



Our ref TMR15-016037
Your ref 15032
Enquiries Lena Hobson

Department of
Transport and Main Roads

29 May 2017

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

Attention: Tim Mumford

Dear Sir/Madam

THIRD PARTY ADVICE ABOUT A DEVELOPMENT APPLICATION

Proposed Development: Development Permit for Material Change of Use (Integrated Tourist Facility)
Real Property Description: Lot 5RP27823, 7RP176066
Street Address: 24 & 26 Box Street, Buderim QLD 4556
Assessment Manager ref.: MCU15/0270
Local Government Area: Sunshine Coast Regional Council

Reference is made to your request for third party advice from the Department of Transport and Main Roads (the department) in relation to the abovementioned development application in accordance with section 256 of the *Sustainable Planning Act 2009* (SPA) and the further information provided by the applicant on 5 May 2017.

The department has assessed the proposal and recommends the following be included in Council's decision notice.

Road Works

The proposed development will have access from Box Street via King Street, a state-controlled road. To mitigate adverse impacts the development generated traffic will have on the state-controlled road, the department recommends the applicant provide a short channelized right turn (CHR(S)) on the western "leg" (King Street) turning right into Box Street with appropriate delineation line marking on the eastern "leg" opposite the CHR(S). Provision will need to be made for on-road cyclists. Any works on the state-controlled road must be in accordance with the department's Road Planning and Design Manual.

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The department advises that the development triggers the need for an auxiliary left turn treatment (AUL) on King Street into Box Street, however the provision of an AUL would impact upon the existing bus stop. The department believes that it is in the wider community's interest to leave the bus stop at its current location. The bus stop is estimated to remain vacant approximately 95% of the time and therefore will function as an informal AUL. Therefore, no requirement for an AUL is recommended.

The department recommends that the applicant be advised of the following:
Under section 33 of the *Transport Infrastructure Act 1994*, 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 through North.Coast.IDAS@tmr.qld.gov.au 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 requires the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.

Bus Stops

The existing bus stop pair 'King Street at Water Street, Buderim' (TransLink ID: 700266 and 700251, and Hastus ID 301550 and 301549) may be impacted on by the proposed works to the King Street / Box Street intersection.

This bus stop pair must be able to function and pedestrian access to this facility must be maintained during the construction and ongoing operation of the development. In particular, the development must not interfere with the existing on-road bus zone including any alterations to its existing line marking. Accordingly, if any temporary bus stop and pedestrian access arrangements are required, the applicant must reach agreement on suitable arrangements with the Department of Transport and Main Roads' TransLink Division (bus_stops@translink.com.au or on 3851 8700) prior to any construction or works commencing.

If you have any queries or wish to discuss this matter further, please contact Lena Hobson, Planner, on (07) 5451 7055.

Yours sincerely



Chris Head
Principal Advisor