



27 November 2006

Department of **Main Roads**

Chief Executive Officer
Rockhampton City Council
PO Box 243
Rockhampton Qld 4700

Dear Sir

REFERRAL AGENCY'S RESPONSE

**Rockhampton City: Bruce Highway (Rockhampton – St Lawrence)
Proposed Material Change of Use: Applications N° D-1340/2006
Lot 2 on RP609987: Situated at 800 Yaamba Road, Parkhurst
For Quinglen Ten Pty Ltd**

I refer to the above application received by this department on 17 October 2006 requesting an assessment of any impacts of the proposal on the road network.

Part A – Developer Conditions

In reference to section 3.3.16 of the *Integrated Planning Act 1997*, the Queensland Department of Main Roads as a concurrence agency, has assessed the impact of the proposed development on the State-controlled road network and requires that Council include the proposed conditions of development for the subject application as indicated on the attached **Conditions of Development and Statement of Reasons**.

Part B – Advice to Council

Pursuant to section 3.3.16(2) of the *Integrated Planning Act 1997*, the Queensland Department of Main Roads as an Advice Agency advises Council that to maintain the existing level of service and safety of the adjacent road network, the assessed parking spaces required by the development should be provided totally on-site. Any request by the developer for the relaxation of the required on-site parking spaces should be refused.

A copy of this letter and the Conditions of Development and Statement of Reasons has been sent to the applicant.

This department would appreciate a copy of council's decision notice regarding the application.

Yours sincerely


Terry Hill
District Director (Rockhampton)

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Our ref 830/444 PP:dmg E22675 (DCT 712)
Your ref D-1340/2006
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CONDITIONS OF DEVELOPMENT AND STATEMENT OF REASONS

Rockhampton City: Bruce Highway (Rockhampton – St Lawrence)
Proposed Material Change of Use: Application N° D-1340/2006
Lot 2 on RP609987
Situating at 800 Yaamba Road, Parkhurst
For Quinglen Ten Pty Ltd

Our Ref: 830/444 PP.dmg E22675 (DCT 712)

Issues/Concerns	Conditions of development for the subject application	The reasons/information/studies/findings used in the setting of conditions
<p>Where alternative road access is available the department shall limit access to the State-controlled road Bruce Highway (Yaamba Road) to maintain capacity and serviceability of the network and reduce localised conflicts.</p>	<p>1. Access No vehicular access is permitted from the lot directly onto the State-controlled road Bruce Highway (Yaamba Road). Vehicular access shall be from the local government road (Boundary Road) via the existing accesses located approximately 35 and 85 metres from the property boundary corner with Yaamba Road.</p>	<p>Main Roads has the power under section 62 of the <i>Transport Infrastructure Act 1994</i> to control access to the State-controlled road to ensure safe entry of traffic. Department of Main Roads' Road Policy Manual (7/2000) – Access Policy.</p>
<p>Uncontrolled parking in the State-controlled road reserve and Local Government road reserve in close proximity to the intersection by customers to the proposed development, will detrimentally affect the safety and efficiency of the intersection.</p>	<p>2. Parking No parking associated with the proposed development is permitted on the State-controlled road Bruce Highway (Yaamba Road). All parking required by the local government shall be accommodated on-site within the development.</p>	<p>Main Roads has the power under section 2 of the <i>Transport Infrastructure Act 1994</i> to require all parking for the Development to be provided within the site.</p>