



15 February 2007

Chief Executive Officer
Rockhampton City Council
PO Box 243
ROCKHAMPTON QLD 4700

Rockhampton City Council	
File No: <u>D-2024/06</u>	Doc No: _____
Links: _____	
19 FEB 2007	
Action Officer: <u>WYATT, C</u>	
2. _____	3. _____
4. Retention <u>3</u> <u>67</u> <u>7.9.1</u> Yrs <u>2</u>	

Dear Sir

REFERRAL AGENCY'S RESPONSE

**Rockhampton City: Rockhampton – Yeppoon Road
Proposed Reconfiguring of Lot (Chancellor Estate – Stage 8): Application N° D-2024/2006
Lot 1 on RP614078
Situated at 850 Norman Road, Norman Gardens
For Mintgrove Pty Ltd**

I refer to the above application received by this department on 8 February 2007 requesting an assessment of any impacts of the proposal on the road network.

In reference to section 3.3.16 of the *Integrated Planning Act 1997*, the 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**.

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

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

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

Yours sincerely



Terry Hill
District Director (Rockhampton)



CONDITIONS OF DEVELOPMENT AND STATEMENT OF REASONS

**Rockhampton City: Rockhampton – Yeppoon Road
Proposed Reconfiguring of Lot (Chancellor Estate – Stage 8): Application N° D-2024/2006
Lot 1 on RP614078
Situating at 850 Norman Road, Norman Gardens
For Mintgrove Pty Ltd**

Our Ref: 830/499 AAB:aab E23732 (DCT 786)

Issues/Concerns	Conditions of development for the subject application	The reasons/information/studies/findings used in the setting of conditions
<p>Where alternative access is available, the department shall limit access to the State-controlled road network to maintain capacity, safety and serviceability of the network and reduced localised conflicts.</p>	<p>1. Access No direct vehicular access shall be permitted from the proposed development onto the State-controlled road (Rockhampton – Yeppoon Road). All access shall be via Foulkes Street and the internal development roads.</p>	<p>Main Roads has the power under section 62 of the <i>Transport Infrastructure Act 1994</i> to manage access between properties and the State-controlled road. Department of Main Roads' Road Policy Manual – Access Policy supports section 62 of this Act.</p>
<p>The development proposal may create a noise sensitive area adjacent to the State-controlled road (Yeppoon Road). If future stages of the development propose to build within 100 metres of the Yeppoon Road a noise study will need to be undertaken and any alternative noise amelioration treatments shall be submitted to Main Roads for approval.</p>	<p>2. Road Traffic Noise The balance lot as a result of the proposed subdivision shall have a minimum building set back for a habitable dwelling of one hundred (100) metres from the boundary with the State-controlled Road (Yeppoon Road).</p>	<p>Main Roads Manual "<i>Road Traffic Noise Management: Code of Practice</i>".</p>