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

Our reference: 1808-7017 SRA  
Your reference: MCU18/0216

4 October 2018

The Chief Executive Officer  
Sunshine Coast Regional Council  
Locked Bag 72  
SUNSHINE COAST MAIL CENTRE QLD 4560  
mail@sunshinecoast.qld.gov.au

Attention: Ms Rebecca Reitano

Dear Ms Reitano

**Referral agency response—with conditions**  
(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 28 August 2018.

**Applicant details**

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Applicant name: Buderim Fuel Supplies Pty Ltd  
Applicant contact details: PO Box 1000  
BUDDINA QLD 4575  
aspen@astpd.com.au

**Location details**

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Street address: 2-4 Lavarack Crescent, Buderim; 6 Lavarack Crescent, Buderim  
Real property description: Lot 1 on RP90687; Lot 2 on RP90687  
Local government area: Sunshine Coast Regional Council

**Application details**

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Development permit Material change of use for Extension to Existing Service Station

**Referral triggers**

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The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

South East Queensland (North) regional  
office  
Mike Ahern Building, Level 3, 12 First  
Avenue, Maroochydore  
PO Box 1129, Maroochydore QLD 4558

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**Conditions**

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

**Reasons for decision to impose conditions**

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

**Advice to the assessment manager**

Under section 56(3) of the Act, the department offers advice about the application to the assessment manager—see Attachment 3.

**Approved plans and specifications**

The department requires that the plans and specifications set out below and enclosed 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 – Service Station</b>				
Proposed Site Plan (as amended by SARA, dated)	Verve Building Design Co. and amended by SARA	11.07.2018 and amended by SARA on 3 October 2018	17095-DA02	P1

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

For further information please contact Paul Gleeson, Principal Planning Officer, on 5352 9717 or via email SEQNorthSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Garth Nolan  
Manager (Planning)

cc Buderim Fuel Supplies Pty Ltd, aspen@astpd.com.au

enc Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Advice to the applicant  
Approved plans and specifications

## Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
<b>Material change of use</b>		
10.9.4.2.4.1 - Development within a state-controlled road environment —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
<b>Generally in accordance with approved plan</b>		
1.	The location of the canopy and bowsers must be relocated generally in accordance with the following plan to maximise queueing space on site to maintain the safety and efficiency of the state controlled road:  Proposed Site Plan (as amended by SARA, dated 3 October 2018), prepared by Verve Building Design Co., dated 22 June 2016, Drawing No. A 101, Revision WD-02	Prior to the commencement of use and to be maintained at all times
<b>Filling and Excavation</b>		
2.	(a) Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not encroach or de-stabilise the state-controlled road or cause similar adverse impacts.  (b) RPEQ certification must be provided to the development assessment team via <a href="mailto:North.Coast.IDAS@tmr.qld.gov.au">North.Coast.IDAS@tmr.qld.gov.au</a> within the Department of Transport and Main Roads, confirming that the development has been constructed in accordance with part (a) of this condition.	(a) At all times.  (b) Prior to the commencement of use.
<b>Stormwater Management</b>		
3.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.  (b) Any works on the land must not: i. create any new discharge points for stormwater runoff onto the state-controlled road; ii. interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; iii. surcharge any existing culvert or drain on the state-controlled road; iv. reduce the quality of stormwater discharge onto the state-controlled road.  (c) RPEQ certification must be provided to the development assessment team via <a href="mailto:North.Coast.IDAS@tmr.qld.gov.au">North.Coast.IDAS@tmr.qld.gov.au</a> within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with part (a) and (b) of this condition.	(a) At all times.  (b) At all times.  (c) Prior to the commencement of use.
<b>Vehicular Access to state-controlled road</b>		
4.	(a) The road access location is to be located generally in accordance with Proposed Site Plan, prepared by Verve	(a) At all times

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	<p>Building Design Co., dated 11 July 2018, reference 17095-DA02, revision P1.</p> <p>(b) Road access works comprising Heavy Duty Vehicle Crossing- Type D, (at the road access location) must be provided generally in accordance with Proposed Site Plan, prepared by Verve Building Design Co., dated 11 July 2018, reference 17095-DA02, revision P1.</p> <p>(c) The road access works must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>• IPWEA standard drawings RS-051 Rev E – Driveways Heavy Duty Vehicle Crossing Type D (left in/ left out only access) with left in and left out sections constructed separately.</li> <li>• Double barrier line shall be constructed at the chevron centre island to restrict vehicle access to the property to left in and left out only.</li> </ul>	<p>(b) &amp; (c) Prior to the commencement of the use.</p>
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### Attachment 2—Reasons for decision to impose conditions

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#### Reasons for the department's decision:

The reasons for the decision are:

- The location of the proposed development does not create a safety hazard in the state-controlled road, as all buildings are constrained within the site's boundaries.
- The proposed development is not an unusual built form for the commercial context and is consistent with the existing and surrounding uses. Any distractions from the construction of the facility is deemed to be minimal and low risk.
- The area of excavation is within close proximity to the SCR corridor. It is anticipated the proposed excavation works may present risk to the safety and operation of the SCR.
- SARA reviewed the application and advised that the development would have no significant impact on the state-controlled road network if constructed in accordance with the submitted stormwater report.
- The state-controlled road is not an identified limited access road at this location.
- There is concern the proposed development layout may result in conflict between vehicles entering from King Street due to queuing.
- A double barrier line should be constructed at the chevron centre island to restrict vehicle access to the property to left in and left out only.
- Given the above, the proposed fuel forecourt and bowser location is to be moved as far as reasonably possible from the SCR to provide additional queue storage. This will be reflected in a marked plan amendment
- No access is proposed to the local road. The development seeks to remove the existing crossover to Lavarack Crescent.
- The proposed development is unlikely to compromise public transport infrastructure.

#### Findings on material questions of fact:

Based on the reason mentioned above the following conditions have been attached to SARA's approval:

- a condition to ensure any excavation works do not destabilise the state-controlled road corridor.
- a condition to ensure the development does not worsen stormwater impacts on the state-controlled road.
- A conditions to ensure the development complies with SDAP, state code 1, in particular PO16 & PO20–PO22.
- Further, a new section 62 access location approval is required for the changed access to the state-controlled road.

#### Evidence or other material on which the findings were based:

- Proposed Site Plan prepared by Verve Building Design Co. dated 11.07.2018;
- Town Planning Report prepared by Adams + Sparks dated August 2018;
- Engineering Infrastructure Report prepared by Kehoe Myers dated 21/08/18;
- Economic Needs Analysis: Buderim Auto Servicing and Fuel prepared by Urban Economics dated December 2017;
- Noise Assessment Report – Proposed Service Station prepared by Roadpro Acoustics dated 14 August 2018;
- Air Quality Assessment Report prepared by Roadpro Acoustics dated 14 August 2018;
- State Development Assessment Provisions published by the Department of State Development, Manufacturing, Infrastructure and Planning

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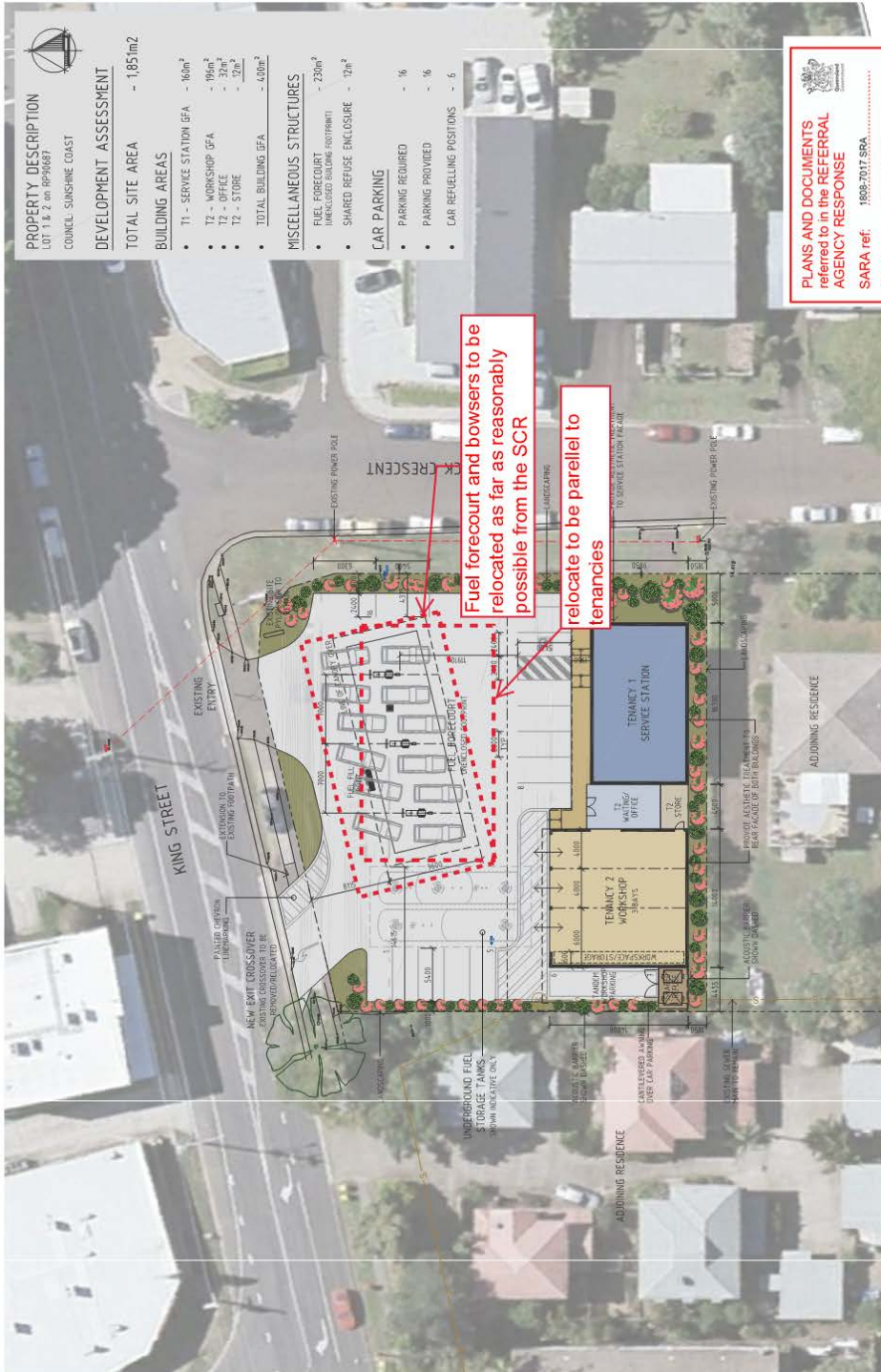
Planning Regulation 2017 Attachment 3—Advice to the assessment manager

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General advice	
1.	<p><b>Road access works approval:</b> Under sections 62 and 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 that are road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads on <a href="mailto:NorthCoast@tmr.qld.gov.au">NorthCoast@tmr.qld.gov.au</a> to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve.</p> <p>The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

Site Plan - Amended by SARA,  
 dated 3 October 2018

INFORMATION



<b>PROPERTY DESCRIPTION</b> LOT 1 & 2 on RP19687 COUNCIL - SUNSHINE COAST	
<b>DEVELOPMENT ASSESSMENT</b>	
TOTAL SITE AREA	- 1,851m <sup>2</sup>
<b>BUILDING AREAS</b>	
• T1 - SERVICE STATION GFA	- 160m <sup>2</sup>
• T2 - WORKSHOP GFA	- 196m <sup>2</sup>
• T3 - OFFICE	- 12m <sup>2</sup>
• T4 - STORE	- 12m <sup>2</sup>
• TOTAL BUILDING GFA	- 400m <sup>2</sup>
<b>MISCELLANEOUS STRUCTURES</b>	
• FUEL FORECOURT (ENCLOSURE)	- 230m <sup>2</sup>
• SHARED REFUSE ENCLOSURE	- 12m <sup>2</sup>
<b>CAR PARKING</b>	
• PARKING REQUIRED	- 16
• PARKING PROVIDED	- 16
• CAR REPELLING POSITIONS	- 6

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE  
 SARA ref: 1805-7017 SPA  
 Date: 4 October 2018

Project Name	PROPOSED SITE PLAN		
Project No	17095-DA02		
Project Stage	P1		
Project Description	PROPOSED REDEVELOPMENT OF EXISTING SERVICE STATION AND MECH. WORKSHOP 2-4 & 6 LAVARACK CRES, BUDERIM		
Project Value	\$100.0M / \$1,000.00M		
Project Start	01/10/2018		
Project End	01/10/2018		
Project Status	On Hold / Not for Approval		
Project Location	2-4 & 6 LAVARACK CRES, BUDERIM		
Project Category	Commercial / Industrial / Retail		
Project Type	Fast food restaurant design		
Project Sub-Type	Travel centre / service station		
Project Status	Project concept to completion		
Project Manager	VERVE		
Project Contact	VERVE		
Project Email	VERVE		
Project Phone	VERVE		
Project Fax	VERVE		
Project Website	VERVE		
Project Address	VERVE		
Project Postcode	VERVE		
Project State	VERVE		
Project Country	VERVE		
Project Notes	VERVE		