

Our reference: 1712-3194 SRA  
Your reference: D/143-2017

2 February 2018

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

Attention: Bevan Koelmeyer

Dear Sir/Madam,

**Referral agency response—with conditions**

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

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 22 December 2017.

**Applicant details**

---

Applicant name: Velcourt Properties Pty Ltd  
Applicant contact details: 125 Kent Street  
Rockhampton QLD 4700  
admin@gspc.com.au

**Location details**

---

Street address: 44 Govind Court, Gracemere  
Real property description: 502SP238464  
Local government area: Rockhampton Regional Council

**Application details**

---

Development permit Reconfiguring a lot for one (1) into three (3) lots subdivision

## Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.1.1 State transport corridors and future State transport corridors

## Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

## Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

## Advice to the assessment manager

Under section 56(3) of the Act, the department offers advice about the application to the assessment manager—see Attachment 3.

## Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
<b>Aspect of development: Reconfiguring a lot (1 lot into 3 lots)</b>				
Plan of proposed Lots 501 – 503 with services & contours cancelling Lot 502 on SP238464	GSPC	27-11-2017	120468-06	-

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

For further information please contact Haidar Etemadi, Planning Officer, on 49242915 or via email [RockhamptonSARA@dilgp.qld.gov.au](mailto:RockhamptonSARA@dilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Anthony Walsh  
Manager Planning

cc Velcourt Properties Pty Ltd, [admin@gspc.com.au](mailto:admin@gspc.com.au)

enc Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Advice to the assessment manager  
Approved plans and specifications

**Attachment 1—Conditions to be imposed**

No.	Conditions	Condition timing
<b>Reconfiguring a lot (1 lot into 3 lots)</b>		
State-controlled road—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 condition(s):		
1.	<p>The development must be carried out generally in accordance with the following plan:</p> <ul style="list-style-type: none"> <li>• Plan of proposed Lots 501 – 503 with services &amp; contours cancelling Lot 502 on SP238464 prepared by GSPC dated 27-11-2017, reference 120468-06</li> </ul>	Prior to submitting the Plan of Survey to the local government for approval.
2.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) 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 state-controlled road;</li> <li>(ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road;</li> <li>(iii) surcharge any existing culvert or drain on the state-controlled road;</li> <li>(iv) reduce the quality of stormwater discharge onto the state-controlled road.</li> </ul>	At all times
3.	Direct access is not permitted between Gavial – Gracemere Road and the subject site.	At all times

**Attachment 2—Reasons for decision to impose conditions**

---

The reasons for this decision are to ensure:

- the development is carried out generally in accordance with the plans of development submitted with the application;
- that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor; and
- access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road. Direct access to the state-controlled road is prohibited where not required.

**Attachment 3—Advice to the assessment manager**

---

**General advice**

- |    |  |
|----|--|
| 1. | The subject site is triggered by the SPP Interactive Mapping - Transport Noise Corridor (category 2 (63 dB(A)) and 3 (68 dB(A)) noise levels). All future deployment over the subject site is to comply with the noise requirements under the mandatory Queensland Development Code (QDC). |
|----|--|

**Department of State Development, Manufacturing, Infrastructure and Planning**
**Statement of reasons for application 1712-3194 SRA**

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

Departmental role: Referral agency

**Applicant details**


---

 Applicant name: Velcourt Properties Pty Ltd  
 Applicant contact details: 125 Kent Street  
 Rockhampton QLD 4700  
 admin@gspc.com.au

**Location details**


---

 Street address: 44 Govind Court, Gracemere  
 Real property description: 502SP238464  
 Local government area: Rockhampton Regional Council

**Development details**


---

Development permit Reconfiguring a lot for one (1) into three (3) lots subdivision

**Assessment matters**

Aspect of development requiring code assessment	State Development Assessment Provisions, version 2.1 Applicable codes
1. Reconfiguring a lot	<ul style="list-style-type: none"> <li>State code 1: Development in a State-controlled road environment</li> </ul>

**Reasons for the department's response**

The reasons for the response are the proposed development:

- does not involve any new or changed access to the State-controlled road.
- is not expected to result in a worsening of operating conditions on the State-controlled road.
- complies with State code 1:

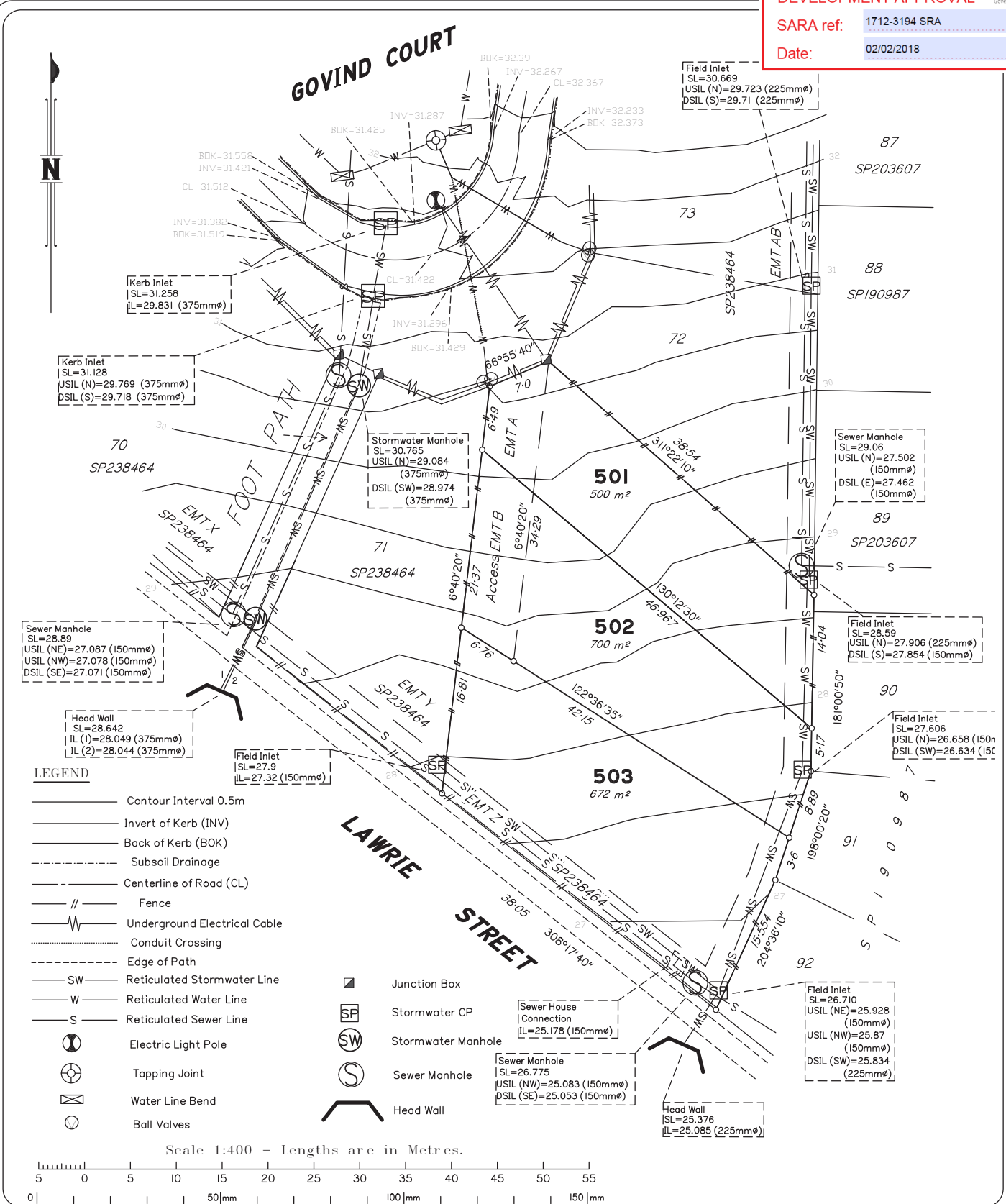
**Response:**


---

Nature of approval	Response details	Date of response
Development approval	Subject to conditions	2 February 2018

**Relevant material:**

- Development application material
- Information request response
- *Planning Act 2016*
- Planning Regulation 2017
- Development Assessment Rules
- State Development Assessment Provisions



This plan was prepared to accompany an Reconfiguration of a Lot application to Rockhampton Regional Council, and should not be used for any other purpose. The boundary information, dimensions and areas, shown here are approximate only and subject to field survey, therefore, no reliance should be placed on the information shown on this plan, especially for financial dealings. This note is an integral part of this plan.

### Plan of proposed Lots 501-503 with services & contours cancelling Lot 502 on SP238464

**GSPC**  
 (Gracemere Surveying and Planning Consultants Pty Ltd)  
 ABN: 40 124 780 445  
 PO Box 379 Gracemere QLD 4702  
 Rockhampton & Toowoomba  
 PH: (07) 4922 7033 email: admin@gspc.com.au FAX: (07) 4922 7044

LOCALITY	Gracemere
PARISH	Gracemere
LOCAL GOVERNMENT	Rockhampton R.C
HORIZONTAL DATUM	CAM
MERIDIAN	SP238464
VERTICAL DATUM	AHD
DERIVED vide	-----
MAP REF	8951-22241

PLAN SCALE	1:400
AUTOCAD SCALE	1:1000
DATE	27-11-2017
DRAWN	Declan
SHEET 1 OF 1	
REF.	120468-06