

APPENDIX A - CONDITIONS OF APPROVAL

1. APPLICATION DETAILS

| | |
|----------------------------|--|
| Application No: | MCU15/0011 |
| Street Address: | Ocean Drive TWIN WATERS QLD |
| Real Property Description: | Lot 1 SP 210929 Lot 2 SP 210929 |
| Planning Scheme: | Maroochy Plan 2000 (16 September 2013) |

2. DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Material Change of Use of Premises (Multiple Dwelling Units x 124)

3. RELEVANT PERIOD OF APPROVAL

The relevant period for this development approval is 4 years starting the day that this development approval takes effect.

4. INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a “necessary infrastructure condition” for the provision of trunk infrastructure as defined under chapter 8 of the *Sustainable Planning Action 2009*.

5. ASSESSMENT MANAGER CONDITIONS

PLANNING

When Conditions must be Complied With

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

Approved Plans

2. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this Decision Notice. The Approved Plans must be amended to incorporate the amendments listed within this Decision Notice and resubmitted to Council prior to the issue of any Development Permit for Operational Works*

*(Refer to Advisory Note)

Building Height

3. The maximum height of the development must not exceed that identified on the approved plans.
4. Certification must be submitted to Council from a Cadastral Surveyor which certifies that the buildings do not exceed the maximum height requirement of this Decision Notice.

Nature and Extent of Approved Use

5. A minimum of 50% of the units within the development must be made available to short-stay visitors at all times while the use is in operation.
6. The setback area behind Buildings B and C must be landscaped in accordance with an Operational Works approval and must not be used for general public/resident access.

Building Appearance

7. All air conditioning units or other mechanical equipment must be visually integrated into the design and finish of the building, or otherwise fully enclosed or screened such that they are not visible from the street frontages nor adjoining properties.
8. All deck and balcony areas above ground floor must not be enclosed by permanent fixtures such as shutters, louvres, glass panelling or the like, except where required to satisfy any privacy condition of this Decision Notice.
9. Vegetative screening must be undertaken, generally as shown on the approved plans, to soften the built form as viewed from the internal roadway.
10. Any additional works relating to basement construction or retaining walls must remain entirely on the development site. Should any of the works affect the existing remnant vegetation, a further arborist report or addendum to the report will be required prior to commencement of any works.
11. Any retaining structures required within the northern and eastern setback areas must comprise natural element such as boulders to reduce footing depth.

Clothes Drying Facilities Areas

12. Each dwelling unit must be provided with a non-mechanical (natural) clothes drying area, or alternatively, each dwelling unit must have access to a communal outdoor clothes drying area that is fitted with robust clothes lines. Where individual clothes drying areas are provided on balconies, they are to be concealed or screened from public view.

Communal Recreation Areas

13. Communal recreation areas must be provided generally as shown on the approved plans.

Community Management Statement

14. Any proposed Community Management Statement required for the development pursuant to the *Body Corporate and Community Management Act 1997* must be submitted to Council for endorsement at the same time as submission of the Building Format Plan (or similar) to Council for compliance assessment.

Renewable Energy (Sustainable Design Code)

15. 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.

Revegetation works

16. In accordance with an Operational Works approval, the area on the beach dune directly east of the site must be revegetated as identified on the *Dune Revegetation* drawing listed in this Decision Notice.
17. The entire bituminised area (former car park) located within the North Shore Road verge, adjacent to proposed Building D, must be fully revegetated using appropriate species designed to match the existing vegetation in the verge and to ultimately provide screening to the development. The works must be undertaken in accordance with an Operational Works approval. The bitumen driveway in this location must be removed and the verge profile constructed to match existing.

Traffic management

18. Prior to issue of a Building Permit for the use, a Traffic Management Plan for the whole resort site must be provided demonstrating how vehicular traffic relating to the resort patrons will be managed in the long term.

URBAN DESIGN

19. Plant /equipment must not be placed on the roof of buildings.
20. All building finishes and materials must be as shown on the approved plans.

ENGINEERING

External Works

21. Ocean Drive must be upgraded for the length of its frontage to the subject site in accordance with the Section 8 of the approved Traffic Report. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - (a) Channelized right turn treatment (CHR(S)) and necessary pavement widening at the intersections with Ocean Drive and the Resort Access Points

Property Access and Driveways

22. A sealed access driveway must be extended 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) suitable safety measures, including warning signage, to improve driver awareness of pedestrians and enhance pedestrian safety. Warning signage must be provided near the exit ramp from the underground parking area to warn motorists of pedestrian movement along the frontage street
 - (b) a sealed driveway as per approved drawings, for the full length of the access handle, including passing bays and underground service conduits for all utility services.

Car Parking

23. A minimum of 220 car parking spaces must be provided and marked on the site. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
- (a) 50 visitor parking spaces within the total, which are clearly marked for that purpose and accessible at all times for visitor use
 - (b) pedestrian routes in accordance with the conditions of this Decision Notice
 - (c) 3 disabled parking spaces within the total
 - (d) Design should be undertaken in accordance with Australian Standard AS2890: *Parking Facilities*
 - (e) All tandem parking bays must be allocated to 3-bedroom units. This requirement must be reflected in any Community Management Statement.
24. 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.
25. Directional signage must be provided to direct visitors to the car parking spaces provided on site.

Paving Treatment of Vehicle Movement Areas

26. Alternative materials, patterns, or threshold treatments must be used to articulate the pavement treatment of vehicle movement areas.

Pedestrian and Bicycle Facilities

27. 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) dedicated walkways between parking bays between the proposed car parking area and the buildings
 - (b) adequate separation of all specific pedestrian routes from vehicle access and manoeuvring areas, and clear demarcation by pavement marking, signposts or changes in surface materials or levels
 - (c) signage and lighting at strategic locations to direct people to building entries and public toilet facilities
 - (d) pedestrian refuge areas at strategic locations within the carpark to ensure safe and convenient congregating of pedestrians waiting to cross major access driveways

- (e) a total of 158 bicycle parking spaces

Stormwater Drainage

28. 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 Queensland Urban Drainage Manual, and must include in particular:
- (a) the works described in the Stormwater Management Plan listed in this Decision Notice.

Stormwater Quality Management

29. 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 Stormwater Management Plan listed in this Decision Notice.
30. All stormwater quality treatment devices must be maintained in accordance with the Water by Design (2009) - *Maintaining Vegetated Stormwater Assets* (Version 1). A copy of this document must be retained on the site together with the approved Operational Works drawings for the stormwater quality treatment system and a detailed life cycle costing of the system attached as an addendum. Records of all maintenance activities undertaken must be kept and made available to Council upon request.

Stormwater Harvesting

31. Operating rainwater collection tanks must be provided as identified in the Stormwater Management Plan (to be revised as per the decision notice) listed in this Decision Notice. The tanks must be provided in accordance with Building Works and must include in particular:
- (a) the details identified in Stormwater Management Plan listed in this Decision Notice
- (b) a tank capacity of 10000 litres for each building

Flood Immunity

32. The minimum floor level of all buildings and minimum opening crest level of basement ramps constructed on the site must be provided in accordance with the requirements of the Integrated Water Management Code and a flood search certificate.

Electricity and Telecommunication Services

33. 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.
34. Certification must be submitted to Council from all relevant service providers which certify that the development has met the requirements of this Decision Notice and all applicable legislation at the time of construction.

Water and Sewerage Services

35. An underground connection to reticulated water and sewerage must be provided to the development site in accordance with the standards and requirements of Northern SEQ Distributor-Retailer Authority (Unitywater).
36. 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 has been provided to the development site at the time of commencement of use.

ENVIRONMENTAL HEALTH

Acoustic Amenity

37. Any fixed plant and equipment* that causes either tonal (L_{eq}) sound (e.g. from basement car-park exhaust, air conditioning unit or pool filtration unit), or impulse (L_{max}) sound, must be enclosed, shielded and/or positioned to ensure that sound pressure does not exceed the following levels for habitable rooms within dwellings:
 - (a) 40 dB(A) L_{eq} for living and work areas
 - (b) 35 dB(A) L_{eq} for sleeping areas
 - (c) 45 dB(A) L_{max} for all areas

Note: Measurement of sound pressure levels (adjusted for tonality and impulse) must be in accordance with Australian Standard AS1055.1 "Acoustics – Description and measurement of environmental noise – General procedures".

*(Refer to Advisory Note)

38. Certification must be submitted to Council from a qualified person* which certifies that operational noise from any fixed plant and equipment complies with the requirements of this Decision Notice.

*(Refer to Advisory Note)

Waste Management

39. Refuse storage, removal and collection facilities must be provided in accordance with the approved plans and the following:
 - (a) provision of a minimum of low noise bulk bins for the site
 - (b) provision of separate bins for general and recyclable waste
 - (c) collection by service vehicles from within the site only, and not from the kerbside
 - (d) provision of a communal hardstand impervious area for the permanent storage location and service collection of all bulk bins, having minimum dimensions of 1.5 m² (1100mm x 1300mm) per bin and located as indicated on the approved plans
 - (e) provision of a 1.8m high purpose built enclosure to the communal bin store, which is screened from the street and adjoining properties by landscaping
 - (f) provision of a wash-down area in the vicinity of the permanent storage location fitted with a hosecock and a drain connected to the sewer that has a stormwater catchment area of no more than 1m²
 - (g) provision of waste chutes connected to each floor of the building/s for the disposal of general waste only (not recyclable waste). The waste chutes must be:
 - (i) vertical and cylindrical with a minimum diameter of 450mm

- (ii) constructed of non-corrosive, smooth, impervious and noise-dampening materials
 - (iii) contained within fire rated shafts
 - (iv) constructed to finish at least 25mm below the ceiling level of the collection room and not more than 300mm above the height of the waste containers
 - (v) ventilated without causing odour within the building
 - (vi) fly and vermin proof
 - (vii) fitted with maintenance access and cleaning appliances
 - (viii) fitted with self-closing hoppers on each level located between 1.0m and 1.5m above the floor level, and with wall and floor surfaces around the hopper of an impervious easy to clean material.
- (h) provision of a waste room at the bottom of the waste chutes for the collection and permanent storage location of general waste only (not recyclable waste). The waste room must be:
- (i) constructed of fire rated, impervious and smooth materials to all walls, floors, doors and junctions
 - (ii) fly and vermin proof
 - (iii) fitted with a lock capable of being opened from the inside without a key at any time
 - (iv) refrigerated or otherwise ventilated to reduce odour
 - (v) co-located with a hosecock and drain connected to the sewer.

**(Refer to Advisory Note)*

40. Certification must be submitted to Council from a qualified person* which certifies that all waste chutes and waste rooms have been constructed in accordance with the requirements of this Decision Notice.

**(Refer to Advisory Note)*

Outdoor Lighting

41. Lighting associated with the use must be designed, sited, installed and tested to comply with Table 2.1 & 2.2 of Australian Standard AS4282-1997 "*Control of the obtrusive effects of outdoor lighting*" using a control level of 1.
42. Certification must be submitted to Council from a qualified person* which certifies that all outdoor lighting devices comply with the requirements of this Decision Notice.
- *(Refer to Advisory Note)*
43. Any external lighting fronting North Shore Road must be designed to prohibit light spill external to the site. All lighting on balconies fronting North Shore Road must be shielded or directed downward to prohibit any potential impacts to turtles nesting on the beach.

Acid Sulfate Soils

44. All works must be carried out in accordance with an Acid Sulfate Soil and Groundwater Management Plan (or part thereof) prepared by a qualified person* and endorsed through an Operational Works approval.

**(Refer to Advisory Note)*

45. All waters, including stormwater runoff, groundwater seepage and leachate from acid sulfate soils must achieve the following quality prior to release from the site:
- (a) a pH range of 6.5-8.5 pH units
 - (b) 50mg/L maximum total suspended solids concentration
 - (c) 0.3mg/L maximum total iron concentration
 - (d) 0.2mg/L maximum total aluminium concentration
 - (e) No visible plume at either the point of release from the site or within a waterway.
46. All treated material must undergo verification testing at the rate of one sample per 250 m³ throughout the duration of the excavation phase of the development. The verification testing must be undertaken by a qualified person* using the SPOCAS or Chromium Reducible Sulphur testing suite, and the results must be submitted to Council for appraisal.
**(Refer to Advisory Note)*
47. The basement must be designed and constructed as a water excluding structure in accordance with Australian Standard AS3735 *Concrete Structures for Retaining Liquids* to ensure groundwater does not enter the basement after construction is completed. The basement must be able to withstand hydrostatic pressure, be 'fully tanked' and sealed (including control joints) to prevent groundwater infiltration, and contain no permanent or post-construction sub-surface drainage.

ECOLOGY

Bushfire Management

48. All works must be carried out in accordance with a Bushfire Management Plan (or part thereof) prepared by a qualified person* and endorsed through an Operational Works approval.
**(Refer to Advisory Note)*
49. A copy of the Bushfire Management Plan for the development must be provided to the nearest fire authority.
50. 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 Decision Notice.
**(Refer to Advisory Note)*
51. A bushfire evacuation plan for the site must be prepared by a qualified person* and submitted to Council prior to the issue of any Development Permit for Operational Works.
**(Refer to Advisory Note)*
52. A copy of the bushfire evacuation plan for the development must be provided to the nearest fire authority.

LANDSCAPING

Landscaping Works

53. The development site must be landscaped. The works must be undertaken in accordance with an Operational Works approval prepared by a suitably qualified person* and include:
- (a) The works generally shown on the approved *Landscape Concept Package* and as required in accordance with conditions and plan amendments listed in this Decision Notice
 - (b) Vegetation with vertical scale to provide screening/buffering of the built form when viewed from North Shore Road, designed such that a minimum 50% of the built form will be screened/buffered at maturity
 - (c) perimeter fencing must be at least 50% permeable
 - (d) Fencing colour/s which are complementary to the natural environment (for example: pool type fencing to northern and eastern boundaries)
 - (e) Any electrical transformers, bin storage areas and the like are concealed or screened from view. This is to be achieved through a combination of built form and soft landscaping
 - (f) Clothes drying areas are concealed or screened from public view. This is to be achieved through a combination of built form and soft landscaping.
- (* Refer to Advisory Note)
54. 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 and sustained plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.

6. REFERRAL AGENCIES

Not Applicable.

7. APPROVED PLANS

The following plans are Approved Plans for the development:

Approved Plans

| Plan No. | Rev. | Plan Name | Date |
|------------|------|---|------------|
| 2975/DA/02 | 13 | <i>Site Plan</i> , prepared by Blackburne Jackson Design | 17-07-2015 |
| 2975/DA/03 | 12 | <i>Buildings A & B: Basement Floor Plan</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/04 | 12 | <i>Buildings A & B: Level 1 Floor Plan</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/05 | 12 | <i>Buildings A & B: Level 4 Floor Plan</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/06 | 12 | <i>Building A: Elevations</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/07 | 12 | <i>Building A: Elevation & Section</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/08 | 12 | <i>Building B: Elevations</i> , prepared by Blackburne Jackson Design | 03-07-2015 |

| Plan No. | Rev. | Plan Name | Date |
|------------|------|---|------------|
| 2975/DA/09 | 12 | <i>Building B: Elevation & Section</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/10 | 12 | <i>Buildings C & D: Basement Floor Plan</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/11 | 12 | <i>Buildings C & D: Level 1 Floor Plan</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/12 | 12 | <i>Buildings C & D: Level 3 Floor Plan</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/13 | 12 | <i>Building C: Elevations</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/14 | 12 | <i>Building C: Elevation & Section</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/15 | 12 | <i>Building D: Elevations</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/16 | 12 | <i>Building D: Elevation & Section</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/17 | 13 | <i>Buildings E, F & G: Basement Plan</i> , prepared by Blackburne Jackson Design | 17-07-2015 |
| 2975/DA/18 | 13 | <i>Buildings E, F & G: Level 1 Floor Plan</i> , prepared by Blackburne Jackson Design | 17-07-2015 |
| 2975/DA/19 | 13 | <i>Buildings E, F & G: Level 3</i> , prepared by Blackburne Jackson Design | 17-07-2015 |
| 2975/DA/20 | 12 | <i>Building E: Elevations</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/21 | 12 | <i>Building E: Elevation & Section</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/22 | 12 | <i>Building E: Elevations</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/23 | 12 | <i>Building F: Elevation & Section</i> , prepared by Blackburne Jackson Design | 03-07-2015 |
| 2975/DA/24 | 13 | <i>Building G: Elevations & Sections</i> , prepared by Blackburne Jackson Design | 17-07-2015 |
| 2975/DA/25 | 13 | <i>Height Plane Profections</i> , prepared by Blackburne Jackson Design | 17-07-2015 |

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

Plans Requiring Amendment

| Plan No. | Rev. | Plan Name | Date |
|--|------|--|------------|
| Landscape Concept Plan – Buildings C and D | | <i>Landscape Concept Plan – Buildings C and D</i> , prepared by James Birrell Design Lab | 14.04.2015 |
| Amendments | | <ol style="list-style-type: none"> Amend plan to substitute the proposed turf swale (Legend No.13) with tufting native grasses and large shrub/small tree species Amend plan to include additional tufting native grasses and large shrub/small tree species to the bio retention swale notes. | |
| Sections | | <i>Sections</i> prepared by James Birrell Design Lab | 14.04.2015 |
| Amendments | | <ol style="list-style-type: none"> Amend note on Section 4 Building D to remove the turf reference and include tufting native grasses and large shrub/small tree species. | |
| Arboricultural Assessment | | <i>Arboricultural Assessment prepared by Tree Solutions</i> | 02.04.2015 |
| Amendments | | <ol style="list-style-type: none"> Amend Arboricultural Assessment to remove the DRAFT reference (watermark) | |

Documents Requiring Amendment

| Plan No. | Rev. | Plan Name | Date |
|-------------------|------|---|------------|
| 1663 C R001 | 02 | <i>Twin Waters Resort Apartments Stormwater Management Plan for Abacus Funds Management Limited</i> , prepared by ADG | March 2015 |
| Amendments | | <ol style="list-style-type: none"> The report to be revised to include the maintenance section for RW tanks. | |

8. REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

| Document No. | Rev. | Document Name | Date |
|--------------|------|--|-------------------------|
| 1663 C R001 | 02 | <i>Twin Waters Resort Apartments Stormwater Management Plan for Abacus Funds Management Limited</i> , prepared by ADG | March 2015 |
| 14571 | V01 | <i>Traffic Engineering Report</i> , and the <i>Supplementary to the Traffic Engineering Report (Information Request Response MCU15/0011)</i> , prepared by RoadPro Development | January & 22 April 2015 |
| - | - | <i>Arboricultural Assessment, Twin Waters Resort Extension</i> , prepared by Tree Solutions | 2 April 2015 |

| Document No. | Rev. | Document Name | Date |
|--------------|------|--|------------|
| - | D | <i>Dune Revegetation</i> , prepared by James Birrell Design Lab | 14.04.2015 |

9. ADVISORY NOTES

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

PLANNING

Equitable Access and Facilities

- The plans for the proposed building work have NOT been assessed for compliance with the requirements of the National Construction Code - Building Code of Australia (Volume 1) as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:
 - the *Disability Discrimination Act 1992* (Commonwealth);
 - the *Anti-Discrimination Act 1991* (Queensland); and
 - the Disability (Access to Premises – Buildings) Standards

Aboriginal Cultural Heritage Act 2003

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

The *ACH Act* establishes a cultural heritage duty of care which provides that: “A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.” It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the *ACH Act*.

Easements and Future Works over External Land

- Should the conditions of this Decision Notice 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 Branch and note that compensation may be payable.

Other Laws and Requirements

4. This approval relates to development requiring approval under the *Sustainable Planning Act 2009* only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Federal legislation or Council local law, prior to carrying out the development. Information with respect to other Council approvals, licences or permits may be found in the "Laws & Permits" page of the Sunshine Coast Council website (www.sunshinecoast.qld.gov.au). For information about State and Federal requirements please consult with these agencies directly.

Development Compliance Inspection

5. Prior to the commencement of the use, please contact Council's Development Audit & Response Unit to arrange a Development Compliance Inspection.

Resubmission of Amended Plans Required

6. The conditions of this Decision Notice require resubmission of plans to Council with amendments. Please address the amended plans to Council's Planning Assessment Branch with the Reference No. MCU15/0011, separate to any Operational Works application. To avoid delays and assessment issues with the Operational Works application, it is recommended the plans be resubmitted prior to lodgement of any Operational Works application. However, should the plans not be submitted, the applicant is advised that a Preliminary Approval may be issued in lieu of a Development Permit.

Infrastructure Charges

7. This Development Permit may trigger an "Adopted Infrastructure Charge Notice" (if applicable) to be issued in accordance with Council's "Adopted Infrastructure Charges Resolution" under the State Planning Regulatory Provision (Adopted Charges) and the *Sustainable Planning Act 2009*.

ENGINEERING

Building and Construction Industry (Portable Long Service Leave) Levy

8. 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

9. 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.

Consent for Water and Sewerage works in existing roads

10. From the 1st 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. Council's consent is required where water and sewerage works are proposed within existing roads including the alignment of this infrastructure. This consent will be given as part of the associated SPA Operational Works (OPW) approval for external works where this is required. The OPW application should therefore detail the extent of any water and sewerage works proposed within the existing road reserve as part of the development works. The alignment within the existing roads should be in accordance with the water and sewerage approved allocations within road corridors as detailed on the Council's standard engineering drawing SEQ R-100 Typical service corridors and alignments.

Resubmission of Amended Documents Required

11. The conditions of this Decision Notice require resubmission of the referenced Stormwater Management Plan to Council with amendments. Please address the amended documents to Council's Planning Assessment Branch with the Reference No. MCU15/0011, separate to any Operational Works application. To avoid delays and assessment issues with the Operational Works application, it is recommended the document be resubmitted prior to lodgement of any Operational Works application. Should the amended document not be submitted, the applicant is advised that a Preliminary Approval may be issued in lieu of a Development Permit.

Qualified Person

12. 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.

Preparation of a Preliminary Construction Management Plan

13. 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.

Community Title Scheme - Private Infrastructure

14. All private infrastructure for the development must be designed to meet the planning scheme requirements unless otherwise agreed by the relevant authority

Bioretention Basin Educational Signage

15. Suggested wording for the permanent educational signage required by this Decision Notice 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 (insert name of receiving waters)".

ECOLOGY

16. For the purpose of preparing a Bushfire Management Plan, and for certifying compliance with the bushfire requirements of this Decision Notice, a qualified person is considered to be an ecologist with a minimum of 3 years current experience in the field of bushfire assessment and management.

ENVIRONMENTAL HEALTH

Qualified Person

17. For the purpose of certifying waste chute construction for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland.
18. For the purpose of certifying acoustic treatments for the development, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland;
 - (b) an environmental consultant with a minimum of 3 years current experience in the field of acoustics.
19. For the purpose of certifying outdoor lighting devices for the development, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland;
 - (b) an environmental or electrical design consultant with a minimum of 3 years current experience in the field of outdoor lighting.
20. For the purpose of preparing an Acid Sulfate soil and Groundwater Management Plan, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ) or;
 - (b) a soil scientist with a minimum of 5 year's experience in the field of acid sulfate soils.

LANDSCAPING

Qualified Person

21. 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 5 years current experience in the field of landscape design.
22. For the purpose of preparing Tree/Vegetation advice, 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 5 years current experience in the field of arboriculture.

10. PROPERTY NOTES

Not Applicable.

11. PRELIMINARY APPROVAL OVERRIDING PLANNING SCHEME

Not Applicable.

12. FURTHER DEVELOPMENT PERMITS REQUIRED

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

13. SELF ASSESSABLE CODES

Not Applicable.

14. SUBMISSIONS

There were 43 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.

15. REASONS / GROUNDS FOR APPROVAL DESPITE CONFLICT WITH SCHEME

Not Applicable.

16. RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Sustainable Planning Act 2009* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a “negotiated decision notice” will be issued. Only one “negotiated decision notice” may be given. Taking this step

will defer your appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

17. 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 or at council offices.

