

Item 8.14 Development application for a Preliminary Approval for a Material Change of Use (Variation request to vary the effect of the Sunshine Coast Planning Scheme 2014 for Dual Occupancies on 23 future residential lots) at 50 Abbotts Road, Palmwoods
Appendix A Conditions of Approval

APPLICATION DETAILS

Application No: MCU18/0345
Street Address: 50 Abbotts Rd PALMWOODS QLD 4555
Real Property Description: Lot 4 RP 849406
Planning Scheme: Sunshine Coast Planning Scheme (10 December 2018)

APPROVAL DETAILS

Nature of Approval: Approval with conditions
Type of Approval:

- Preliminary Approval for a Material Change of Use (Variation request to vary the effect of the Sunshine Coast Planning Scheme 2014 for Dual Occupancies on 23 future residential lots in the Emerging community zone)

CURRENCY PERIOD OF APPROVAL

Unless lawfully extended, the currency period for this development approval is 10 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.

Nature and Extent of Approved Use

3. A Variation Approval is granted in relation to a material change of use for to vary the effect of the Sunshine Coast Planning Scheme 2014 for Dual Occupancies on 23 nominated lots as shown on the approved plan.

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4. Pursuant to s43(3)(c) and s43(7) of the *Planning Act 2016*, this approval overrides the planning scheme (whether current, new or amended) for the life of the approval to the extent directed by the conditions of this approval and the plans and documents referenced by it, and in particular that:
 - (a) the Supplementary Table of Assessment listed in this development approval replaces the planning scheme in declaring the level of assessment for development to the extent stated within that document
5. Lodgement requirements and assessment criteria of future development within the land subject to this preliminary approval will be as follows:
 - (a) for any future material change of use for a Dual Occupancy, as directed by the Supplementary Table of Assessment listed in this development approval
 - (b) for all other development types, as directed by the planning scheme.

Level of Assessment

6. The level of assessment for all future development applications for Material Change of Use (dual Occupancy) on the nominated lots identified on the approved plan, must be in accordance with the Supplementary Table of Development Assessment contained within this Decision Notice, or where not identified in the Supplementary Table, by the relevant provisions of Sunshine Coast Planning Scheme or its equivalent.
7. Development that would be accepted development, but that does not comply with the Acceptable Outcomes of the applicable code, must be code assessable.
8. The provisions of the current and any amended or future planning scheme have no effect for the life of this approval, except as expressly directed by the conditions of this approval and the plan referenced by it.
9. Where the conditions of this approval and the plans and documents referenced by it are "silent" about a particular matter, then the provisions of the Sunshine Coast Planning Scheme 2014 (10 December 2018) will have effect.

Supplementary Table of Assessment		
Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual Occupancy	Accepted Development where located on lots 13, 29, 31, 34, 43, 45, 47, 49, 58, 61 87 and complying with the acceptable outcome of the Dual Occupancy Code	<ul style="list-style-type: none"> • Dual Occupancy Code
	Code Assessment where located on lots 7, 19, 25, 27, 51, 55, 67, 69, 70, 81, 89, 108	<ul style="list-style-type: none"> • Dual Occupancy Code
	Impact assessment if not otherwise specified	<ul style="list-style-type: none"> • The planning scheme

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Sunset Date for Completion of Development under Preliminary Approval

10. Pursuant to s88 of the *Planning Act 2016*, this approval lapses for any aspects of development consequential and/or related to the approval that are not completed within 10 years from the date this approval takes affect.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	Sara At DSDMIP South East Qld (North) Regional Office PO Box 1129 Maroochydore Qld 4558 Mydas2 At (https://Prod2.Dev-Assess.Qld.Gov.Au/Suite/) Email:Seqnorthsara@dilgp.Qld.Gov.Au	State Transport Infrastructure – Transport Corridors and Future Corridors (10.9.4.2.4.1)	The agency provided its response on 25 February 2019 (reference No. 1901-9198 SRA).
Concurrence	SARA at DSDMIP South East Qld (North) Regional Office PO Box 1129 Maroochydore Qld 4558 Mydas2 At (https://Prod2.Dev-Assess.qld.gov.au/Suite/)	Clearing native vegetation (10.3.4.3.1)	The agency provided its response on 25 February 2019 (reference No. 1901-9198 SRA).

DEVELOPMENT PLANS

The following development plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
17513-C04 – (1.01 – v.3 JL)	7	<i>Plan of Development & Supplementary Table of Assessment prepared by TOD</i>	13/11/18

REFERENCED DOCUMENTS

Not applicable.

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ADVISORY NOTES

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

Infrastructure Charges

1. Infrastructure charges, determined in accordance with council's Infrastructure Charges Resolution, will apply to future development approvals required by this Preliminary Approval.

PROPERTY NOTES

The following property notes will be placed against the subject property in council's property record system for **Lots 7, 13, 19, 25, 27, 29, 31, 34, 43, 45, 47, 49, 51, 55, 58, 61, 67, 69, 70, 81, 87, 89 and 108.**

MCU18/0345– Variation to Planning Scheme Provisions

This property forms part of, and is in part governed by, a variation approval issued under the Planning Act 2016 (council file reference MCU18/0345). The variation approval contains a supplementary table of assessment that replaces the planning scheme in declaring the level of assessment for development to the extent stated within the table. Applicants and private certifiers must refer to the variation approval prior to undertaking development on the property.

VARIATION APPROVAL

A variation approval under the *Planning Act 2016* has been granted. Variations from the planning scheme that are applicable to any future development application over the premises are identified in this approval.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Material Change of Use
- Development Permit for Operational Work
- Development Permit for Building Work

SUBMISSIONS

There was 1 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.

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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.