

## APPENDIX A - ASSESSMENT MANAGER CONDITIONS

### PLANNING

#### When conditions must be complied with

1. Unless otherwise stated, all works required by the conditions of this development approval must be completed prior to approval of the plan of subdivision.

#### Approved Plans

2. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this development approval.
3. All lot numbering on the plan of subdivision to be submitted to Council must remain as shown on the Approved Plans.

#### Boundary Encroachments

4. Certification must be submitted to Council from a cadastral surveyor which certifies that:
  - (a) all constructed access and roadworks (including associated fill batters and retaining walls) are fully contained within a dedicated reserve or registered easement
  - (b) all existing and proposed utility services and connections (e.g. electricity, telecommunications, water, sewerage) are wholly located within the lot they serve, or alternatively included within an easement where location within the lot is not possible
  - (c) all retaining walls and structures are fully contained within the lot they retain
  - (d) any fill, including fill batters, are wholly contained within the subject site and not on adjacent properties

### ENGINEERING

#### External Works

5. Steggalls 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) construction of kerb and channelling, underground stormwater drainage and overland table drain (where appropriate) to the development side only.
  - (b) widening and sealing of the existing road pavement to provide a minimum 5m sealed width between the roadway centreline and the face of kerb.
  - (c) construction of a pedestrian footpath in accordance with the conditions of this Decision Notice (from the eastern boundary of the site to the proposed new intersection).
  - (d) installation of street lighting per the relevant standards.
6. A new intersection must be constructed joining Steggalls Road with the new internal road. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
  - (a) establishment of a rural basic right-turn treatment (BAR) from Steggalls Road to the new road, for a design speed of 80 km/hour.

- (b) establishment of a rural basic left-turn treatment (BAL) from Steggalls Road to the new road, for a design speed of 80 km/hour.
- (b) provision of sight distances adequate for the design speed of the road.
- (c) provision of through lanes consistent with current widths on Steggalls Road.
- (d) a three-chord truncation of the subject site in 6m both directions from the corner, and dedication to road reserve to provide adequate space for all required road works, verge works and utility services.
- (e) compliance with Austroads intersection design guidelines.
- (f) installation of street lighting per the relevant standards.

### **New Roads**

7. The new road shown on the Approved Plans must be constructed in accordance with the conditions of this Decision Notice and dedicated as road reserve at no cost to Council.
8. New Road 1 as shown on the Approved Plans must be constructed. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
  - (a) a reserve width of 16m, which must be dedicated as road reserve at no cost to Council.
  - (b) traffic calming devices to ensure a speed environment of less than 40km p/hr.
  - (c) sealing, kerbing and channelling.
  - (d) a cross-section profile matching that of an Access Street in accordance with the *Planning scheme policy for Traffic Transport and Parking*.
  - (e) construction of pedestrian footpaths in accordance with the conditions of this Decision Notice.
  - (f) installation of street lighting per the relevant standards.
9. New Road 2 as shown on the Approved Plans must be constructed. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
  - (a) a reserve width of 14.5m, which must be dedicated as road reserve at no cost to Council.
  - (b) sealing, kerbing and channelling.
  - (c) a cross-section profile matching that of an Access Street in accordance with the *Planning scheme policy for Traffic Transport and Parking*.
  - (d) construction of pedestrian footpaths in accordance with the conditions of this Decision Notice.
  - (e) installation of street lighting per the relevant standards.
  - (f) termination in a cul-de-sac with a circular turning area of sufficient size to accommodate the single forward motion turn of a Waste Collection Vehicle (WCV) clear of private driveways on-street parking and speed control devices.
10. New Road 4 as shown on the Approved Plans must be constructed. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
  - (a) a reserve width of 14.5m, which must be dedicated as road reserve at no cost to Council.
  - (b) sealing, kerbing and channelling.
  - (c) a cross-section profile matching that of an Access Place in accordance with the *Planning scheme policy for Traffic Transport and Parking*.
  - (d) installation of street lighting per the relevant standards.

- (e) termination in a cul-de-sac with a circular turning area of sufficient size to accommodate the single forward motion turn of a Waste Collection Vehicle (WCV) clear of private driveways on-street parking and speed control devices.

### **Property Access and Driveways**

- 11. A residential driveway must be constructed to each of Lots 8, 9, 10, 21, 22 and 23. The works must be undertaken in accordance with an Operational Works approval and comply with IPWEAQ standard drawings RS-049 & RS-050
- 12. Vehicle access to Lots 1-10 is limited to the internal roadway only. A clause must be included in the contract of sale for Lots 1-10 which prohibits vehicle access being taken from Steggalls Road.
- 13. Vehicle access to Lots 11, 12, 13, 21, 22, and 23 is limited to the internal roadway only. A clause must be included in the contract of sale for Lots 11, 12, 13, 21, 22, and 23 which prohibits vehicle access being taken from Cooloolabin Road.

### **Pedestrian and Bicycle Facilities**

- 14. Pedestrian and bicycle facilities must be provided for the development. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
  - (a) a 1.8m wide sealed footpath along the development side of Steggalls Road, from the eastern boundary of Lot 343 CG228 extending west to the new road (Road 1)
  - (b) a 1.8m wide sealed footpath along one side of Road 1 and along the northern side of Road 2
  - (c) a 2.5m wide sealed footpath within a minimum 8m wide corridor between the Road 2 cul-de-sac and Cooloolabin Road, in the vicinity of Lot 10
  - (d) a 1.8m wide sealed footpath along the development side of Cooloolabin Road (frontage of Lot 10) to the Steggalls Road/Cooloolabin intersection.

### **Electricity and Telecommunication Services**

- 15. Underground reticulated electricity and telecommunication services must be provided to each lot in accordance with an approval for Operational Works and the standards and requirements of the relevant service provider.
- 16. Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary conduits, pits and pipes to accommodate the future connection of optic fibre technology telecommunications.
- 17. Certification must be submitted to Council from all relevant service providers which certifies that the development has met the requirements of this Decision Notice and all applicable legislation at the time of construction.

### **Water and Sewerage Services**

- 18. An underground connection to reticulated water and sewerage must be available and/or where necessary provided to each lot in accordance with the standards and requirements of Northern SEQ Distributor-Retailer Authority (Unitywater).

19. A certificate of completion from the Northern SEQ Distributor-Retailer Authority (Unitywater) must be submitted to Council that certifies an underground connection to reticulated water and sewerage exists prior to endorsement of the survey.

### **Earthworks and Retaining Walls**

20. 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.
21. All retaining walls must be designed and constructed in accordance with the planning scheme and must be certified by an RPEQ where exceeding 1m in height. All retaining walls that are publicly accessible and exceed 1m in height must be fitted with a commercial grade safety fence.

### **Damage to Services and Assets**

22. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner at the following times:
- (a) where the damage would cause a hazard to pedestrian or vehicle safety, immediately; or
  - (b) where otherwise, upon completion of the works associated with the development.
  - (c) any repair work which proposes to alter the alignment or level of existing services and assets must first be referred to the relevant service authority for approval.

## **HYDRAULICS**

### **Stormwater Drainage**

23. 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 must include in particular:
- (a) the works described in Section 6 of the *Stormwater Management Plan* listed in this development approval
  - (b) collection and discharge of stormwater to Steggalls Road, including the provision of Level 2 interallotment drainage and/or provision of kerb adapters for all new lots
  - (c) the use of gravity stormwater drainage and not surcharge pits.

### **Stormwater Quality Management**

24. A stormwater quality treatment system must be provided for the development. The works must be undertaken in accordance with an operational works approval, and include stormwater quality treatment devices of a size and location generally in accordance with those shown in Section 4 of the of the *Stormwater Management Plan* listed in this development approval, with the exception of the following:
- (a) unless precluded by site constraints the filter media depth increased to 0.7m to allow larger vegetation to be planted in the bioretention basin.

25. Permanent educational signage\* must be erected to educate the residents of the development about the function of the bioretention device(s). The dimensions, standard, presentation and location of the educational signage must be in accordance with an operational works approval.

\*(Refer to Advisory Note)

## Flood Immunity

26. The surface levels of all lots, excluding reserves, must be constructed to provide flood immunity. The works must be undertaken in accordance with an operational works approval and must include in particular surface levels that are consistent with the requirements of the *Flood hazard overlay code*.
27. A table listing the applicable flood levels for the Defined Flood Event (DFE) applicable to each lot must be provided for Council's records. The table must be accompanied by certification from a qualified person\* which certifies that the levels are based on the latest study referenced by Council's relevant development permits and incorporates all amendments.
- \*(Refer to Advisory Note)

## Easements

28. A minimum 2m wide easement for drainage purposes must be registered against the titles of the properties in favour of upstream lots over the land area defined by any interallotment drainage line along the rear of proposed lots 1 to 9 on the subject site.
29. Unless otherwise agreed in writing by the relevant service provider, any public or third party infrastructure located on the subject site must be placed within an easement registered against the title of the property.
30. All easements must be designed in accordance with the planning scheme and granted at no cost to the Grantee. Where the Grantee is Council or a service authority, the easement documentation must be in accordance with the Grantee's standard easement terms. Draft easement documentation must be submitted to Council for endorsement.
31. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.

## LANDSCAPE AND ECOLOGY

### Landscaping Works

32. 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 street trees within the road reserve at an average of 6m centres as follows:
- (i) Road 1 up to Road 2 plant *Stenocarpus sinuatus* (Wheel of Fire Tree)
  - (ii) Road 2 plant *Flindersia australis* (Crows Ash)
  - (iii) Road 2 cul-de-sac plant *Grevillea robusta* (Silky Oak)
  - (iv) Road 4 plant *Glochidion ferdinandii* (Cheese Tree) and *Elaeocarpus obovatus* (Hard Quandong) alternately spaced.
  - (v) Road 4 cul-de-sac plant *Stenocarpus sinuatus* (Wheel of Fire Tree)
- (b) removal of all weeds species listed in the following standards and legislation:
- (i) invasive plants listed in the *Biosecurity Act 2014*
  - (ii) *Sunshine Coast Local Government Area Biodiversity Plan 2017*.

**Street Tree Landscaping**

33. The street tree landscaping specified in the conditions of this development approval must:
- (a) be centrally located between kerb and footpath and be offset a minimum 1m from back of kerb
  - (b) be established in a planting bed that is positively drained
  - (c) have a balanced canopy and roots free of container deformation
  - (d) be provided to meet the intent of shading the road verge and part road at maturity
  - (e) be located so as to facilitate ingress and egress from kerbside
  - (f) comply with *AS2303:2015* Tree stock for landscape use
  - (g) comply with Council's *Planning scheme policy for the transport and parking code*
  - (h) be designed so that any soil areas less than 2m<sup>2</sup> are provided as planting (not turf)
  - (i) be designed for turf areas to be maintained by mowers with a 2.1m wide cutting deck.

**Entrance Features**

34. 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**

35. The existing trees in the Steggalls Road verge fronting Lots 1 to 10 inclusive must be retained in accordance with an arborist report prepared by a qualified person\* and endorsed through an Operational Works approval. Where mature trees are to be removed, reasonable grounds (based upon arboriculture assessment) must be given by the arborist.

\*(Refer to Advisory Note)

36. The following areas are to be rehabilitated and included in a Rehabilitation Plan:
- (a) revegetation with fire retardant native species to the existing cleared areas of the Cooloolabin Road verge fronting Lots 10 to 13
  - (b) revegetation with fire retardant species to the road verge of Roads 1 and 4, up to 1 metre setback to the kerb
  - (c) revegetation with fire retardant native species integrated with the bio-retention treatment basins
  - (d) revegetation with locally endemic native plant species to the cleared areas within the Steggalls Road verge resulting from the installation of sewer, stormwater detention, stormwater treatment and footpath installations.

The revegetation works are to be detailed in a Rehabilitation Plan lodged as part of the Operational Works application. The rehabilitation works must be carried out 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 Biodiversity Plan 2017*.

**Transfer of Land to Council**

37. The land area identified as Environmental Reserve on the Approved Plans must be transferred to Council in fee simple for Bushland Park, purposes. The land to be transferred is “non-trunk infrastructure” for the purposes of the *Sustainable Planning Act 2016*.
38. The land area to be transferred must be unencumbered by services such as pump stations, services easements or similar operational uses, unless otherwise shown on the Approved Plans.
39. The land owner/developer must be responsible for all costs associated with the transfer of the land, including the requirement to obtain a valuation for the land from a registered property valuer and to pay all transfer duty upon transfer.
40. One original signed and 'stamped' Queensland Titles Registry and Form 1 Transfer and Form 24 must be lodged with Council for endorsement prior to the registration of title, together with a survey plan and a copy of the land valuation.

**Works within Protected Land**

41. The following works must be undertaken within the end of the Road 3 and 4 road reserves in accordance with an Operational Works approval:
  - (a) standard road bollards at 2 metre spacings between Lots 10 and 11 and between Lot 21 and the Environmental Reserve (Bushland Park)

**Fencing to Protected Land**

42. A temporary fence must be constructed along the entire length of the interface of:
  - (a) Roads 1 and 4 and the Environmental Reserve (Bushland Park)
  - (b) The development footprint and the retained vegetation on the Steggalls Road verge fronting Lots 1 to 10.The fence must be constructed in accordance with an Operational Works approval and must be to the following specifications:
  - (c) up to 2m high
  - (d) demountable fencing and/or star pickets with 3 strands of plain fencing wire.

**Community Awareness of Protected Land**

43. Pole mounted educational signage must be provided to the Environmental Reserve (Bushland Park). The signage must be constructed in accordance with an Operational Works approval and must be to the following specifications:
  - (a) A0 in size, located at the intersection of Roads 1 and 2 at the edge of the Environmental Reserve (Bushland Park) facing toward the development
  - (b) educative in nature, noting the proximity of the protected land
  - (c) wording and images to include the words: “Reserve for Environmental Protection, no dumping of rubbish including lawn clippings. Dogs and cats are not permitted within the Reserve.”
  - (d) durable, weather resistant and visually complementary to the natural environment
  - (e) the exact wording, design and colours of the sign/s must be agreed by Council.

### Fauna and Flora Management

44. 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)*
45. Trees of value for harvesting/milling subject to clearing to facilitate this development must be recovered for milling (if economically viable) and/or mulched. Hollow logs and tree root stumps are to be incorporated into revegetation works as required.
46. All native bee hives of the Genera *Tetragonula* (syn *Trigona*) and/or *Austroplebia* are to be recovered during vegetation clearing associated with “bulk earthworks/civil works” for relocation into the Environmental Reserve (Bushland Park) and/or recovered and “boxed-up” (if damaged) for later use in the new Environmental Reserve (Bushland Park) and/or for sale if surplus to requirements.
47. The subsequent Rehabilitation Plan to be lodged as part of the Operational Works application must include recovery (where practical) of the following slow growing/significant understory species: *Xanthorrhoea latifolia* (Wide Leaf Grass Tree), *Xanthorrhoea macronema* (Bottle-brush Grass Tree), *Gahnia aspera* (Saw Sedge), *Gahnia clarkei* (Tall Sawsedge), *Macrozamia lucida* (Pineapple Zamia) and *Lomandra longifolia* (Mat Rush).
48. A fauna crossing sign and crossing are to be provided. The fauna crossing is to be in the form of a rope bridge overpass at the eastern extent of the Environmental Reserve (Bushland Park) linking Eucalypts in the reserve across Steggalls Road to Eucalypts (Tallow-woods) in the northern road verge. The works must be undertaken in accordance with an Operational Works approval.  
*\*(Refer to Advisory Note).*
49. Twenty (20) permanent artificial nesting boxes of mixed sizes must be installed within the Environmental Reserve (Bushland Park) 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

50. The development must be carried out in accordance with the *Bushfire Management Plan* listed within this development approval.
51. A copy of the *Bushfire Management Plan* listed within this development approval must be provided to the nearest fire authority.
52. 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)*



**Bushfire Management– Future Dwelling Requirements**

53. A clause must be included in the contract of sale for all lots which requires future dwellings to be constructed within the building envelopes shown on the Approved Plans and in accordance with the *Bushfire Management Plan* listed within this development approval.
54. All future dwellings on the approved lots must be sited and/or constructed in accordance with the *Bushfire Management Plan* listed within this development approval.

**REFERRAL AGENCIES**

The referral agencies applicable to this application are:

| Referral Status | Referral Agency and Address   | Referral Trigger           | Response   |
|-----------------|---|----------------------------|--|
| Concurrence     | SARA at DILGP (SEQ North Region) Level 3,<br>12 First Avenue<br>MAROOCHYDORE<br>QLD 4558<br>SEQNorthSARA@dilgp<br>.qld.gov.au | Clearing native vegetation | The agency provided its response on 1 April 2019. (Reference No. SDA-0915-023873). A copy of the response is attached. |

**APPROVED PLANS**

The following plans are Approved Plans for the development:

**Approved Plans**

| Plan No.    | Rev. | Plan Name  | Date     |
|-------------|------|--|----------|
| 03394-RL802 | B    | <i>Overall Site Layout Option 9</i> , prepared by Covey Associates Pty Ltd | 18-03-19 |
| 03394-RL02  | F    | <i>Overall Development Layout</i> , prepared by Covey Associates Pty Ltd   | 18-03-19 |

**REFERENCED DOCUMENTS**

The following documents are referenced in the assessment manager conditions:

**Referenced Documents**

| Document No.               | Rev. | Document Name   | Date       |
|----------------------------|------|---|------------|
| Report.No: AP/IG/126037Rpt | A    | <i>Bushfire Management Plan Report</i> , prepared by Covey Associated Pty Ltd | Jan 2019   |
| 100117/RPT                 | E    | <i>Stormwater Management Plan</i> , prepared by Covey Associates Pty Ltd      | March 2019 |

**ADVISORY NOTES**

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

**Aboriginal Cultural Heritage Act 2003**

1. 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*.

**Easements and Future Works over External Land**

2. Should the conditions of this development approval require easements or works to be undertaken over land external to the site, Council recommends that easement and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over Council owned or controlled land, please liaise directly with Council’s Property Management Unit and note that compensation may be payable.

**Other Laws and Requirements**

3. This approval relates to development requiring approval under the *Sustainable Planning Act 2016* only. It is the applicant’s responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licences or permits may be found on the Sunshine Coast Council website ([www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)). For information about State and Commonwealth requirements please consult with these agencies directly.

**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.

**Road Naming Procedure**

5. Road names must be approved by Council before the plan of subdivision is submitted for approval. A written request for proposed naming of roads must be submitted to Council together with a plan of the proposed roads and a completed road naming application form. Further details can be found on Council’s website.

**Pre-Design Meeting Services**

6. Council offers a free Pre-Design Meeting service specifically for Operational Works applications. Applicants are encouraged to utilise this service prior to the submission of their OPW 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 reducing the assessment time 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: (<https://www.sunshinecoast.qld.gov.au/Development/Development-Applications/Pre-Application-Advice-Services>) or contact (07) 5475 PLAN.

**Building and Construction Industry (Portable Long Service Leave) Levy**

7. 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 Decision Notice without receipt of details that the Levy has been paid. QLeave contact: 1800 803 481 (free call) or (07) 3212 6855.

**Co-ordination of Operational Works Assessment**

8. 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.

**Unitywater - Water and Sewerage Services**

9. From the 1 July 2014, water and sewerage infrastructure associated with new developments will be assessed and approved by Unitywater under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* and their applicable technical standards. It is the certifying Registered Professional Engineers of Queensland's (RPEQ) responsibility to ensure that the necessary Unitywater approval/s has/have been obtained for any water and sewerage infrastructure required as part of the development and that such approval/s and works have been coordinated with all other infrastructure and works required by the development.
10. Where water and sewerage infrastructure is proposed to be constructed within an existing road reserve controlled by Council, a further consent approval for the alignment and extent of works will be required under Section 75 of the *Local Government Act*. This consent must be obtained prior to any water and sewerage related works occurring within the road reserve. The consent request must be submitted in the approved form to Council's Infrastructure Services Department.

**Preparation of a Preliminary Construction Management Plan**

11. A preliminary Construction Management Plan must be submitted with the Operational Works application and must address the following:
- (a) traffic management during all aspects of the construction phase including:
    - (i) a Traffic Management Control Plan in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) detailing all temporary signage and traffic control measures prior to construction
    - (ii) maintenance of safe pedestrian access for the areas affected by the works during and after daily construction has ceased

- (iii) proposed fencing to the site during the construction phase of the development
- (iv) approval of the Traffic Management Control Plan by the Department of Transport and Main Roads (DTMR) for any works on State controlled roads
- (v) provision for worker car parking
- (b) maintenance and protection of water quality and existing drainage lines through the construction site, through the implementation of appropriate erosion and sediment control measures
- (c) works programme identifying key components of the works and their respective durations
- (d) establishment of a communication protocol with the general public, adjoining owners, emergency services and local businesses to advise of agreed construction times, impacts on traffic, services and other relevant issues
- (e) identification of complaint management procedures including:
  - (i) contact details for the on-site manager
  - (ii) dispute resolution procedures
- (f) details on the location of external fill sites/sources, the haulage route, type of vehicle to be utilised during filling operations and frequency of usage. **NB:** any damage to the existing road system as a result of haulage operations shall be fully repaired at the applicant's expense
- (g) it is acknowledged that the preliminary Construction Management Plan will be a draft document requiring finalisation upon appointment of the Principal Contractor employed to construct the works and a final document will be required to be submitted at the Pre-Start Meeting for the project.

### Bioretention Basin Educational Signage

12. Suggested wording for the permanent educational signage required by this development approval is as follows:

*"BIORETENTION BASIN - This bioretention basin reduces the pollution of our waterways by reducing the amount of heavy metals, litter, suspended solids, and nutrients discharged to the Maroochy River".*

### Qualified Person

13. For the purpose of certifying flood levels for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ) experienced in hydraulics and hydrology.
14. 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.
15. 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.
16. 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.

17. 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.

#### PROPERTY NOTES

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

##### **REC15/0127 - Property Access Driveway**

1. The following notation applies to approved Lots 1-10:

*To ensure the safety and efficiency of the road network, vehicle access to this lot must be from the internal roadway only, and is not allowed from Steggalls Road (refer to Council Approval REC15/0127).*

2. The following notation applies to approved Lots 11, 12, 13, 21, 22, and 23:

*To ensure the safety and efficiency of the road network, vehicle access to this lot must be from the internal roadway only, and is not allowed from Cooloolabin Road (refer to Council Approval REC15/0127).*

##### **REC15/0127 - Bushfire Management**

3. The following notation applies to approved lots 1 to 23 inclusive:

*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 no. REC15/0127 and associated Operational Work approvals.*

#### FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work (Engineering Works & Landscaping)

#### SUBMISSIONS

There were 131 properly made submissions about the application. In accordance with *Sustainable Planning Act 2009*, the name and address of the principal submitter for each properly made submission is provided and attached.

#### 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, electronic copies are available on line at [www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au), or at Council Offices.