



Department of Infrastructure,  
Local Government and Planning

Our reference: SDA-1115-025898  
Assessment manager reference: 4020/15

8 December 2015

D & M Lewis  
C/- Des Skinner Design  
PO Box 435  
Emerald Qld 4720

Attention: Patricia Skinner

Dear Sir/Madam,

**Information request - concurrence agency**

79 Peak Downs Street, Capella (Lot 1 on RP613262)  
(Given under section 276 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* (the act) on 24 November 2015.

The department has carried out an initial review of the application and has determined that in accordance with section 276 of the act, the following additional information is requested to complete the assessment of the application:

Item	Information requested
1.	<p data-bbox="328 219 651 250"><b><u>Stormwater Management</u></b></p> <p data-bbox="328 293 1442 434">The Hydraulic Services Plans provided appear to propose to capture and temporarily detain a portion of the post-development site runoff within a trench grate at the proposed Gregory Highway access. This detention basin then discharges via a 50mm diameter slow leak pipe to the existing stormwater pits in the Gregory Highway. The applicant is required to:</p> <ul style="list-style-type: none"> <li data-bbox="328 477 1410 582">a) demonstrate what measures are intended to be implemented to ensure that the trench and pipe system, as proposed on the Hydraulic Services Plans, does not block up over time, which would result in minimal if any detention on site;</li> <li data-bbox="328 589 1410 692">b) provide detailed hydraulic calculations demonstrating the capacity of the grated inlet to accept all flows. It is noted that the proposed trench grate detention basin is intended to intercept 35L/s in an Annual Exceedance Probability (AEP) 1% event.</li> </ul>
2.	<p data-bbox="328 714 783 745"><b><u>Access to the State-controlled road</u></b></p> <ul style="list-style-type: none"> <li data-bbox="328 788 1401 929">a) Demonstrate how access arrangements for heavy vehicles (only enter the site via Yan Yan Road and exit via the Gregory Highway) as described in the Traffic Engineering Report (TER), will be monitored and controlled with no staff member on site during operational times.</li> <li data-bbox="328 936 1442 1111">b) Amend the vehicle swept path plans to show the location of all infrastructure within the State-controlled Road (SCR), as the vehicle swept paths provided do not show the full extent of infrastructure within the SCR such as linemarking, signage, stormwater inlet pits and chambers, electricity poles and supply cables and lighting poles. All of this existing infrastructure may affect or in turn be affected by the vehicle swept paths.</li> <li data-bbox="328 1117 1434 1220">c) Include vehicle swept paths that show how two (2) design vehicles are able to enter and leave the site at the same time without and vehicles on the SCR's having to "give way" to vehicles existing the site.</li> <li data-bbox="328 1227 1442 1480">d) Clarify exactly which drawing (standard of road access (driveway)) is proposed for the proposed development bearing in mind that Central Highlands Regional Council has adopted the "Capricorn Municipal Development Guidelines" (CMDG). The TER is unclear as to what standard of road access (driveway) is proposed. Section 8 indicates that they will comply with standard drawing SEQ R-051. It also mentions standard drawing R-051 Type B. In addition, the Proposed Development Plan contained in Appendix A indicates standard drawing SD-R-043.</li> <li data-bbox="328 1487 1442 1771">e) Amend the TER to include checks for Safe Intersection Sight Distance (SISD) = 151m. In addition, please show sight lines on the plans and provide advice in relation to the need or otherwise to restrict vehicle parking along the frontage of the site to ensure this SISD is available on both Yan Yan Road and the Gregory Highway. The TER discusses the required Safe Intersection Sight Distance (SISD) of 123m for a signed speed on the road of 60km/h. The Department of Transport and Main Roads requires a SISD of 151m, which caters for a design speed typically 10km/h above the signed speed on the road (70km/h).</li> </ul>

Under section 278 of the act, when responding to this request you must advise whether you are supplying all of the information requested, part of the information requested, or none of the information requested. If you are supplying part or none of the information requested, you are also required to provide written notice asking the department to proceed with the assessment of the application.

The due date for receipt of this information is 6 months after the day you receive this request. If necessary you may request an extension to this period. Unless a response to this request for further information has been received from you within this period or any extension during this period, your application will lapse.

A pro forma is attached to this notice to assist you in providing an information request response which complies with the requirements of the act.

Please be advised that the application will be assessed on the basis of the information provided. It is therefore recommended that you respond to all of the information requested by the department. Further details regarding the information request response period and the lapsing of development applications are set out in sections 279 and 280 of the act.

Your response to the information request must be submitted to the department through MyDAS or alternatively emailed to [RockhamptonSARA@dilgp.qld.gov.au](mailto:RockhamptonSARA@dilgp.qld.gov.au).

As the department is a concurrence agency, you must also give a copy of the information request response to the assessment manager under section 278(2) of the act.

If you require any further information please contact Rebecca Curtis, Planning Officer on (07) 4924 2915 or via email at [RockhamptonSARA@dilgp.qld.gov.au](mailto:RockhamptonSARA@dilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely,



Anthony Walsh  
A/Manager (Planning)  
Fitzroy and Central Region

cc: [enquiries@chrc.qld.gov.au](mailto:enquiries@chrc.qld.gov.au)

Assessment manager reference: 4020/15  
Your reference: SDA-1115-025898

The Department of Infrastructure, Local Government and Planning  
Fitzroy and Central Regional Office  
Level 2, 209 Bolsover Street  
PO Box 113  
Rockhampton QLD 4700  
[RockhamptonSARA@dilgp.qld.gov.au](mailto:RockhamptonSARA@dilgp.qld.gov.au)

Attention: Rebecca Curtis

**Response to information request - concurrence agency**

79 Peak Downs Street, Capella (Lot 1 on RP613262)

(Given under section 278 of the *Sustainable Planning Act 2009*)

As the applicant of the above development application, I am responding to your information request by:

- Enclosing all of the information requested.
- Enclosing part of the information requested and asking that the requesting authority proceed with the assessment of the application.
- Advising that I do not intend to supply any of the information requested and asking that the requesting authority proceed with the assessment of the application.

**Name of applicant:** D & M Lewis C/- Des Skinner Design

**Signature of applicant:**

**Date:**