



SARA reference: 1911-14217 SRA
 Council reference: MCU19/0267
 Applicant reference: 17221

12 March 2021

Chief Executive Officer
 Sunshine Coast Regional Council
 Locked Bag 72
 Sunshine Coast Mail Centre Qld 4560
 mail@sunshinecoast.qld.gov.au

Attention: Katrina Patey

Dear Mrs Patey

SARA response— Coles - Roys Road, Beerwah

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 27 November 2019.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	12 March 2021
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Material change of use for the establishment of a shopping complex, including a supermarket and showroom
	Preliminary approval that includes a variation request	Material change of use for the establishment of business, industrial, community, sport and recreation activities
SARA role:	Referral agency.	

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

SARA trigger: Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017) - Infrastructure - state transport infrastructure
 Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) - State transport corridors and future State transport corridors

SARA reference: 1911-14217 SRA

Assessment Manager: Sunshine Coast Regional Council

Street address: 8 Roys Road, Beerwah and Roys Road, Beerwah

Real property description: Lot 122, 123, 124 and 125 on CG155

Applicant name: Coles Group Property Developments Pty Ltd

Applicant contact details: PO Box 6380
 Maroochydore BC QLD 4558
 John.mckennariey@projecturban.com.au

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR19-028976
- Date: 4 March 2021

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at North.Coast.IDAS@tmr.qld.gov.au


Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

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@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Garth Nolan
 Manager (Planning)

cc Coles Group Property Developments Pty Ltd, John.mckennariey@projecturban.com.au

enc Attachment 1 - Referral agency conditions
 Attachment 2 - Advice to the applicant
 Attachment 3 - Reasons for referral agency response
 Attachment 4 - Representations provisions
 Attachment 5 - Approved plans and specifications

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
	<p>10.9.4.1.1.1 and 10.9.4.2.4.1—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):</p>	
1.	<p>(a) For each stage of development, submit to the North Coast Regional Office (North.CoastIDAS@tmr.qld.gov.au) of the Department of Transport and Main Roads a detailed drawing prepared by a Registered Professional Engineer of Queensland (RPEQ) that demonstrates the following:</p> <ul style="list-style-type: none"> • passenger loading zones and/or dedicated taxi facilities located parallel to the kerb and adjacent to the entrance of uses generating the highest demand for these facilities and services. Example uses include retail, medical/health care, entertainment and food/beverage/bar uses • parking bays in passenger loading zones and/or dedicated taxi facilities are designed in accordance with AS2890.5 - Parking Facilities, Part 5: On-street parking, with at least one parking bay in each passenger loading zone and/or dedicated taxi facility being of a length and width suitable for use by people with disabilities in accordance with AS1428.1 - Design for access and mobility and AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities • two taxi zone signs R5-21, placed at either end of rank/s, and taxi zone line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls, where dedicated taxi facilities are provided • passenger loading zones sign posted with a regulatory sign, “Special Loading Zone”, “Passenger 2 minute”, drawing number R5-Q04, prepared by the Department of Transport and Main Roads, dated 20/03/2017 and revision C • lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements • accessibility in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i>. <p>(b) Undertake the passenger loading zone and/or dedicated taxi facility works generally in accordance with the detailed drawings required for each stage of development by part (a) of this condition.</p>	(a) and (b) Prior to the commencement of use for each stage of development

2.	<p><u>Steve Irwin Way development access/egress:</u></p> <p>(a) The road access is to be located generally in accordance with Beerwah Homemaker Centre – Masterplan Concept, prepared by Powe Architects, drawing number 248-21 DA-1-012, dated 8/07/2020, revision G.</p> <p>(b) Road access works must be provided at the road access location and comprise:</p> <ul style="list-style-type: none"> • a left-in / left-out shared access • a minimum of a 120metre auxiliary left turn 3.5metre wide deceleration lane with island in the throat • provision for a 2metre wide on-road cycle lane. 	At all times
3.	The applicant is required to register access easements on titles to ensure that the whole development site subject to this preliminary approval has legal access to the shared access/egress onto Steve Irwin Way.	Prior to the commencement of use of the access on Steve Irwin Way
4.	<p>(a) Road works at the intersection of Steve Irwin Way/Roys Road must be provided generally in accordance with Figure 9.9 Required Road Upgrade Works – Development Scenario 4 (Balance Master Plan) within the Traffic Engineering Report, prepared by TTM, dated 4 December 2020, reference 18BRT0523, comprising:</p> <p>i. Steve Irwin Way – southern leg to include:</p> <ul style="list-style-type: none"> o right turn lane extended to 135metre excluding taper o a continuous through lane o a 120metre through lane o a signalised 60metre, excluding taper, channelised left turn lane o two departure lanes, one continuous and one extending for 200metres excluding a taper <p>ii. Steve Irwin Way – northern leg to include:</p> <ul style="list-style-type: none"> o a through and left lane extended to 200metres o a continuous through lane o a 160metres long right turn lane o a second departure lane extended to a minimum of 200metres. <p>iii. Kilcoy Beerwah Road - western leg to include:</p> <ul style="list-style-type: none"> o a signalised 40metre channelised left turn lane o an additional through lane of 85metre o a continuous through and right lane o a right turn lane of 110metre o extension of second departure lane to a minimum 200metre. <p>iv. Roys Road - eastern leg to include:</p>	<p>(a) and (b) Prior to the commencement of use on the subject site, excluding the shopping complex (full line supermarket and showroom) and the fuel station and fast food outlet shown on Site Plan, prepared by Powe Architects, file reference No:248-21 DA-1-102 Revision H, dated 25/08/2020</p> <p>or 30 June 2025, whichever occurs first</p>

	<ul style="list-style-type: none"> o a signalised 40metre channelised left turn lane o full length continuous through lane, through site access intersection o full length continuous through/right lane, through site access intersection o 170metre right turn lane o two departure lanes through past site access. <p>v. Signalised pedestrian crossing on all legs.</p> <p>(b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads' <i>Road Planning Design Manual and Road Safety Policy</i>.</p>	
5.	<p>(a) Road works at the intersection of Roys Road/Moroney Place must be provided generally in accordance with Figure 9.9 Required Road Upgrade Works – Development Scenario 4 (Balance Master Plan) within Traffic Engineering Report, prepared by TTM, dated 4 December 2020, reference 18BRT0523, comprising:</p> <ul style="list-style-type: none"> i. left in, left out and right in only ii. right turns out are not permitted and are to be clearly restricted through line marking, signage and physical restriction. iii. signalised amber and red arrow aspect to be installed for right turn from Roys Road into Moroney Place to operate simultaneously with right turn from Roys Road into Steve Irwin Way. <p>(b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads' <i>Road Planning Design Manual and Road Safety Policy</i>.</p>	<p>(a) and (b) Prior to the commencement of use on the subject site, excluding the shopping complex (full line supermarket and showroom) and the fuel station and fast food outlet shown on Site Plan, prepared by Powe Architects, file reference No:248-21 DA-1-102 Revision H, dated 25/08/2020</p> <p>or 30 June 2025, whichever occurs first</p>
6.	<p>The development access onto Roys Road must be located to achieve a minimum of 200metre setback from the stop line on Roys Road at the Steve Irwin Way/Roys Road intersection, generally in accordance with:</p> <ul style="list-style-type: none"> • Proposed External Road Upgrades Preliminary Functional Layout Plan, prepared by TTM, dated 9 November 2020, reference 18BRT0532-07, Revision B 	At all times
7.	Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not encroach onto or de-stabilise the state-controlled road, including all transport infrastructure within the reserve.	At all times
8.	<p>Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road or railway corridor. Any works on the land must not:</p> <ul style="list-style-type: none"> i. create any new discharge points for stormwater runoff onto 	At all times

	<p>the state-controlled road or railway corridor</p> <p>ii. interfere with and/or cause damage to the existing stormwater drainage infrastructure on the state-controlled road or railway corridor</p> <p>iii. surcharge any existing culvert or drain on the state-controlled road or railway corridor</p> <p>iv. reduce the quality of stormwater discharge onto the state-controlled road or railway corridor</p> <p>v. reduce the floodplain storage capacity of the site</p> <p>vi. interfere with hydraulic conveyance and/or overland flow paths.</p>	
<p>Development Permit - Material Change of Use of Premises to establish a shopping complex (full line supermarket and showroom)</p>		
9.	<p><u>Steve Irwin Way development access/egress:</u></p> <p>(a) The road access is to be located generally in accordance with Beerwah Homemaker Centre – Supermarket Site Application – Site Plan, prepared by Powe Architects, file reference No:248-21 DA-1-102 Revision H, dated 25/08/2020.</p> <p>(b) Road access works must be provided at the road access location and comprise:</p> <ul style="list-style-type: none"> • A left-in / left-out shared access • A minimum of a 120metre auxiliary left turn, excluding taper, 3.5metre wide deceleration lane with island in the throat. • Provision for a 2metre wide on-road cycle lane <p>(c) The road access works must be designed and constructed in accordance with the Department of Transport and Main Roads' <i>Road Planning and Design Manual</i>.</p>	<p>(a) At all times</p> <p>(b) and (c) Prior to the commencement of use</p>
10.	<p>(a) Road works at the Steve Irwin Way/Roys Road intersection must be provided generally in accordance with Proposed External Road Upgrades Preliminary Functional Layout Plan, prepared by TTM, dated 9 November 2020, reference 18BRT0532-07, Revision B, comprising:</p> <p>i. Steve Irwin Way – southern leg:</p> <ul style="list-style-type: none"> o southbound – extend the 70metre merge lane southbound to 200metre excluding taper. o extension of right turn lane to a minimum length of 95metre excluding taper. <p>ii. Roys Road - eastern leg:</p> <ul style="list-style-type: none"> o provide a signalised 30metre channelised left turn lane. o provide 85metre short through lane. o provide a full length continuous through/right lane o provide an additional 130metre right turn lane. <p>(b) The road works must be designed and constructed in</p>	<p>(a) and (b) Prior to the commencement of use</p>

	accordance with the Department of Transport and Main Roads' <i>Road Planning Design Manual and Road Safety Policy</i> .	
11.	<p>(a) Road works at the intersection of Roys Road/Moroney Place must be provided generally in accordance with Figure 9.9 Required Road Upgrade Works – Development Scenario 4 (Balance Master Plan) within Traffic Engineering Report, prepared by TTM, dated 4 December 2020, reference 18BRT0523, comprising:</p> <ol style="list-style-type: none"> i. left in, left out and right in only [okay] ii. right turns out are not permitted and are to be clearly restricted through line marking, signage and physical restriction. iii. signalised amber and red arrow aspect to be installed for right turn from Roys Road into Moroney Place to operate simultaneously with right turn from Roys Road into Steve Irwin Way. iv. provision for U-turns for a B-Double at the site access on Roys Road. <p>(b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads' <i>Road Planning Design Manual and Road Safety Policy</i>.</p>	Prior to the commencement of use
12.	<p>The development access onto Roys Road must be located to achieve a minimum of 200metre setback from the stop line on Roys Road at the Steve Irwin Way/Roys Road intersection, generally in accordance with:</p> <ul style="list-style-type: none"> • Proposed External Road Upgrades Preliminary Functional Layout Plan, prepared by TTM, dated 9 November 2020, reference 18BRT0532-07, Revision B 	At all times
13.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ol style="list-style-type: none"> 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. <p>(c) RPEQ certification with supporting documentation must be provided to the North Coast Region at North.Coast.IDAS@tmr.qld.gov.au 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 the commencement of use.</p>

14.	<p>(a) Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not encroach onto or de-stabilise the state-controlled road, including all transport infrastructure within the reserve.</p> <p>(b) RPEQ certification with supporting documentation must be provided to North Coast Region within the Department of Transport and Main Roads', confirming that the development has been constructed in accordance with part (a) of this condition.</p>	<p>(a) At all times (b) Prior to the commencement of use</p>
15.	<p>The landscaping within the subject site and adjacent to Steve Irwin Way and the Steve Irwin Way/Roys Road intersection, must be carried out generally in accordance with the following plan: Landscape Concept Plan:</p> <ul style="list-style-type: none"> • Supermarket Site prepared by 02LA dated 26 August 2020 and amended in red to show that landscaping to be of a minimum height of 1.2metres and must be provided at a density to block headlight glare to Steve Irwin Way and the intersection. 	<p>Prior to the commencement of use and to be maintained at all times</p>



Queensland Treasury

SARA reference: 1911-14221 SRA
 Council reference: MCU19/0270
 Applicant reference: 17221

23 September 2020

Chief Executive Officer
 Sunshine Coast Regional Council
 Locked Bag 72
 Sunshine Coast Mail Centre Qld 4560
 mail@sunshinecoast.qld.gov.au

Attention: Katrina Patey

Dear Mrs Patey

SARA late referral agency response—8 Roys Road, Beerwah – Service station and food and drink outlet

(Late referral agency response given under section 28 of the Development Assessment Rules)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 27 November 2019. On the 27 August 2020, the applicant agreed to accept a late referral agency response from SARA.

Response

Outcome:	Late referral agency response – with conditions.
Date of response:	23 September 2020
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Material change of use for a service station and food and drink outlet
SARA role:	Referral agency.	

SARA trigger: Schedule 10, part 9, division 4, subdivision 2, table 4 (Planning Regulation 2017) – Development within 25m of a state-controlled road corridor

SARA reference: 1911-14221 SRA

Assessment Manager: Sunshine Coast Regional Council

Street address: 8 Roys Road, Beerwah

Real property description: Lots 122 and 123 on CG155

Applicant name: Coles Group Property Developments Pty Ltd

Applicant contact details: c/-Project Urban
PO Box 6380
Maroochydore BC QLD 4558
jacob.mcrae@projecturban.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

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 (07) 5352 9717 or via email SEQNorthSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Garth Nolan
Manager (Planning)

cc Coles Group Property Developments Pty Ltd, jacob.mcrae@projecturban.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
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Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use		
10.9.4.2.4.1—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 conditions:		
1.	<p>The landscaping on Steve Irwin Way and the intersection of Steve Irwin Way and Roys Road, must be carried out generally in accordance with the following plan: Landscape Concept Plan: Pad Site prepared by 02LA dated 26 August 2020, as amended in red to show that Landscaping to be of a minimum height of 1.2metres and must be provided at a density to block headlight glare to Steve Irwin Way and the adjacent intersection.</p>	Prior to the commencement of use.
2.	<p>The road access on Roys Road must be located to achieve a minimum of 220m setback from the Steve Irwin Way/Roys Road intersection, generally in accordance with the following plan: Ultimate Road Network Configuration Concept: Preliminary Functional Layout Plan prepared by TTM Consulting Pty Ltd dated 23 July 2020, reference 18BRT0532-06 and revision A.</p>	Prior to the commencement of use.
3.	<p>(a) Road works at the intersection of Steve Irwin Way/Roys Road must be provided generally in accordance with Figure 8.3: Steve Irwin Way/Roys Road Intersection (Mitigation Upgrade Configuration – Pad Sites MCU) in the Traffic Engineering Report prepared by TTM dated 27 August 2020 and revision 2, on the Roys Road east approach to comprise:</p> <ul style="list-style-type: none"> • a full length through and right turn lane • a right turn lane a minimum of 130m • a through and left turn lane a minimum of 85m • a 7m wide storage median. <p>(b) The road works must be designed and constructed in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual and Road Safety Policy.</p>	(a) and (b) prior to the commencement of use.
4.	<p>(a) Any excavation, filling/backfilling/compaction, retaining structures, batters and other works involving ground disturbance must not encroach or de-stabilise the state-controlled road, or cause similar adverse impacts.</p>	<p>(a) At all times.</p> <p>(b) Prior to the commencement of use.</p>

	<p>(b) RPEQ certification with supporting documentation must be provided to North Coast Region at North.Coast.IDAS@tmr.qld.gov.au 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.</p>	
5.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> (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. <p>(c) RPEQ certification with supporting documentation must be provided to North Coast Region at North.Coast.IDAS@tmr.qld.gov.au 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 the commencement of use.</p>

SARA reference: 1911-14223 SRA
Council reference: RAL19/0118
Applicant reference: 17221

7 January 2020

Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre Qld 4560
mail@sunshinecoast.qld.gov.au

Attention: Ms Katrina Patey

Dear Ms Patey

SARA response—8 Roys Road, Beerwah – Reconfiguration of 4 lot into 4 lots

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning on 27 November 2019.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	7 January 2020
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is provided in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit Reconfiguring a lot (4 lots into 4 lots)
SARA role:	Referral Agency.
SARA trigger:	Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (Planning Regulation 2017) -

Development that exceeds the thresholds stated in Schedule 20 of the Planning Regulation 2017.

Schedule 10, part 9, division 4, subdivision 2, table 1, item 1 (Planning Regulation 2017) -

Development application for reconfiguring a lot within 25m of a state-controlled road

Schedule 10, part 9, division 4, subdivision 2, table 3, item 1 (Planning Regulation 2017) -

Development application for reconfiguring a lot within 100metres of an intersection with a state-controlled road.

SARA reference: 1911-14223 SRA
 Assessment Manager: Sunshine Coast Regional Council
 Street address: 8 Roys Road, Beerwah
 Real property description: Lot 122, 123, 124 and 125 on CG155
 Applicant name: Coles Group Property Developments Pty Ltd
 Applicant contact details: C/-Project Urban Pty Ltd
 PO Box 6380
 Maroochydore BC QLD 4558
 jacob.mcrae@projecturban.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

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@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Garth Nolan
 Manager (Planning)

cc Coles Group Property Developments Pty Ltd, jacob.mcrae@projecturban.com.au

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 Attachment 4 - Representations provisions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application)

No.	Conditions	Condition timing
Reconfiguring a lot		
Schedule 10, part 9, division 4, subdivision 1, table 1, item 1 (10.9.4.1.1.1) and Schedule 10, part 9, division 4, subdivision 2, table 1, item 1 (10.9.4.2.1.1) and Schedule 10, part 9, division 4, subdivision 2, table 3, item 1 (10.9.4.2.3.1) —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):		
1.	Direct access is not permitted between Steve Irwin Way and proposed Lots 1 and 3.	At all times
2.	The development access on Roys Road is not to be within 100metres of the intersection with the state-controlled road (Steve Irwin Way).	At all times
3.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> (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. <p>(c) RPEQ certification must be provided to the North Coast District Development Assessment Team, via North.Coast.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads', confirming that the development has been constructed in accordance with part (a) of this condition.</p>	<p>(a) & (b) At all times</p> <p>(c) Within 3 months of the sealing of the plan of survey.</p>