

In the post-development scenario, the proposed access and parking areas have been raised by approximately 500mm to manage hydraulic hazard and ensure vehicular and pedestrian safety up to the designated flood event. The topographical modifications were undertaken using TUFLOW modelling tools, and it is noted that further refinement of the earthworks design can be undertaken at the operational works phase.

The 2D Manning's roughness 'n' has been updated in proposed development areas, to account for impervious surfaces and roads. The Mannings "n" for buildings was increased to 0.5 to reflect the impediment to flows that would be caused by the proposed structures. This method is considered appropriate for a 2D model when using the rain on grid rainfall methodology.

The internal minor drainage network has not been included explicitly in the model. This is considered appropriate as it is anticipated detailed sizing of the minor drainage system will be undertaken at the operational works phase, as well as the 3m grid resolution not providing as accurate a representation of the fine detail of the road corridors (kerb and channel) comprising the local overland flow paths within the site.

Future detailed design will consider the capacity of the combined minor and major drainage system internal to the site to comply with safety criteria outlined in the Rock-e-Plan, CMDG and QUDM.



# APPENDIX C

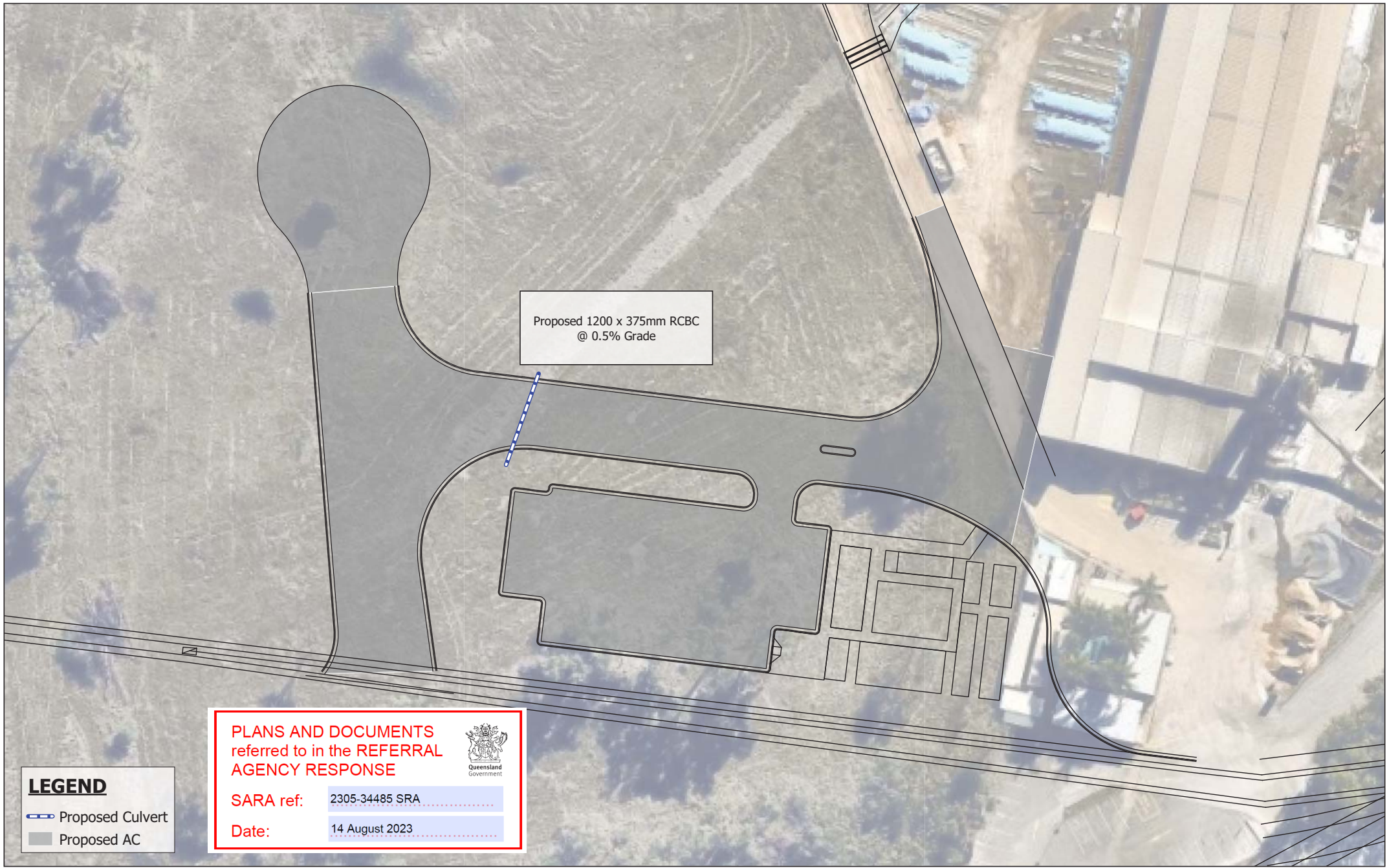
## CONCEPT STORMWATER PLAN

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Proposed 1200 x 375mm RCBC  
@ 0.5% Grade

**LEGEND**

-  Proposed Culvert
-  Proposed AC

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Scale 1:500  
10.03.2023



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Mar 2023

23 BOUNDARY ROAD, PARKHURST

MIS-1030

Concept Stormwater Layout Plan

C001

# 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 Rules<sup>1</sup> regarding **representations about a referral agency response**

## Part 6: Changes to the application and referral agency responses

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### 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.<sup>2</sup>
- 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.

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<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> 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.<sup>3</sup>

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<sup>3</sup> 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.