



Our ref TMR13-006272
Your ref D/159-2013
Enquiries Byron Jones

Department of
Transport and Main Roads

17 June 2013

The Chief Executive Officer
Rockhampton Regional Council
PO Box 1860
Rockhampton QLD 4700

Attention: Alyce McLellan

Dear Madam

CONCURRENCE AGENCY RESPONSE – CONDITIONS

Proposed Development:	Preliminary Approval varying the effect of the Planning Scheme for a Material Change of Use for Residential Purposes (Gracemere Springs Estate – Stages 8 -12) and Development Permit for Reconfiguring a Lot (two lots into one hundred and twenty two lots)
Real Property Description:	Lot 1RP848973, 4SP119672
Street Address:	70 Washpool Road, Gracemere QLD 4702
Assessment Manager ref.:	D/159-2013
Local Government Area:	Rockhampton Regional Council

Reference is made to the referral agency material for the development application described above which was received by the Department of Transport and Main Roads (the department) under section 272 of the *Sustainable Planning Act 2009* (SPA) on 13 May 2013.

An assessment of the proposed development has been undertaken against the purposes of the *Transport Infrastructure Act 1994* for state-controlled roads and land use and transport coordination under the *Transport Planning and Coordination Act 1994*. Based on this jurisdiction, the department provides this concurrence agency response under section 285 of the SPA.

The department advises the assessment manager that it requires conditions to attach to any development approval for the application. The department would also like to provide advice about the application to the assessment manager under section 287(6) of the SPA.

Program Delivery and Operations
Fitzroy Region
31 Knight Street North Rockhampton Queensland 4701
PO Box 5096 Red Hill Rockhampton Queensland 4701

Telephone +61 7 4931 1706
Facsimile +61 7 4927 5020
Website www.tmr.qld.gov.au
Email cmo.rockhampton@tmr.qld.gov.au
ABN: 29139 407 690

Under section 325(1) of the SPA, the assessment manager must therefore attach this response, including the enclosed Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons, to any approval for the application.

The department may change its concurrence agency response in accordance with section 290(1)(b) of the SPA.

The department must be provided with a copy of the assessment manager's decision notice regarding the application within five (5) business days after the day the decision is made in accordance with section 334 of the SPA.

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

If you have any questions or wish to seek clarification about any of the details in this response, please contact Byron Jones, Principal Development Assessment Officer, Corridor Management and Operations on 07 4931 1706.

Yours sincerely



Byron Jones

Principal Development Assessment Officer, Corridor Management and Operations

Enc. (Department of Transport and Main Roads Agency Conditions and Statement of Reasons and Capricorn Survey Group Reconfiguration Plan Stages 8_12 Drawing No. 5843_08_ROL Rev B Sheet 1 of 2 dated 25_03_2013)

C/c Gracemere Springs 2 Pty Ltd
 c/- ADAM + SPARKES Town Planning + Development
 PO Box 455
 Rockhampton QLD 4700



Department of
Transport and Main Roads

Our ref TMR13-006272
Your ref R130103

C/c Gracemere Springs 2 Pty Ltd
c/- ADAM + SPARKES Town Planning + Development
PO Box 455
Rockhampton QLD 4700

Attention: Pete Sparkes

Please find attached correspondence for your information and action as required. Should you wish to discuss this correspondence, please contact Byron Jones, Principal Development Assessment Officer, Corridor Management and Operations on 07 4931 1706.

Yours sincerely

Byron Jones
Principal Development Assessment Officer, Corridor Management and Operations

17 June 2013

Enc. (Department of Transport and Main Roads Agency Conditions and Statement of Reasons and Capricorn Survey Group Reconfiguration Plan Stages 8_12 Drawing No. 5843_08_ROL Rev B Sheet 1 of 2 dated 25_03_2013)

Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons

Proposed Development:

Preliminary Approval varying the effect of the Planning Scheme for a Material Change of Use for Residential Purposes (Gracemere Springs Estate – Stages 8 -12) and Development Permit for Reconfiguring a Lot (two lots into one hundred and twenty two lots)

Real Property Description:

Lot 1 RP848973, 4SP119672

Street Address:

70 Washpool Road, Gracemere QLD 4702

Our ref.:

TMR13-006272

Assessment Manager ref.:

D/159-2013

Local Government Area:

Rockhampton Regional Council

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
Preliminary Approval varying the effect of the Planning Scheme for a Material Change of Use for Residential Purposes (Gracemere Springs Estate – Stages 8 -12)			
1	Development must be carried out generally in accordance with the following plan except as modified by these concurrence agency conditions: Capricorn Survey Group Reconfiguration Plan Stages 8_12 Drawing No. 5843_08_ROL Rev B Sheet 1 of 2 dated 25_03_2013	Prior to the commencement of use and to be maintained at all times.	The purposes of the Transport Infrastructure Act 1994. The Department of Transport and Main Roads' assessment of the development application was undertaken on the basis of the cited plan/s and/or report/s which depict how the proposed development will be carried out.
2	The applicant must provide a monetary contribution towards mitigating the impact of the proposed development on the safety and efficiency of the state-controlled road network. In particular,	Prior to obtaining a final inspection certificate or certificate of classification,	The purposes of the Transport Infrastructure Act 1994 (TIA).

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	the contribution is required to upgrade the Gavial – Gracemere Road/Ranger Street intersection.	whichever is applicable, or prior to the commencement of use, whichever occurs first	The intersection upgrade contribution is required as a result of the development and its associated traffic impacts in order to ensure the safety and efficiency of the state-controlled road network.
	This contribution must be \$1052.18 per lot and must be paid to the Department of Transport and Main Roads Central Queensland office.		
	The contribution shall be indexed based on the Road and Bridge Construction Index, Queensland – Class 3101, published quarterly by the Australian Bureau of Statistics (ABS Cat No. 6427, Series ID A2333727L).		
	The indexation adjustment shall be calculated using the formula: $\$1052.18 \times (\text{index B} / \text{index A})$ where “index A” is the published index for June 2013 and “index B” is the published index for the quarter immediately preceding the date that the payment is provided to the department.		
Development Permit for Reconfiguring a Lot (two lots into one hundred and twenty two lots)			
3	Development must be carried out generally in accordance with the following plans except as modified by these concurrence agency conditions: Capricorn Survey Group Reconfiguration Plan Stages 8_12 Drawing No. 5843_08_ROL Rev B Sheet 1 of 2 dated 25_03_2013	Prior to submitting the Plan of Survey to the local government for approval for each stage.	The purposes of the Transport Infrastructure Act 1994. The Department of Transport and Main Roads’ assessment of the development application was undertaken on the basis of the cited plan/s and/or report/s which depict how the proposed development will be carried out.

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
4	The applicant must provide a monetary contribution towards mitigating the impact of the proposed development on the safety and efficiency of the state-controlled road network. In particular, the contribution is required to upgrade the Gavial – Gracemere Road/Ranger Street intersection. This contribution must be \$1052.18 per lot and must be paid to the Department of Transport and Main Roads Central Queensland office. The contribution shall be indexed based on the Road and Bridge Construction Index, Queensland – Class 3101, published quarterly by the Australian Bureau of Statistics (ABS Cat No. 6427, Series ID A2333727L). The indexation adjustment shall be calculated using the formula: $\\$1052.18 \times (\text{index B} / \text{index A})$ where "index A" is the published index for June 2013 and "index B" is the published index for the quarter immediately preceding the date that the payment is provided to the department.	Prior to submitting the Plan of Survey to the local government for approval for each stage.	The purposes of the Transport Infrastructure Act 1994(TIA). The intersection upgrade contribution is required as a result of the development and its associated traffic impacts in order to ensure the safety and efficiency of the state-controlled road network.



Byron Jones
Principal Development Assessment Officer, Corridor Management and Operations

17 June 2013

Advice for state controlled roads

Pursuant to Section 580 of the *Sustainable Planning Act 2009* it is a development offence to contravene a development approval, including any condition in the approval.

Pursuant to Section 80 of the *Transport Infrastructure Act 1994*, the construction, augmentation, alteration or maintenance of a public utility plant on a state-controlled road reserve, must be in accordance with the Department of Transport and Main Roads' requirements.

INFORMATION ATTACHMENT TO CONCURRENCE AGENCY RESPONSE

Representations on Referral Agency Response

If the applicant intends to make a representation to the Department of Transport and Main Roads (the department) regarding the attached concurrence agency response, the applicant needs to do this before the assessment manager decides the application.

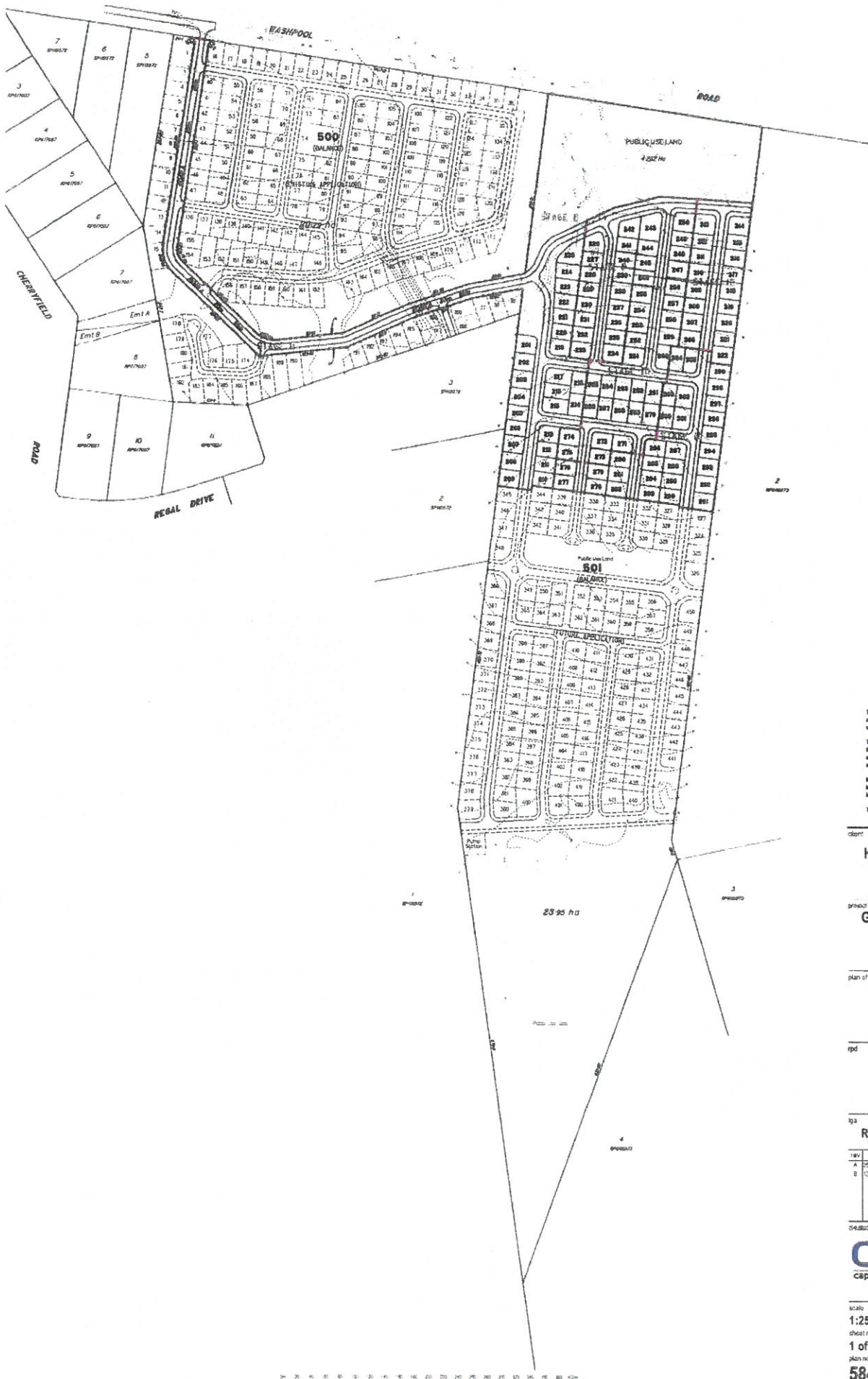
The applicant will need to give the assessment manager written notice under section 320(1) of the *Sustainable Planning Act 2009* (SPA) to stop the decision-making period to make a representation to the department and subsequently contact the department to make the representation. The decision making period cannot be stopped for more than 3 months.

Planning and Environment Court Appeals

If an appeal is lodged in the Planning and Environment Court in relation to this application, the appellant must give written notice of the appeal to the department under section 482(1) of the SPA. This notice should be given to:

Chief Executive Officer
Department of Transport and Main Roads
C/- Planning Law Team
Planning Management Branch
GPO Box 213
Brisbane QLD 4001

This notice should be given within 2 business days if the appeal is started by a submitter, or otherwise within 10 business days after the appeal is started.



Stage	No.
Stage 8	25
Stage 9	25
Stage 10	25
Stage 11	30
Stage 12	17
Total	122

IMPORTANT NOTE

This plan was prepared to accompany a reconfiguration of a lot application to Rockhampton Regional Council and should not be used for any other purpose.

The shown areas and areas shown herein are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation.

In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

This note is an integral part of this plan

client	Homecorp Developments Pty Ltd		
project	Gracemere Springs Estate Washpool Road, Gracemere		
plan of	Lot Reconfiguration Stages 8 - 12 (122 Lots)		
rd	Lot 1 on RP848973 & Lot 4 on SP119672 Parish of Gracemere County of Livingstone		
to	Rockhampton Regional Council		
rev	date	details	submitted
A	25-03-2013	Initial Issue	R.B.F.
B	12-04-2013	Lot 225 corrected	R.B.F.

Scale:

1:2500 @ A1
1 of 2
5843-08-ROL

datum
AHD
cad file

5843-08-ROL
revision
B