



Department of  
**State Development,  
 Infrastructure and Planning**

Our reference: SDA-0615-021845

Your reference: MCU15/0100

11 August 2015

The Chief Executive Officer  
 Sunshine Coast Regional Council  
 Locked Bag 72  
 Sunshine Coast Mail Centre QLD 4560

Dear Sir/Madam,

**Concurrence agency response—with conditions**

39 Barns Lane COOLUM BEACH QLD 4573 (Lot 102 SP161821)

(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of State Development, Infrastructure and Planning under section 272 of the *Sustainable Planning Act 2009* on 30 June 2015.

**Applicant details**

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Applicant name: Bunnings Properties Pty Ltd  
 Applicant contact details: PO Box 1559  
 FORTITUDE VALLEY QLD 4006  
[chris.austin@rpsgroup.com.au](mailto:chris.austin@rpsgroup.com.au)

**Site details**

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Street address: 39 Barns Lane COOLUM BEACH QLD 4573  
 Lot on plan: 102 SP161821  
 Local government area: Sunshine Coast Regional Council

**Application details**

Page 1	SEQ North Region Level 8, Mike Ahern Building 12 First Avenue PO Box 1129 Maroochydore QLD 4558
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Proposed development: Development Permit for Material Change of Use (Showroom, Garden Centre and Food Outlet (Bunnings Warehouse); Service Station and Convenience Restaurant)  
Development Permit for Reconfiguring a Lot (1 Lot into 3 Lots and access easement)  
Development Permit for Operational Work (Placing an Advertising Device - 8 wall signs + pylon sign)

#### Aspects of development and type of approval being sought

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Aspect of Development	Type of Approval	Description	Assessment Level
Material change of use	Development permit	Showroom, Garden Centre and Food Outlet (Bunnings Warehouse); Service Station and Convenience Restaurant.	Impact
Reconfiguring a Lot	Development permit	1 Lot into 3 Lots and access easement	Impact
Operational Work	Development permit	Placing an Advertising Device - (8 wall signs + pylon sign)	Impact

#### Referral triggers

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The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger                      Schedule 7, Table 2, Item 2—State-controlled road  
Schedule 7, Table 3, Item 1—State-controlled road  
Schedule 7, Table 3, Item 2—Development impacting on State transport infrastructure

#### Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

#### Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

#### Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

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### Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/ Issue
<b>Aspect of development: Material change of use</b>				
Site Plan of Layout, Ground Floor Plan	Group 4 Architects	5 June 2015	DA01	5
Stormwater Management Plan	Intelara	5 June 2015	8662.01	A
Yandina – Coolum Rd / School Rd Intersection Concept Roundabout Upgrade	TTM	28 September 2012	12BRT0037-01	A
<b>Aspect of development: Reconfiguring a lot</b>				
Proposed Lots 1 – 3 Over Lot 102 on SP 161821 Allotment Layout	RPS	4 June 2015	102995-196	
Stormwater Management Plan	Intelara	5 June 2015	8662.01	A
Yandina – Coolum Rd / School Rd Intersection Concept Roundabout Upgrade	TTM	28 September 2012	12BRT0037-01	A

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

For further information, please contact Ryan Longland, Senior Planning Officer, SARA SEQ North on 5352 9708, or email [ryan.longland@dilgp.qld.gov.au](mailto:ryan.longland@dilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Garth Nolan  
Manager (Planning)

cc: Bunnings Properties Pty Ltd, [chris.austin@rpsgroup.com.au](mailto:chris.austin@rpsgroup.com.au)  
enc: Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Further advice  
Attachment 4—Approved Plans and Specifications

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**Attachment 1—Conditions to be imposed**

No.	Conditions	Condition timing
<b>Development Permit - Material Change of Use – Showroom, Garden Centre and Restaurant, Service Station and Convenience Restaurant</b>		
Schedule 7, Table 3, Item 1—State-controlled road and Schedule 7, Table 3, Item 2—Development impacting on State transport infrastructure —Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plans <ul style="list-style-type: none"> <li>• Site Plan of Layout, Ground Floor Plan, prepared by Group 4 Architects, dated 5 June 2015, Drawing no. DA01, issue no. 5.</li> </ul>	At all times
2.	(a) The design and construction of any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not de-stabilise the state-controlled road or cause similar adverse impact.  (b) RPEQ certification must be provided to North Coast District, North.Coast.IDAS@tmr.qld.gov.au (quote reference TMR15-014365) within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with part (a) of this condition.	(a) At all times.  (b) Within 20 business days of completing the works
3.	(a) The development must be in accordance with the Stormwater Management Plan entitled Stormwater Management Plan, prepared by Intelara, dated 5 June 2015, Project no. 8662.01, Issue A  (b) Any works on the land must not: <ol style="list-style-type: none"> <li>i. create any new discharge points for stormwater runoff onto the state-controlled road;</li> <li>ii. interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road;</li> <li>iii. surcharge any existing culvert or drain on the state-controlled road;</li> <li>iv. reduce the quality of stormwater discharge onto the state-controlled road.</li> </ol>	(a) At all times  (b) At all times

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No.	Conditions	Condition timing
	AND (c) RPEQ certification must be provided to North Coast District by email <a href="mailto:North.Coast.IDAS@tmr.qld.gov.au">North.Coast.IDAS@tmr.qld.gov.au</a> (quote reference TMR15-014365), within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.	(c) Prior to the commencement of use
4.	Road works comprising the upgrade of the Yandina – Coolum Road / School Road / South Coolum Road roundabout including realignment of the central island in a south west direction and two departure lanes on each leg of the roundabout, for which approval under section 33 of the Transport Infrastructure Act 1994 must be obtained, must be provided generally in accordance with the Yandina – Coolum Rd / School Rd Intersection Concept Roundabout Upgrade, prepared by TTM, Drawing no. 12BRT0037-01, Rev A.  The road works must be designed and constructed in accordance with the Department of Transport and Main Road's Road Planning and Design Manual.	Prior to the commencement of use and to be maintained at all times
<b>Development Permit – Reconfiguration of a Lot – 1 into 3 Lots</b>		
Schedule 7, Table 2, Item 2—State-controlled road—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
5.	The development must be carried out generally in accordance with the following plans <ul style="list-style-type: none"> <li>• Proposed Lots 1 – 3 Over Lot 102 on SP 161821 Allotment Layout, prepared by RPS, dated 4 June 2015 Plan Ref 102995-196.</li> </ul>	At all times
6.	(a) The design and construction of any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not de-stabilise the state-controlled road or cause similar adverse impact.  (b) RPEQ certification must be provided to North Coast District, <a href="mailto:North.Coast.IDAS@tmr.qld.gov.au">North.Coast.IDAS@tmr.qld.gov.au</a> (quote reference TMR15-014365) within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with part (a) of this condition.	(a) At all times.  (b) Within 20 business days of completing the works

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No.	Conditions	Condition timing
7.	<p>(a) The development must be in accordance with the Stormwater Management Plan entitled Stormwater Management Plan, prepared by Intelara, dated 5 June 2015, Project no. 8662.01, Issue A</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> <li>i. create any new discharge points for stormwater runoff onto the state-controlled road;</li> <li>ii. interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road;</li> <li>iii. surcharge any existing culvert or drain on the state-controlled road;</li> <li>iv. reduce the quality of stormwater discharge onto the state-controlled road.</li> </ul> <p>AND</p> <p>(c) RPEQ certification must be provided to North Coast District by email <a href="mailto:North.Coast.IDAS@tmr.qld.gov.au">North.Coast.IDAS@tmr.qld.gov.au</a> (quote reference TMR15-014365), within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(a) At all times</p> <p>(b) At all times</p> <p>(c) Prior to submitting the Plan of Survey to the local government for approval</p>
8.	<p>Road works comprising the upgrade of the Yandina – Coolum Road / School Road / South Coolum Road roundabout including realignment of the central island in a south west direction and two departure lanes on each leg of the roundabout, for which approval under section 33 of the Transport Infrastructure Act 1994 must be obtained, must be provided generally in accordance with the Yandina – Coolum Rd / School Rd Intersection Concept Roundabout Upgrade, prepared by TTM, Drawing no. 12BRT0037-01, Rev A.</p> <p>The road works must be designed and constructed in accordance with the Department of Transport and Main Road's, Road Planning and Design Manual.</p>	<p>Prior to submitting the Plan of Survey to the local government for approval and to be maintained at all times</p>

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

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The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application
- To ensure state-controlled road infrastructure or the land supporting this infrastructure is not de-stabilised or damaged and that it is not adversely impacted through the addition or removal of lateral loads or additional surcharge load or through groundwater seepage or disturbance.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state transport corridor.
- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.

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**Attachment 3—Further advice**

<b>General advice</b>	
1.	<p>Vehicle access between the Sunshine Motorway and Lot 102 SP161821 is not permitted.</p> <p>Vehicle access between Yandina – Coolum Road and Lot 102 SP161821 is not permitted.</p>
<b>Further development permits, compliance permits or compliance certificates</b>	
2.	<p>Road works approval: Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads on <a href="mailto:North.Coast.IDAS@tmr.qld.gov.au">North.Coast.IDAS@tmr.qld.gov.au</a> (quote reference TMR15-014365) to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road works approval process takes time – please contact Transport and Main Roads well in advance to ensure that gaining approval does not delay construction.</p>
<b>Assessment manager</b>	
3.	<p>Section 43 of the <i>Transport Infrastructure Act 1994</i> (TIA), requires that a local government must obtain the chief executive's written approval if it intends to approve the erection of an advertising device that would be visible from a motorway. The Sunshine Motorway adjacent to the site is a state-controlled road and is a declared motorway under section 27 of the TIA.</p> <p>Any application for Roadside Advertising referred in accordance with the above will be assessed against the Roadside Advertising Guide (RAG) prepared by Department of Transport and Main Roads dated 2 Aug 2013.</p> <p>The Assessment Manager should ensure that the proposed Sign identified in application reference no. OPW15/0295 complies with the following:</p> <ol style="list-style-type: none"> <li>i. The sign is used for business identification purposes only (ie just business name and logo).</li> <li>ii. There are to be no variable message components on the sign.</li> <li>iii. Illumination is to be no more than 300 cd/m<sup>2</sup>.</li> </ol>



Item 8.1.2 Development Application for Material Change of Use (Showroom, Service Station and Convenience Restaurant), Reconfiguration of a lot (1 into 3 Lots) and Operational Works (Advertising Devices) - 39 Barns Lane, Coolum Beach  
**Attachment 2 Concurrence Agency Response**

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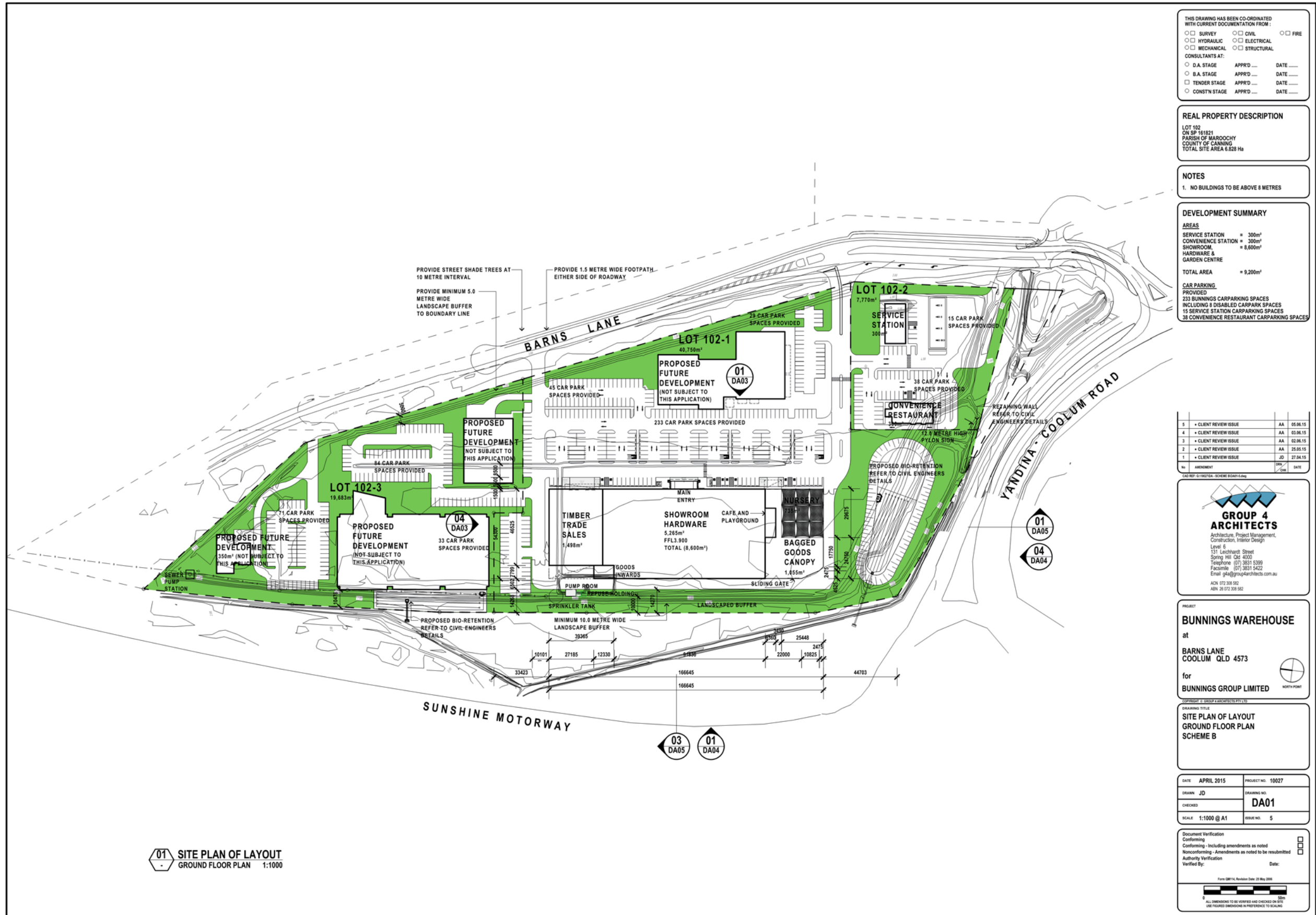
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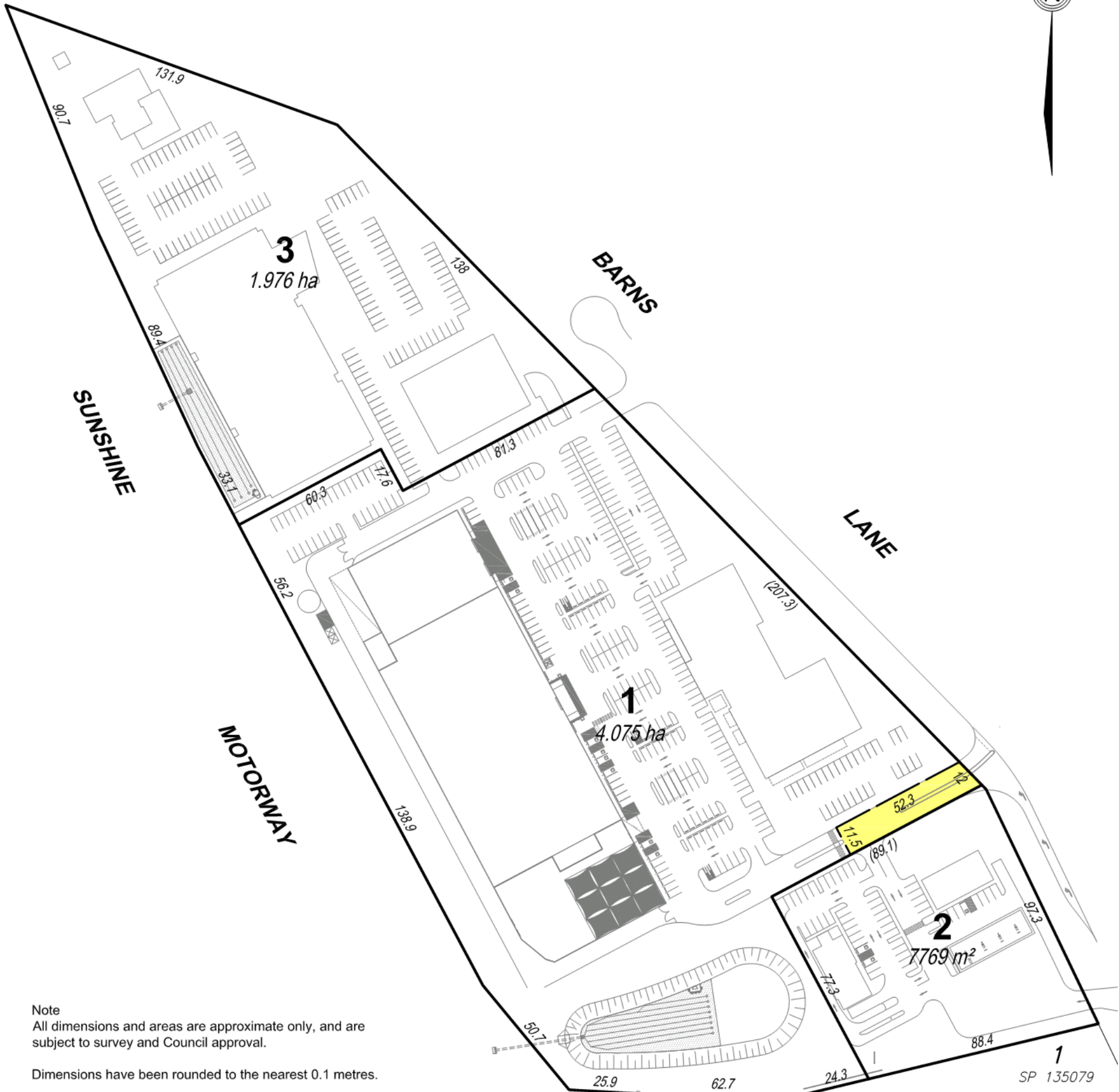
**Attachment 4—Approved plans and specifications**

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# PRELIMINARY ONLY



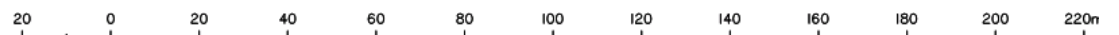
Note  
All dimensions and areas are approximate only, and are subject to survey and Council approval.


Dimensions have been rounded to the nearest 0.1 metres.

The boundaries shown on this plan should not be used for final detailed engineers design.

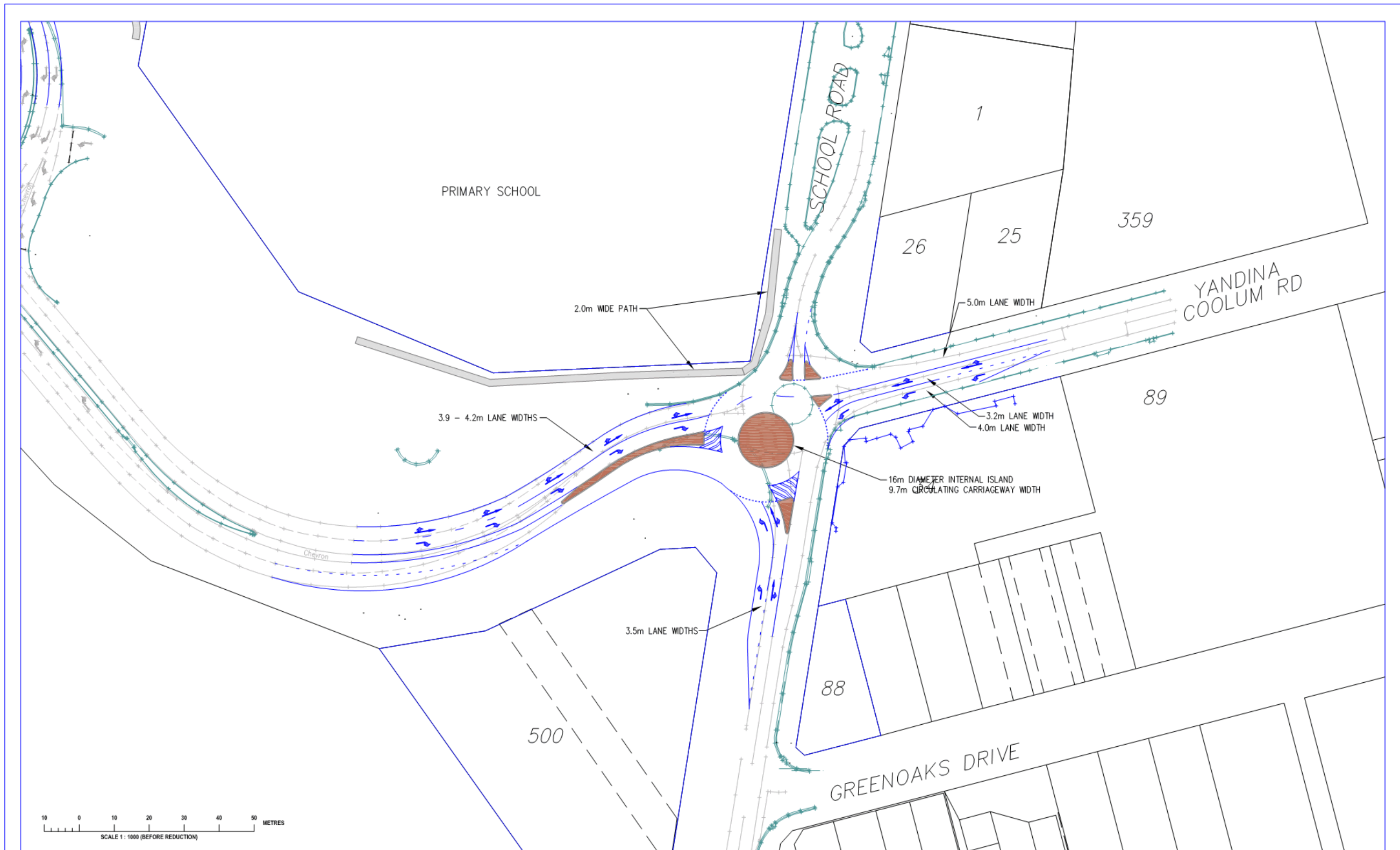
**YANDINA COOLUM ROAD**

EASEMENTS	PURPOSE	LOTS	BENEFITS LOTS
EMT A	Access	1	2



PROJECT <b>BUNNINGS WAREHOUSE</b>		CLIENT <b>BUNNINGS GROUP LIMITED</b>		 <p>RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 743 Ann Street PO Box 1559 Fortitude Valley QLD 4006 T +61 7 3237 8899 F +61 7 3237 8833 W rpsgroup.com.au</p>		
Job Ref 102995-2	Date 4 JUNE 2015	<b>PROPOSED LOTS 1 - 3 OVER LOT 102 ON SP 161821 ALLOTMENT LAYOUT</b>				
Level Datum	Comp By TJE					
Origin	Checked By					
	Dwg Name 102995-196-Pro					
	Locality COOLUM BEACH	Local Authority SUNSHINE COAST REGIONAL	Scale 1:1500	Sheet A3	Plan Ref <b>102995-196</b>	Rev -





<table border="1"> <tr> <td>No.</td> <td>BY</td> <td>DATE</td> <td>DESCRIPTION</td> <td>APPD</td> </tr> <tr> <td colspan="5">REVISIONS</td> </tr> </table>		No.	BY	DATE	DESCRIPTION	APPD	REVISIONS					ASSOCIATED CONSULTANTS  ASSOCIATED DRAWINGS AUTOCAD PLOTSCALE 1:1	NORTH POINT 	LEVEL DATUM SCALE 1:1000 ON A3 SHEET  DESIGNED D.G. DRAWN D.G. CHECKED R.W.	TTM Consulting (Qld) Pty Ltd Traffic Parking Acoustics ABN 65 010 988 821 LV 1 - 129 Logan Road WOOLLOONGABBA QLD 4102 P.O. Box 1310 COORPAROO QLD 4151 Tel (07) 3327 9500 Fax (07) 3327 9501	PROPOSED BUNNINGS - COOLUM BEACH  YANDINA-COOLUM RD / SCHOOL RD INTERSECTION CONCEPT ROUNDABOUT UPGRADE	JOB No. 12BRT0037 No. 1 OF 1 DWGS. DRAWING No. 12BRT0037-01 REV. A
No.	BY	DATE	DESCRIPTION	APPD													
REVISIONS																	

