

APPENDIX A - ASSESSMENT MANAGER CONDITIONS

DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – RAL17/2048

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) The boundary clearances for any existing buildings that are to remain on the site comply with the relevant provisions of the planning scheme and the *Building Act 1975* (unless varied by this development approval), where boundary clearances for buildings other than class 1 or 10 buildings are to be determined by a building certifier.
 - (b) All constructed access and roadworks (including associated fill batters and retaining walls) are fully contained within a dedicated reserve or registered easement.
 - (c) All existing and proposed utility services and connections (e.g. electricity, telecommunications, water, and sewerage) are wholly located within the lot they serve, or alternatively included within an easement where location within the lot is not possible.
 - (d) All existing effluent disposal areas are wholly located within the lot they serve and comply with the boundary setback requirements of the *Plumbing and Drainage Act 2002* and associated codes and requirements, as determined by a building certifier or other suitably qualified professional.
 - (e) All retaining walls and structures are fully contained within the lot they retain.
 - (f) Any fill, including fill batters, are wholly contained within the subject site and not on adjacent properties.

ENGINEERING

Easements

5. An easement for access purposes must be registered against the title of proposed Lot 2 in favour of proposed Lot 1 over the land area identified on the Approved Plans, and

is to incorporate the existing Easement A SP102892 to create a single access easement.

6. All easements must be designed in accordance with the *Sunshine Coast Planning Scheme 2014* 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.
7. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.

Electricity and Telecommunication Services

8. 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.
9. Unless otherwise stipulated by telecommunications legislation at the time of construction, each lot must be provided with all necessary conduits, pits and pipes to accommodate the future connection of optic fibre technology telecommunications.

Water and Sewerage Services

10. An underground connection to reticulated water 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).
11. Certification must be submitted to Council from all relevant service providers which certifies that the development has met the requirements of this development approval and all applicable legislation at the time of construction.
12. Each approved lot must be provided with an on-site waste water treatment and effluent disposal system having a capacity sufficient for the use. Demonstration of sufficient capacity must be provided to Council prior to approval of the plan of subdivision.*
**(Refer to Advisory Note)*

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE – MCU17/2097

PLANNING

When Conditions Must Be Complied With

13. 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

14. 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

15. The approved use is for a service station with ancillary facilities including a shop with a gross floor area in accordance with the Approved Plans and does not include signage.
**(Refer Advisory Note)*
16. At all times while the use continues, the shop must remain an ancillary component to the use.
17. The permitted hours of operation are 24 hours a day, Monday to Sunday.
18. Service vehicle movements associated with the approved use (including loading, unloading and bulk fuel deliveries) must not occur outside the hours of 6am to 10pm Monday to Sunday. It shall be the responsibility of the site management entity to ensure this condition is adhered to at all times.
19. Waste collection must only occur between the hours of 6am to 6pm Monday to Sunday. It shall be the responsibility of the site management entity to ensure this condition is adhered to at all times.

Building Height

20. The maximum height of the development must not exceed 8.5m above natural ground level at any point, including any structures intended to accommodate signage.

Building Appearance

21. The northern façade of the building fronting Nambour Connection Road must incorporate decorative screening to provide visual interest as shown on the Approved Plans.

Public Safety

22. All shopfront glazing must be protected against unlawful entry by the use of a form of safety glass such as toughened or laminated glass. All other windows provided at the ground floor must include toughened or laminated glass, or security screens.
23. Vandal proof materials and anti-graffiti paint must be used in the building construction.
24. Signs must be provided and located to direct staff and customers to entries and exits and to parking spaces within the site. Customer parking areas must be clearly designated as such and have clearly defined access points.
25. During operating hours, all building entrances, parking areas, pedestrian areas and loading docks must be well lit with vandal resistant lighting and with intensities to satisfy the requirements of *AS 1158 – Lighting for Roads and Public Spaces* and the *Sunshine Coast Public Lighting Plan*. Lighting must be directed onto the site or building and away from neighbouring sites. Lighting must be designed to reduce the contrast between shadows and well lit areas.

Renewable Energy (Sustainable Design Code)

26. The development must implement the use of solar power or other non-polluting renewable energy sources to supply part or all of the development's energy needs.

ENGINEERING

External Works

27. Nambour Connection 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 OR table drain to the frontage verge with connection to a stormwater drainage system, undertaken in accordance with an Operational Works approval and the Queensland Urban Drainage Manual as adopted by planning scheme codes and policies and Council stormwater guidelines.
 - (b) Widening and sealing of the existing road pavement to achieve swept paths and turn lane requirements generally in accordance with the Preliminary Functional Design drawing no. 17BRT0042-05 (Rev A) prepared by TTM Consulting Pty Ltd and dated 12 December 2017 and denoted as "Preliminary".
 - (c) Removal of any other existing property access and reinstatement of the verge area and its features to match the balance of the site frontage, including the provision of topsoil and turf where the existing verge is grassed.
 - (d) Installation of street lighting to the site frontage.

Property Access and Driveways

28. A sealed access driveway must be provided from Nambour Connection 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 IPWEAQ standard drawing RS-051, Type B widened to suit swept paths of all relevant service vehicles, including an AV fuel tanker.
29. Approval from the Department of Transport and Main Roads for the final design of the site access and driveway works must be submitted in writing to council prior to the issue of any development permit for Operational Works.
30. Vehicle access to the development is limited to the constructed driveways only.

Car Parking

31. A minimum of 8 car parking spaces (in addition to vehicle refuelling 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) One (1) disabled parking space within the total
 - (b) crossfalls and gradients in accordance with AS 2890 - *Parking Facilities*.

32. All car 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.

Service Vehicles

33. 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 must include in particular:

- (a) 1 MRV space
- (b) access for an AV fuel tanker.

Pedestrian and Bicycle Facilities

34. 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 concrete footpath within the road verge for the entire length of the site's frontage to Nambour Connection Road, extending to Acorn lane, with commercial grade safety rails as appropriate.
- (b) A total of 2 bicycle parking spaces.

Stormwater Drainage

35. 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 shown on the Approved Plan listed in this development approval, with the exception of the following:
 - (i) Updated stormwater management reporting must be provided to determine the depth and level of external catchment 100yrARI overland flow discharging to the site driveway entrance.
**(Refer Advisory Note)*
- (b) Extension of the site stormwater system to accommodate stormwater from external to the site, including registration of drainage easements.
- (c) The use of gravity stormwater drainage and not surcharge pits.

Stormwater Quality Management

36. Stormwater quality treatment must be provided for the development. The works must be undertaken in accordance with an Operational Works approval and must incorporate the 'Alternative Management Measures for Stormwater Quality Management' specified in the *Sunshine Coast Planning Scheme 2014 policy for development works*.

Stormwater Harvesting

37. Operating stormwater harvesting tanks must be provided for the development. The tanks must be provided in accordance with a Building Works approval and must include in particular:
- (a) a total tank capacity of 10,000 litres
 - (b) a minimum catchment of 80% of the building roof area
 - (c) re-use of harvested rainwater for outdoor uses.

Flood Immunity

38. The site pad level must be a minimum of 300mm above the 100yrARI overland flow level within the site driveway entrance in accordance with QUDM requirements.

Easements

39. 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.
40. 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.
41. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.

Electricity and Telecommunication Services

42. Underground reticulated electricity and telecommunication services must be provided to the development in accordance with an approval for Operational Works and the standards and requirements of the relevant service provider.
43. 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.
44. 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

45. An underground connection to reticulated water must be available and/or where necessary provided to the development site in accordance with the standards and requirements of Northern SEQ Distributor–Retailer Authority (Unitywater).
46. 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 exists prior to commencement of use.

47. The development must be provided with an on-site waste water treatment and effluent disposal system having a capacity sufficient for the use. Demonstration of sufficient capacity must be provided to Council prior to obtaining operational works approval.*
**(Refer to Advisory Note).*

Earthworks and Retaining Walls

48. 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.
49. Roofwater tanks, such as for water quality treatment, must not be located on existing batter areas on the development site.

LANDSCAPE

Landscape Works

50. The development site must be landscaped. The works must be undertaken in accordance with an operational works approval and must include in particular:
- (a) A minimum 2 metre planting width along the Nambour Connection Road frontage of the site in accordance with the conditions of this development approval. The buffer must contain native species consisting of upper and lower strata.
 - (b) Provision of street trees within the road reserve at an average of 6m centres in accordance with the conditions of this development approval.
 - (c) Vegetated screening of service infrastructure including acoustic barriers, boundary fencing, mechanical plant and bin storage areas.
 - (d) 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 Pest Management Plan 2012-2016*.
51. 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.
52. 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.

Car Park and Driveway Landscaping

53. Landscape for car parking and driveways specified in the conditions of this development approval must:
- (a) Incorporate a minimum 2m planting width where abutting a road reserve or public land containing native species of upper and lower strata.

- (b) Incorporate a minimum 1.0m planting width where adjoining side and rear boundaries with native species which will screen the fencing to a minimum 80% at maturity.
- (c) Be designed to incorporate:
 - (i) shade trees in concave profile planting area
 - (ii) drainage of hard surface areas to landscape areas.

Retention of Existing Trees

54. The existing native trees located along the western boundary within the area shown as '*natural existing batter*' on the Approved Plans must be retained in accordance with an arborist report (or part thereof) prepared by a qualified person* and endorsed through an operational works approval.
**(Refer to Advisory Note)*

Landscaping Rehabilitation

55. The area shown as '*natural existing batter*' on the Approved Plans 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 Local Government Area Pest Management Plan 2012-2016*.

ENVIRONMENTAL HEALTH

Waste Management

56. Refuse storage, removal and collection facilities must be provided in accordance with the Approved Plans and the following:
- (a) Provision of a minimum bulk bin volume of 1100L for general waste and 1100L for recyclable waste for the development.
 - (b) Collection by service vehicles from within the site only in a safe, efficient and unobstructed manner.
 - (c) Provision of a functionally accessible communal hardstand impervious area for the permanent storage location and service collection of all bulk bins*.
 - (d) Provision of a purpose built enclosure to the bin storage and collection area which is screened.
 - (e) Provision of a readily accessible wash-down area in the vicinity of the permanent bin storage area fitted with a hose-cock, bin roll over bund, and drain connected to the sewer that has a stormwater catchment area of no more than 1m².

**(Refer to Advisory Note)*

Fuel Dispensing Area

57. All ground surfaces within the fuel dispensing area must be constructed of impermeable materials free of gaps and/or cracks. Suitable materials include waterproofed, reinforced concrete or an approved equivalent.
58. The fuel dispensing area must be clearly demarcated from the outer forecourt area, access roads, general parking bays and all other areas to clearly delineate

the higher contamination risk area from lower risk areas. Acceptable demarcation methods include roll-over bunds, drainage lines or different coloured impermeable materials.

59. The bulk filling and fuel dispensing area must be graded to a suitable underground containment vessel compatible with petroleum products and other likely chemicals.
 *(Refer to Advisory Note)
60. The underground containment vessel* must have a capacity to hold a volume equivalent to at least that of the largest tanker compartment likely to be delivering fuel to the site.
 *(Refer to Advisory Note)
61. A liquid-tight dispenser sump must be installed under each dispensing unit. It must be designed to house all pipework joins and fittings and to collect and contain any leak from contaminating the surrounding soil/groundwater.
62. Drainage inlets located in the vicinity of the general forecourt area must be provided with signage indicating the fate of flow such as "flows to treatment system" or "flows to containment sump".

Underground Petroleum Storage System

63. All inlets to bulk fuel storage tanks must be located to ensure that fuel delivery trucks can stand wholly within the site while discharging fuel.
64. The underground petroleum storage system must include an approved leak detection system that:
 - (a) Can detect a leak from any portion of the underground storage system.
 - (b) Uses equipment that has been installed, calibrated and commissioned in accordance with the manufacturer's instructions.
 - (c) Is capable of detecting a leak at a rate of 0.76L per hour or more with at least 95% accuracy and a probability of false detection of 0.05 or less (United States Environmental Protection Agency (USEPA)).
 - (d) Has been certified by an independent third party, consistent with the current USEPA protocols and system of verification (USEPA 1990, 40 CFR Part 280, Subpart D).
65. The design, installation and operation of the site and associated underground petroleum product storage system must be in accordance with the following:
 - (a) *AS4897-2008 The design, installation and operation of underground petroleum storage systems*, for an Equipment Level 1 Underground Petroleum Storage System.
 - (b) *AS1940-2004 The storage and handling of flammable and combustible liquids* for an Underground Petroleum Storage System.
 Certification must be submitted to council from a qualified person* which certifies that the design, installation and operation of the site is in accordance with this condition of approval.
 *(Refer to Advisory Note)

Vapour Recovery

66. Stage 1 Vapour Recovery Systems (VR1) must be installed for all tanks used for the storage of flammable and/or combustible liquids on the site to return

displaced vapour to the delivery vehicle during filling of the underground petroleum storage system in accordance with the *Air Quality Assessment* report listed within this development approval. The Vapour Recovery System must be designed and installed in compliance with *AS4897-2008* The design, installation and operation of underground petroleum storage systems and the following:

- (a) Mixing of product must be prevented in pipework common to more than one tank.
- (b) Spring-loaded vapour return adaptor, which closes when the hose is disconnected, must be installed in the top of the riser.
- (c) The vapour recovery point must be located within 2 metres of the respective fill point.

67. All dispensers for motor spirit/petrol shall be fitted with Stage 2 vapour recovery equipment (VR2) in accordance with the *Air Quality Assessment* report listed within this development approval. The Vapour Recovery System must be designed and installed in compliance with the NSW DECC Standards and Best Practice Guidelines for Vapour Recovery at Petrol Service Stations. Each petrol dispenser that is fitted with VR2 control equipment must display a sign stating VR2 equipment is present. If every petrol dispenser is fitted, a sign indicating that vapour recovery equipment is in use must also be attached to the petrol service station premises.
68. Certification must be submitted to council from a qualified person* which certifies that the installed equipment associated with the underground storage and the dispensing of Flammable and Combustible Liquids complies with the requirements of this development approval.

*(Refer Advisory Note)

Acoustic Amenity

69. Acoustic measures and treatments must be incorporated into the development in accordance with Table 3: Predicted Mechanical Plant LA90 Noise Levels and Section 5 (item 1) of the *Noise Impact Assessment* listed within this development approval. The following additional measures and treatments must be incorporated into the development:
- (a) The tyre inflation beepers to be programmed to turn off during the night-time periods.
70. Certification must be submitted to Council from a qualified person* that the development has been constructed in accordance with the *Noise Impact Assessment* and Lighting conditions of this development approval.

*(Refer to Advisory Note)

Lighting Devices

71. 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.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	State Assessment and Referral Agency at Department of State Development, Manufacturing, Infrastructure and Planning 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		The agency provided its response on 1 February 2018 (reference no. 1710-2118 SRA).

DEVELOPMENT PLANS

The following development plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
60613	-	<i>Plan of Development, Proposed Boundary Realignment between Lots 1 & 2 on SP119132</i>	3/10/2017
DA01	E	<i>Locality Plan, prepared by TRG</i>	07/02/18
DA06	H	<i>Proposed Landscape Plan, prepared by TRG</i>	07/02/18
DA08	F	<i>Boundary Realignment Plan, prepared by TRG</i>	07/02/18
DA09	H	<i>Acceleration Land & Site Access prepared by TRG</i>	07/02/18
CSK200	3	<i>Concept Stormwater Plan, prepared by Farr Engineers</i>	Undated
17BRT0042-05	A	<i>Preliminary Functional Design, prepared by TTM Consulting Pty Ltd</i>	12/12/2017

The following development plans require amendment prior to becoming Approved Plans for the development:

Plans Requiring Amendment

Plan No.	Rev.	Plan Name	Date
DA02	I	<i>Proposed Site Plan</i> , prepared by TRG	07/02/18
DA03	J	<i>Roof Plan</i> , prepared by TRG	07/02/18
DA04	F	<i>Elevations</i> , prepared by TRG	07/02/18
DA05	F	<i>Elevations</i> , prepared by TRG	07/02/18
Amendments Required	Amend the above drawings to remove all assessable signage from plans		

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
17-162	1	<i>Air Quality Assessment</i> , prepared by MWA Environmental	22/11/2017
17-117	1	<i>Noise Impact Assessment</i> , prepared by MWA Environmental	4/10/2017

The following documents require amendment prior to lodgement of an Operational Works application:

Referenced Documents Requiring Amendment

Plan No.	Rev.	Plan Name	Date
217150	1	<i>Site Based Stormwater Management Plan</i> , prepared by Farr Engineers	27/09/2017
Amendments Required	Amend in accordance with the Stormwater Drainage conditions of this development approval.		

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

1. 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:
 - (a) the *Disability Discrimination Act 1992 (Commonwealth)*
 - (b) the *Anti-Discrimination Act 1991 (Queensland)*
 - (c) the *Disability (Access to Premises – Buildings) Standards*.

Aboriginal Cultural Heritage Act 2003

2. 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 07 3247 6212 to discuss any obligations under the *ACH Act*.

Easements and Future Works over External Land

3. 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

4. This approval relates to development requiring approval under the *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). For information about State and Commonwealth requirements please consult with these agencies directly.

Restriction on Building Approval until all other Permits are Effective

5. Pursuant to the statutory provisions of the Building Act, a private building certifier must not grant any building development approval related to this development until all necessary development permits for the development (including, for example, operational works approvals) have taken effect under the *Planning Act 2016*. This legislative requirement is critical to ensure that a private certifier's approval about a component of the development is consistent with the assessment managers' decisions on other aspects of the overall development.

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

6. 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

7. 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.
8. 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 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.

Unitywater - Water and Sewerage Services

9. From 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 Engineer 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.

Infrastructure Charges

11. 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.

Development Compliance Inspection

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

ENGINEERING

Stormwater Drainage

13. The total external catchment discharging to the driveway at the entrance of the site is in the order of 6.0ha. Updated reporting is required including this greater catchment to determine the depth (and AHD level) of flow within the driveway entrance for the 100yrARI storm. Reporting must include details and capacity of the downstream drainage network e.g. Main Roads pipe and inlet at the site entrance and the downstream drainage network.

Preparation of a Preliminary Construction Management Plan

14. 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) 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.
15. 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.

LANDSCAPE

Qualified Person

16. 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.
17. 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.
18. 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.

ENVIRONMENTAL HEALTH

Qualified Person

19. For the purposes of certifying flammable and combustible liquid storages and systems, a qualified person is considered to be:
- (a) A Dangerous Goods Consultant with relevant skills and current experience in the field of petroleum product storage systems, and is affiliated with the Australasian Institute of Dangerous Goods Consultants
 - (b) Is a 'Competent Person' as defined in the *Workplace Health & Safety Regulation 2011*.
20. 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.
21. For the purpose of certifying lighting devices for the development, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ)
 - (b) an environmental or electrical design consultant with a minimum of three (3) years current experience in the field of outdoor lighting.

Waste Management - Bin Sizes

22. Councils Waste and Resources Management Branch coordinates waste collection within the Sunshine Coast Council area, in conjunction with the appointed waste collection contractor. Waste collection services for commercial developments are available, with varying bin sizes and service frequency to achieve safe, efficient and unobstructed servicing for the development. Please contact council's Waste and Resources Management Branch via the Customer Service Centre for further information regarding available bin sizes.

Underground Spill Containment Vessel - Management and Maintenance

23. With regard to the underground spill containment vessel the following advice applies:
- (a) A site management plan must be developed to provide guidance on the reasonable and practicable measures and written procedures that must be taken to prevent or minimise environmental harm that may be caused by the use.
 - (b) Environmental harm is defined in the *Environmental Protection Act 1994*.
 - (c) General Environmental Duty under the *Environmental Protection Act 1994*: A person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.
 - (d) Appropriately qualified person(s): means a person or persons who has professional qualifications, training, skills and experience relevant to the written procedures and can give authoritative assessment, advice and analysis in relation to the procedures using the relevant protocols, standards, methods or literature stated within the procedures.

Vapour Recovery System VR 1 & 2 - Management and Maintenance

24. The site management plan must be developed to provide guidance on the reasonable and practicable measures and written procedures that must be taken to prevent or minimise environmental harm that may be caused by the use. Environmental harm is defined in the *Environmental Protection Act 1994*.
25. General Environmental Duty under the *Environmental Protection Act 1994*: A person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.
26. Appropriately qualified person(s): means a person or persons who has professional qualifications, training, skills and experience relevant to the written procedures and can give authoritative assessment, advice and analysis in relation to the procedures using the relevant protocols, standards, methods or literature stated within the procedures.

On Site Effluent Treatment and Disposal – ERA 63

27. 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 an effluent disposal system's design capacity exceeds twenty-one (21) or more Equivalent

Persons, an Environmental Authority is required to be obtained from the Department & Environment & Heritage Protection.

PROPERTY NOTES

Not applicable.

VARIATION APPROVAL

Not applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work (Engineering and Landscape)
- Development Permit for Building Work

SUBMISSIONS

There were 330 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 PD Online webpage at www.sunshinecoast.qld.gov.au, using the application number referenced herein.