

APPLICATION DETAILS

Application No:	MCU18/0189
Street Address:	57 Mountain View Rd BALD KNOB QLD 4552
Real Property Description:	Lot 2 RP 179110
Planning Scheme:	Sunshine Coast Planning Scheme (29 June 2018)

APPROVAL DETAILS

Nature of Approval:	Approval with conditions
Type of Approval:	Development Permit for Material Change of Use of Premises to Establish a Funeral Parlour and Function Facility

CURRENCY PERIOD OF APPROVAL

Unless lawfully extended, the currency period for this development approval is 6 years starting the day that this development approval first took effect (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*).

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions for Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS**PLANNING****When conditions must be complied with**

1. Unless otherwise stated, all conditions of this development approval must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

2. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this development approval. The Approved Plans must be amended to incorporate the amendments listed within this development approval and approved by council prior to the issue of any development permit for operational works*.
**(Refer to Advisory Note)*

Building Height

3. The maximum height of the development must not exceed 8.5m above natural ground level at any point.

Nature and Extent of the Approved Use

4. Funerals occurring at the premises are limited to ceremonies and memorials only.
5. The funeral parlour is not permitted to incorporate a mortuary or crematorium.
6. A deceased person is not permitted to be kept on the premises outside of the approved operating hours.
7. A maximum of 150 guests are permitted on the site at any one time for the purpose of a funeral occurring at the premises.
8. A maximum of 100 guests are permitted on the site at any one time for any function occurring at the premises.
9. A maximum of 1 function or funeral is permitted to occur at the premises per day.
10. Functions and funerals must not occur on a Sundays, unless followed by a gazetted public holiday.
11. Functions and funerals must be limited to the hours between 9am and 5:30pm.
12. All guests and staff must have vacated the premises by no later than 5:30pm.
13. An operational management plan must be provided to all clients prior to them making a function or funeral reservation. The material detailed in the plan must include but not be limited to:
 - (a) maximum number of guests permitted on site;
 - (b) operating hours and curfews;
 - (c) use and management of outdoor areas to not cause a noise nuisance; and
 - (d) any penalty associated with transgressions.
14. The operational management plan documentation must be submitted to council for approval prior to the use commencing. Where complaints (other than frivolous or vexatious complaints) are made to council about noise from the approved use, council may require the management plan to be updated.
15. An onsite manager must be on the premises at all times while a function or funeral is occurring
16. Except in the case of a lawful rural or emergency purpose, helicopters or other aircraft must not land or take off from the property at any time.

Street Identification

17. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building or property name.

Sunset Date for Completion of Approved Development

18. Pursuant to s88 of the *Planning Act 2016*, the uncompleted aspects of this development approval lapse if the whole of the approved use has not happened by 25 July 2025.

URBAN DESIGN

External Building Appearance

19. The approved building must be constructed such that its external appearance achieves a high quality design finish, including the degree of building form articulation, window coverage, clear glazing, openings, roof overhangs, feature cladding materials, finishes, varied building treatments and finishes, lightweight timber elements, glazed balustrades shown on the Approved Plans, with no inclusions or future alterations being made without approval in writing by council.
20. All mechanical equipment and other service infrastructure located on the site must be fully enclosed or screened such that they are not visible from the street frontage/s, other public space, or adjoining properties
21. The buildings must incorporate the use of materials, colours and finishes that are non-reflective, subdued in colour and blend with the surrounding natural landscape.

Passive Climatic Design

22. The building must allow for occupants to exclude radiant heat from the sun from the interior of the building, from September to April, through external operable shading devices and/or awning systems. Solar radiation through any external wall opening (including any sky lights or roof lights) must be controlled by a combination of the following:
 - (a) a permanently fixed overhang or awning with a minimum overhang width of 600mm, with:
 - (i) a permanent external assembly containing adjustable or operable shading devices, or
 - (ii) fixed sun screens with a maximum transparency of 25%; or
 - (b) a louvre window assembly that is not glass and minimises the transmission of heat, i.e. timber louvres; or
 - (c) an alternative solution that is agreed by Council prior to the issue of any development permit for building works.
23. Roof forms and wall colours must be designed to reduce direct solar heat gain.
24. External glazing must:
 - (a) have a low solar heat gain co-efficient;
 - (b) have a low level of reflectivity; and,
 - (c) be protected by shading (operable or fixed).
25. Certification must be submitted to Council which confirms that the energy efficiency requirements of this development approval have been met prior to commencement of the use.

Renewable Energy

26. The development must implement and maintain the use of solar power or other non-polluting renewable energy source:
 - (a) to supply a minimum of 50% of the development's anticipated energy needs, or
 - (b) to cover a minimum of 50% of the roof surface, whichever is the lesser, or
 - (c) other alternative solution agreed to in writing by Council

ENVIRONMENTAL HEALTH

Acoustic Amenity

27. Live and/or amplified music, sound or entertainment is permitted within the function facility and chapel buildings only.
28. The function room and chapel buildings must be acoustically designed and constructed* such that patron noise and noise from live and/or amplified music, sound or entertainment within is not audible from a bedroom or living area with windows wide open at any noise sensitive receiver.
**(Refer to Advisory Note)*
29. Windows and doors of the function facility and chapel buildings must be kept shut when live and/or amplified music, sound or entertainment occurs.
30. Service vehicle movements associated with the approved use on the premises (including loading and unloading) must not occur outside the hours of 8am to 5:30pm. Service vehicles with roof mounted diesel powered refrigeration plant or equipment are not permitted on site.
31. A complaints management procedure for the site must be prepared and submitted to council prior to the issue of any Development Permit for Operational Works. The complaints management procedure must include the following:
 - (a) a contact person with whom complaints can be lodged;
 - (b) a clearly defined procedure for responding to, investigating and resolving complaints; and
 - (c) a notification protocol to all complainants of the outcome of complaint investigations.

A record of all complaints and investigation results including corrective actions must be maintained and made available for inspection at any time upon request by Council.
32. Certification must be submitted to council from a qualified person* that the development is in accordance with the Acoustic Amenity conditions of this development approval.
**(Refer to Advisory Note)*
33. Any fixed plant and equipment* that causes noise (e.g. from exhausts, air conditioning units, pool filtration units, refrigeration units, pumps and generators, kitchen exhaust units), must be enclosed, shielded and/or positioned to ensure that the limits in the Noise Assessment Report are achieved. *Note: Measurements must be in accordance with AS 1055.1 - Acoustics – Description and measurement of environmental noise – General procedures. Measurements must be adjusted for tonality and impulsiveness where required, where attenuation is applied for inside to outside calculations, a maximum of 5 dB(A) only is to be applied (i.e. assumed windows fully open) *(Refer to Advisory Note)*

Lighting

34. Lighting associated with the use must be designed, sited, installed and tested to comply with Table 2.1 & 2.2 of AS 4282 - *Control of the obtrusive effects of outdoor lighting* using a control level of 1.
35. Any internal traffic light system used to manage traffic, must not be visible to motorists passing along Mountain View Road.

Waste Management

36. Refuse storage, removal and collection facilities must be provided in accordance with the approved plan and the following:
- (a) provision of a minimum of one 1,100L low noise bulk bin for general waste, and one 1,100L low noise bulk bin for recyclable waste for the development collection by service vehicles via an on property service, in a safe efficient and unobstructed manner
 - (b) provision of a functionally accessible communal hardstand impervious area for the permanent storage location of all bins,
 - (c) maintain continued responsibility of the site management entity, to present all bins at the collection area on refuse collection day
 - (d) provision of a 1.8m high purpose built enclosure to the communal bin storage area, which is screened from the street and adjoining properties by fencing and landscaping
 - (e) provision of a readily accessible wash-down area in the vicinity of the permanent bin storage area fitted with a hosecock, bin roll over bund, and drain connected to the sewer or effluent disposal system that has a stormwater catchment area of no more than 1m².

Effluent Disposal

37. The development site must be provided with an on-site waste water treatment and effluent disposal system having a capacity sufficient for the use* and is in accordance with the recommended conditions provided by Seqwater in their response referenced within this development approval*.
**(Refer to Advisory Note)*
38. Certification must be submitted to council from a qualified person* that the development is in accordance with the Seqwater conditions referenced within this development approval.
**(Refer to Advisory Note)*

LANDSCAPE & ECOLOGY

Landscaping Works

39. The development site must be landscaped. The works must be undertaken in accordance with an operational works approval and must include in particular:
- (a) provision of shade trees comprising a combination of White Beech (*Gmelina leichardtii*), Bumpy Ash (*Flindersia schottiana*), Silky Oak (*Grevilea robusta*), Flame Tree (*Brachychiton acerifolius*) and White Cedar (*Melia azedarach*) along the existing and proposed driveways to the car park, Reception Function Facility and Chapel road cull-de sac, at an average of 8m centres in accordance with the conditions of this development approval
 - (b) provision of landscape planting to the northern and western bank of the existing enlarged dam in accordance with the conditions of this development approval
 - (c) landscaping of the proposed car parking area at the rate of one tree for every 4 car parks and comprising of Queensland Lacebark (*Brachychiton discolor*) in accordance with the conditions of this development approval
 - (d) vegetated screening of service infrastructure including landscaping to the Reception/Function Facility, Chapel and associated service and car parking areas
 - (e) 10 metre wide buffer plantings to the northern/north-eastern and southern/south-western boundaries as identified the Approved Plans.

- (f) removal of all weeds species listed in the following standards and legislation:
 - (i) invasive plants listed in the *Biosecurity Act 2014*
Sunshine Coast Council Local Government Area Biosecurity Plan 2017.

- 40. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.
- 41. Except where otherwise specified in the conditions of this development approval, all landscape works must be established in deep natural ground that is open to the ground below and open to the sky above.

Entrance Features/Signage

- 42. Any proposed entrance feature must be located entirely within private land and not within the public road reserve. Entrance features must:
 - (a) reflect a local character
 - (b) comprise feature vegetation (either existing or planted) in preference to built forms
 - (c) integrate with the landscape design of the balance of the estate
 - (d) be constructed of durable and low maintenance materials
 - (e) be treated with a graffiti resistant coating
 - (f) not restrict pedestrian access.

Retention of Existing Trees

- 43. The existing trees located along the proposed driveway through the escarpment on must be retained and protected. No mature trees are permitted to be removed, unless agreed to in writing by council. Where any request is made, it must be supported by reasonable grounds from a qualified person*.

Landscaping Rehabilitation

- 44. The land areas subject to clearing and recently or historically cleared and identified as:
 - (a) the proposed upgraded entrance driveway
 - (b) the southern recently modified dam batters
 - (c) the un-stabilised fill areas south/south-west of the Reception/Function Facility; and
 - (d) the "thinned" escarpment forest south-south/west of the proposed Chapel must be rehabilitated in accordance with an operational works approval and must include the removal of all weeds species listed in the following standards and legislation:
 - (a) invasive plants listed in the *Biosecurity Act 2014*
 - (b) *Sunshine Coast Council Local Government Area Biosecurity Plan 2017*.

Ecological Preservation

- 45. Vegetation Protection Covenants must be registered against the titles of the property described as Lot 2 RP179110 over the land areas identified on the Approved Plans, pursuant to Section 97A(3)(b) of the *Land Title Act 1994*. The covenant document and a survey plan must be submitted to council for endorsement prior to lodgement with the relevant titles authority. The covenant document must:
 - (a) incorporate the requirements of this development approval
 - (b) include Sunshine Coast Council as Covenantee
 - (c) reference Queensland Land Registry Standard Terms Document No. 715219876.

46. If a provision included in the covenant document is requisitioned or refused registration by the relevant titles authority, a substitute provision must be included in the document which as nearly as practicable addresses the objective sought by the requisitioned or refused provision. The wording of the substitute provision must be agreed by council.
47. All building must maintain a setback of 20m to the Vegetation Protection Covenants as identified on the Approved Plans.
48. The following activities must not be carried out within the Vegetation Protection Covenants:
 - (a) clearing, cutting down, poisoning, lopping or pruning of native vegetation which is indigenous to, or planted within, the Vegetation Protection Covenant(s)
 - (b) soil/spoil dumping and/or compacting
 - (c) soil excavation, other than for planting indigenous native plants.
 - (d) The discharging of treated or untreated effluent above or below ground

The following exceptions apply:

 - (a) invasive plants listed in the Biosecurity Act 2014, and any council listed environmental weeds, exotic grasses and other plants identified in writing by council
 - (b) indigenous native trees which pose a well-founded threat to persons or property as approved in writing by council
 - (c) controlled bushfire burns to maintain ecological processes subject to submission of a bushfire management plan and agreed in writing by council.
49. The following works must be undertaken within the land to be covered by the Vegetation Protection Covenants in accordance with an operational works approval:
 - (a) Permanent survey markers at 20 metre intervals.
 - (b) Permanent fire resistant "Vegetation Protection Covenant" signs are to be placed at each corner, change of direction and/or at 80 metre intervals of the Vegetation Protection Covenants

Fauna Management

50. Vegetation must only be removed or disturbed in accordance with a fauna management plan (or part thereof) prepared by a qualified person* and endorsed through an operational works approval.
**(Refer to Advisory Note)*
51. Fifteen permanent artificial nesting boxes of mixed sizes and comprising of materials of at least 30 years durability, must be installed within the Vegetation Protection Covenants to provide compensatory habitat for arboreal mammals and hollow dependent avian species. The works must be undertaken in accordance with an operational works approval.

Bushfire Management

52. The development must be carried out in accordance with the Bushfire Hazard Assessment and Management Plan prepared by Duke Environmental listed within this development approval. **(Refer to Advisory Note)*
53. A copy of the Bushfire Hazard Assessment and Management Plan listed within this development approval must be provided to the nearest fire authority.
54. Certification must be submitted to council from a qualified person* which certifies that the development has been constructed in accordance with the bushfire management conditions of this development approval.
**(Refer to Advisory Note)*

55. A bushfire evacuation plan for the site must be prepared by a qualified person* and submitted to council prior to the issue of any development permit for operational works.
*(Refer to Advisory Note)
56. A copy of the bushfire evacuation plan for the development must be provided to the nearest fire authority

Bushfire Management – Future Dwelling Requirements

57. All future dwellings must be sited and/or constructed in accordance with the Bushfire Hazard Assessment and Management Plan listed within this development approval.

ENGINEERING

External Works

58. Mountain View Road must be upgraded for the length of its frontage to the subject site. The works must be undertaken in accordance with an operational works approval and must include in particular:
- (a) widening and sealing of the existing road pavement from the road centreline to the development side to provide a minimum 3.0m lane and 1.5m shoulder / cycle lane for the full frontage of the site
 - (b) additional sealed widening to both sides of the road to accommodate a BAR / BAL geometry at the driveway turn location, to allow through vehicles to pass turning vehicles, in both directions
 - (c) relocation/reinstatement of the existing adjoining access driveways in a manner that does not disadvantage the properties.

Property Access and Driveways

59. A sealed access driveway must be provided from Mountain View Road to all parking and manoeuvring areas of the development. The works must be undertaken in accordance with an operational works approval and must include in particular:
- (a) a driveway crossover in accordance with RS-056
 - (b) driveway widths in accordance with the requirements of the Traffic Management Plan listed within this development approval, the Approved Plans and the requirements of AS 2890

On-site Parking

60. Sealed car parking areas containing a minimum of 42 car parking spaces must be provided and marked on the site, and made available and accessible at all times while the use is open for business. The works must be undertaken in accordance with an operational works approval and must include in particular:
- (a) pedestrian routes in accordance with the conditions of this development approval
 - (b) parking spaces for people with disabilities must satisfy the current requirements of the *National Construction Code*.
 - (c) dimensions, crossfalls and gradients in accordance with AS 2890 - *Parking facilities*.
 - (d) overflow parking must be accommodated onsite that is sufficient to cater for the peak demand of the use.
61. A minimum of 6 motorcycle/scooter parking spaces must be provided and marked on the site and made available and accessible at all times while the use is open for business. The works must be undertaken in accordance with an operational works

approval and must include in particular dimensions, crossfalls and gradients in accordance with *AS 2890 - Parking facilities*.

62. All on-site parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.
63. Directional signage must be provided to direct visitors and customers to the car parking spaces provided on-site.

Service Vehicles

64. Service vehicle parking, manoeuvring and standing spaces must be provided on the site. The works must be undertaken in accordance with an operational works approval and *AS 2890.2 - Off-street commercial vehicle facilities* and must include in particular:
- (a) a minimum one Van space
 - (b) a minimum one MRV space
 - (c) a minimum one bus (HRV) space

Pedestrian Facilities

65. Pedestrian pathways between the proposed car parking area and the buildings in accordance with the Approved Plan and an operational works approval.

Geotechnical Stability –Subdivisional Requirements

66. All works must be carried out in accordance with the recommendations contained in Section 5 of the Geotechnical Report listed within this development approval.
67. Certification must be submitted to council from a qualified person*. The certification must certify that the development has been constructed in accordance with the recommendations contained in Section 5 of the Geotechnical Reports listed within this development approval.
*(Refer to Advisory Note)

Earthworks and Retaining Walls

68. All fill and associated batters must be undertaken in accordance with an operational works approval, and contained entirely within the subject site unless written permission from the respective landowner(s) is provided to council.
69. All fill and associated batters must be contained entirely within the subject site, in accordance with the works, services and infrastructure code. All earthworks must be undertaken in accordance with the provisions of *AS 3798 - Guidelines on earthworks for commercial and residential developments*.

Stormwater Drainage

70. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an operational works approval and the Queensland Urban Drainage Manual, and the recommendations for surface water management noted in Section 5 of the Geotechnical Report listed

REFERRAL AGENCIES

Not applicable.

DEVELOPMENT PLANS

The following development plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
A001	D	Chapel Site Plan, prepared by SA	17.10.2018
A101	D	Chapel Courtyard Plan, prepared by SA	17.10.2018
A000	D	Chapel Perspective Views, prepared by SA	17.10.2018
A100	D	Chapel Ground Floor Plan, prepared by SA	17.10.2018
A108	D	Chapel North & West Elevation, prepared by SA	17.10.2018
A109	D	Chapel East & South Elevation, prepared by SA	17.10.2018
A120	D	Reflection Pavillion Elevations, prepared by SA	17.10.2018
A121	D	Amenities Block Elevation & Section, prepared by SA	17.10.2018
A101	A	Function Facility / Existing Residence Plan, prepared by SA	17.10.2018

Plans Requiring Amendment

Plan No.	Rev.	Plan Name	Date
A001	F	Site Plan Diagram (As amended by council), prepared by SA	17.10.18
Amendments		<ul style="list-style-type: none"> Illustrate vegetation covenant areas over the northern and southern escarpments and buffers plantings described in the conditions of the approval Amend the layouts where required to be consistent with the civil plans (bus location, paths etc) 	
A002	G	External Works Plan 1, prepared by SA	11.12.18
A003	G	External Works Plan 2, prepared by SA	11.12.18
2018103-P02	-	Development Layout Plan, prepared by 360 Civil Consulting	12.10.18
2018103-P03	-	Preliminary Driveway Plan, prepared by 360 Civil Consulting	12.10.18
Amendments		<ul style="list-style-type: none"> Amend the layouts of the architectural and civil plans to be consistent with each other (bus location, paths etc) Amend the driveway width to include curve widening Amend the driveway width to include clearances (300mm min) where adjacent to safety barriers or other vertical obstructions > 150mm high Amend the nominal concrete pavement thickness to be 170mm minimum to accommodate commercial vehicles. 	

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
1139R1-R6	6	Noise Assessment Report prepared by RoadPro Acoustics.	15/5/19
170481-SU-Geo	-	Code for Development on Steep or Unstable Land – Geotechnical Report, prepared by EBIS	15.02.18
170481-SU-Geo-Drive	-	Code for Development on Steep or Unstable Land – Geotechnical Report, prepared by EBIS	15.02.18
F19/668	-	Seqwater Third Party Advice	12 April 2019
AB1526BFIRE		Bushfire Hazard Assessment and Management Plan for Material Change of Use 57 Mountain View Road, Bald Knob, Qld, prepared by Duke Environmental	October 2018

Referenced Documents Requiring Amendment

Plan No.	Rev.	Plan Name	Date
2018103-rpt001	A	Operational Traffic Management Plan, prepared by 360 Civil Consulting	19.12.18
Amendments		<ul style="list-style-type: none"> Amend the report Appendix A plans to be consistent with the plan amendments noted. 	

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

PLANNING**Equitable Access and Facilities**

- The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code - Building Code of Australia (Volume 1)* as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:

- the *Disability Discrimination Act 1992 (Commonwealth)*
- the *Anti-Discrimination Act 1991 (Queensland)*
- the *Disability (Access to Premises – Buildings) Standards*.

Aboriginal Cultural Heritage Act 2003

- There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The *ACH Act* establishes a cultural heritage duty of care which provides that: "A person who carries out an activity must take all reasonable and practicable measures to ensure

the activity does not harm Aboriginal cultural heritage." It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 1300 378 401 to discuss any obligations under the *ACH Act*.

Development Compliance Inspection

3. Prior to the commencement of the use, please contact council's Development Audit & Response unit to arrange a development compliance inspection.

Infrastructure Charges

4. Infrastructure charges, determined in accordance with council's Infrastructure Charges Resolution, apply to this development approval. The Infrastructure Charges Notice, for council's proportion of the infrastructure charge, has been issued. Unitywater may issue an infrastructure charges notice for their proportion of the infrastructure charge.

Resubmission of Amended Plans Required

5. The conditions of this development approval require resubmission of plans to council with amendments. Please address the amended plans to council's Planning Assessment Unit with the reference no. MCU18/0189 separate to any operational works application. To avoid delays and assessment issues with the operational works application, it is recommended the plans be resubmitted prior to lodgement of any operational works application. However, should the plans not be submitted, the applicant is advised that a preliminary approval may be issued in lieu of a development permit.

Qualified Person

6. For the purpose of certifying acoustic matters or treatments for the development, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental consultant with a minimum of three (3) years current experience in the field of acoustics.
7. For the purpose of preparing a landscape plan, a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of three (3) years current experience in the field of landscape design.
8. For the purpose of preparing an arborist report, a qualified person is considered to be a person with either:
 - (a) ISA certification; or
 - (b) a Diploma of Arboriculture in addition to a minimum of three (3) years current experience in the field of arboriculture.
9. For the purpose of preparing a rehabilitation plan, a qualified person is considered to be a landscape architect or ecologist with a minimum of three (3) years current experience in the field of landscape design.

10. For the purpose of preparing a fauna management plan, a qualified person is considered to be an ecologist with a minimum of three (3) years current experience in the field of fauna assessment and management.
11. For the purpose of preparing a geotechnical report, and for certifying geotechnical stability for the development, a qualified person is considered to be a person who:
 - (a) is a Registered Professional Engineer of Queensland (RPEQ)
 - (b) has a degree in civil engineering or engineering geology
 - (c) has a minimum of five (5) years experience in the field of geotechnical engineering or engineering geology.
12. For the purpose of certifying effluent disposal matters for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ).

Pre-Design Meeting Services

13. Council offers a pre-design meeting service specifically for operational works applications. Applicants are encouraged to utilise this service prior to the submission of their operational works application to ensure that their application is not held up by avoidable design issues. It is anticipated that the pre-design meeting will ultimately assist in fast tracking the assessment of an operational works application once it is lodged with council as a result of design and application issues being resolved or substantially resolved prior to the application being submitted. For more information on this service or to book a pre-design meeting please visit council's website or contact (07) 5475 PLAN.

ENVIRONMENTAL HEALTH

Waste Water Treatment and Disposal System

14. The establishment of a waste water treatment and disposal system for the site requires a compliance permit to be obtained from council under the *Plumbing and Drainage Act 2002*. The system must be designed in accordance with the *Queensland Plumbing and Wastewater Code* (Department of State Development and Infrastructure & Planning, 2007) and *AS1547 - On-site Domestic Wastewater Management*. Where a development exceeds the accommodation or use of twenty-one (21) or more equivalent persons a copy of an operator's licence from the Department of Environment & Heritage Protection will also be required.

Potable Water

15. The use has been approved in an area that is not currently connected to the municipal water supply. In accordance with the *Public Health Act 2005*, the development must be provided with a safe, adequate and potable water supply. Tank water must be treated to a potable standard and fitted with an appropriate sanitation system such that water is safe to drink. It is recommended that prior to commencement of use, testing certification be undertaken in order to ensure water is safe for consumption.

ENGINEERING

Building and Construction Industry (Portable Long Service Leave) Levy ("QLeave")

16. The QLeave levy must be paid prior to the issue of a Development Permit for Operational Works where required. Council will not be able to issue a development approval for

operational works without receipt of details that the Levy has been paid. QLeave contact: 1800 803 491 (free call) or (07) 3212 6844.

Co-ordination of Operational Works

17. Additional application fees apply to operational work applications where the different aspects of the works are lodged separately. Significant savings in application fees will result if all works are lodged in a single application.

Resubmission of Amended Documents Required

18. The conditions of this development approval require resubmission of the referenced plans to council with amendments. Please address the amended documents to council's Planning Assessment Unit with the reference no. MCU18/0189, separate to any operational works application. To avoid delays and assessment issues with the operational works application, it is recommended the documents be resubmitted prior to lodgement of any operational works application. Should the amended documents not be submitted, the applicant is advised that a Preliminary Approval may be issued in lieu of a development permit for the operational works.

Preparation of a Preliminary Construction Management Plan

19. A preliminary construction management plan must be submitted with the operational works application and must address the following:
 - (a) appropriate traffic signage in accordance with the *Manual of Uniform Traffic Control Devices (MUTCD)*

PROPERTY NOTES

The following property notes will be placed against the subject property in council's property record system:

MCU18/0189 - Vegetation Protection Covenant's

1. The following notation applies to Lot 2 on RP179110:

Vegetation Protection Covenants apply to this property. No clearing of vegetation is to occur within the covenanted area, except where in accordance with the terms of the covenant.

MCU18/0189 - Bushfire Management

2. The following notation applies to Lot 2 on RP179110:

To ensure the safety of people and property on this lot is maintained, all buildings and structures must be sited and/or constructed in accordance with the bushfire management conditions of council approval MCU18/0189 and associated Operational Work approvals.

VARIATION APPROVAL

Not applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work (Engineering Work, Landscaping Work)
- Development Permit for Building Work

SUBMISSIONS

There were 147 properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided and attached.

INCONSISTENCY WITH EARLIER APPROVAL

Not applicable.

ENVIRONMENTAL AUTHORITY

Not applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

OTHER DETAILS

If you wish to obtain more information about council's decision, please refer to the approval package for the application on council's Development.i webpage at www.sunshinecoast.qld.gov.au, using the application number referenced herein.

Item 8.2 Development Application for Material Change of Use of Premises to Establish a
Funeral Parlour and Function Facility at 57 Mountain View Road, Bald Knob
Appendix A Conditions of Approval
