

DA CONONDALE Att 3 DTMR Conditions

SCRC CORRESPONDENCE



S0041477



**Queensland
Government**

21 September 2010

A COPY OF THIS DOCUMENT
HAS PREVIOUSLY BEEN
FORWARDED BY EMAIL

Mr John Knaggs
Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre Qld 4560

Attention Ms Emily Rehm

Dear Mr Knaggs

Concurrence Agency's Response – Conditions Apply



Sunshine Coast Regional Council
Council Application Number: 2010/61-00004
Applicant: Integra Resources Pty Ltd
Subject Land: Lots 1 and 2 on RP55330 and Lot 1 on RP55331
Site Address: 545 Maleny-Kenilworth Road and 2316 Maleny-Kenilworth Road, Conondale
Department of Transport and Main Roads Development Number: NCR-8752

The Department of Transport and Main Roads as a Concurrence Agency received a copy of an application and amended acknowledgement notice for the above proposal on 4 June 2010. Council was notified that the department's assessment period for the application was ultimately extended until 21 September 2010.

The application material provided to the department by Groundwork Plus included the following documents:

- Amended Acknowledgement Notice dated 19 May 2010
- IDAS Forms 1, 5 and 8
- Development Proposal Report, prepared by Groundwork Plus for Integra Resources dated March 2010, File Ref 1117_018
- Email advice from Groundwork Plus dated 2 and 7 July 2010

The department has assessed the impact of the proposed development on the state-controlled road network and pursuant to section 287(1) (a) of the *Sustainable Planning Act 2009*, approves the application in full with conditions which are enclosed as *Attachment 1 – Department of Transport and Main Roads Conditions of Development Approval*. Please include the department's conditions of development approval in your decision notice.

Department of Transport and Main Roads
Assets & Operations / Regions
North Coast Region / Sunshine Coast Office
PO Box 1600
Sunshine Plaza Post Office Shop Maroochydore Queensland 4558
File ref 830/80/1056 0 A f2 njp10_042

Our ref NCR-8752
Your ref 2010/61-00004
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The department requires a copy of council's decision notice for the application within five business days after the day decision is made (as required under section 334(2) of the *Sustainable Planning Act 2009*)

A copy of this letter, including the enclosed conditions of development approval, has been sent to the applicant. If you require further information about this response, please contact Mrs Nicola Powell

Yours sincerely



S C Duncan

Principal Advisor (Development Assessment)

Enc (1)

Attachment 1

**Department of Transport and Main Roads
Conditions of Development Approval**

Response Date: 21 September 2010

Development No: NCR-8752

Sunshine Coast Regional Council
Council Application No: 2010/61-00004
Application: Development Permit for Material Change of Use (Extractive Industry (Sand Extraction) and ERA #16 (Extractive and Screening Activities)
Applicant: Integra Resources Pty Ltd
Subject Land: Lots 1 and 2 on RP55330 and Lot 1 on RP55331
Site Address: 545 Maleny-Kenilworth Road and 2316 Maleny-Kenilworth Road, Conondale

Conditions of Development	Reasons	Comments and/or Additional Information
1. Management of access to a state-controlled road The location of the current road access near the southern boundary of Lot 1 on RP55331 and shown on Figure 4 of the Groundwork Plus Development Proposal Report is the permitted road access location to the Maleny-Kenilworth Road for the proposed use The applicant must, at all times, maintain lawful access for Lots 1 and 2 on RP55330 to Maleny-Kenilworth Road via this permitted access in the frontage of Lot 1 on RP55331 The permitted road access location and associated road access works (listed below) are approved for an annual extraction up to but not exceeding 150,000 tonnes per annum <i>Cont</i>	<i>Transport Infrastructure Act 1994</i> The location, standard and design of the upgrade works must achieve acceptable standards to accommodate the development generated traffic and maintain acceptable operational safety and efficiency on the state-controlled road The departments <i>Road Planning and Design Manual (RPDM)</i> and relevant Austroads <i>Guide to Road Design</i> publication (series)	These conditions constitute a decision under section 62(1) of the TIA about management of access between the proposed development and a state-controlled road

Conditions of Development	Reasons	Comments and/or Additional Information
The applicant is to provide the department with Annual Extraction Certificates issued under the license by DERM for the purpose of verifying compliance with this condition The applicant shall not extract more than 150,000 tonnes in an individual Annual Extraction Certificate period without first obtaining the department's written approval for the proposed additional level of use (see Advisory Note 3) Prior to commencement of the proposed use the applicant is to upgrade the road access works at the permitted access location to at least the following standard - provide a Basic Left Turn Treatment (BAL) on a Rural Road where the Side Road AADT is greater than 50 and/or Specifically for Articulated Vehicles as per Figure 13 80 in the <i>Road Planning and Design Manual</i> (RPDM) - provide a Basic Right Turn Treatment (BAR) on a Two Lane Rural Road as per Figure 13 58 of the RPDM - achieve the relevant sight distance requirements as specified in the RPDM and the <i>Austrroads Guide to Road Design, Part 4.4-Unsignalised and Signalised Intersections</i> - all works to be for a 110km/h design speed to suit the current posted speed of 100km/h Prior to the commencement of any works within the state-controlled road, the applicant must arrange for detailed engineering plans and specifications for the proposed works to be submitted to Department of Transport and Main Roads for acceptance and the department's written approval for construction granted The engineering design, plans and specifications submitted to the department must be certified by an appropriate Registered Professional Engineer of Queensland (RPEQ)		
2. Accelerated maintenance The applicant shall pay a one off, non refundable payment of \$36,801 to the Department of Transport and Main Roads (North Coast Regional Office) to offset	The proposed development will accelerate pavement damage and increase maintenance	

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Conditions of Development	Reasons	Comments and/or Additional Information
expected increased routine maintenance costs on Maleny-Kenilworth Road over the first ten (10) years of the proposed use This payment must be made within one (1) year of the local government's Development Permit for this application taking effect This payment is calculated based on an extraction rate of up to 150 000 tonnes per annum for the use proposed under this Development Permit For the first ten years of the application taking effect the applicant must not extract more than 150,000 tonnes per annum without first obtaining the department's written approval for any additional extraction above 150,000 tonnes The department may require a further payment (over and above \$36,801) to offset any expected additional increase in routine maintenance costs for extraction exceeding 150,000 tonnes per annum In determining any additional payment, the department will, where the actual extraction is below 150,000 tonnes in any of the preceding years, credit (once only for any given year) the cumulative difference against the proposed extraction above 150,000 tonnes The applicant is to provide the department with Annual Extraction Certificates issued under the license by DERM for the purpose of verifying compliance with this condition	costs on sections of state-controlled road This payment will be used to offset increased maintenance costs on Maleny-Kenilworth Road The payment is calculated based on an extraction rate of up to 150,000 tonnes per annum The department's <i>Guidelines for Assessment of Road Impacts of Development</i> (GARID)	
3. Stormwater runoff The applicant must ensure that the management of stormwater flows associated with the proposed development does not - increase any existing pre development stormwater discharge from the property to the state-controlled road, or - impede any existing discharge of stormwater from the state-controlled road to or through the property, or - adversely impact stormwater quality	The safety and operational efficiency of the state-controlled road network could be adversely impacted if stormwater flows are changed and overload the existing stormwater drainage systems <i>Queensland Urban Drainage Manual</i> and the department's <i>Road Drainage Design Manual</i>	

Conditions of Development	Reasons	Comments and/or Additional Information
4. Environmental Nuisance The applicant must ensure at all times that no dust and/or debris from the development adversely impacts on Maleny-Kenilworth Road either during the construction phase or during the ongoing operational life of the proposed development	The development will potentially result in increased dust from the site onto the state-controlled Road and this may impact on the safety and efficiency of the state-controlled road network	

Advisory Notes:

- 1 The applicant is advised that that they will need to apply for written approval to undertake road works on a state-controlled road pursuant to section 33 of the *Transport Infrastructure Act 1994* prior to commencing construction of any works within the state-controlled road
- 2 The applicant is advised that that they will need to apply for a Road Corridor Permit (formerly Ancillary Works and Encroachment (AWE)) for any structure or activity intended on a state-controlled road as defined by section 50 of the *Transport Infrastructure Act 1994*. The Road Corridor Permit must be approved prior to placement of the structure or commencement of the activity within the state-controlled road
- 3 The applicant is advised that the department's further approval is required under section 62(1) of the TIA if the level of use of the approved access is to exceed the 150,000 tonnes per annum provided for in condition 1. Such approval may be conditional upon additional road access works and/or additional temporary management measures at the access being implemented by the applicant if warranted for safety or efficiency reasons

Department of Transport and Main Roads
 Assets & Operations / Regions
 North Coast Region / Sunshine Coast Office
 PO Box 1600
 Sunshine Plaza Post Shop Maroochydore Queensland 4558

File ref 830/80/1056 0 A f2 nyp10_042

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 Your ref 2010/61-00004
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