

SARA reference: 1908-12464 SRA
Council reference: MCU19/0141 OPW19/0317
Applicant reference: PR13

22 January 2020

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

Attention: Tim Mumford

Dear Mr Mumford

SARA response—354 and 370 Mons Road, Forest Glen

(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 (the department) on 20 August 2019.

Response

Outcome:	Referral agency response – with conditions
Date of response:	22 January 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 of Premises to Establish a Shopping Centre, Shop and Health Care Service
	Development Permit	Operational Work (Earthworks)
	Preliminary Approval	Material change of use that includes a variation request under s61 of the Planning Act to vary the Planning Scheme

SARA role: Referral Agency

SARA trigger: Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) – Material change of use of premises within proximity to a state-controlled road (Planning Regulation 2017)

SARA reference: 1908-12464 SRA

Assessment Manager: Sunshine Coast Regional Council

Street address: 354 and 370 Mons Road, Forest Glen

Real property description: Lot 8 on RP810748, Lot 7 on SP246654 and Lot 14 on SP295875

Applicant name: Forest Glen Village Centre Pty Ltd C/- RPS Australia East Pty Ltd

Applicant contact details: 1 Innovation Parkway
Birtinya QLD 4575
sophie.williams@rpsgroup.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: TMR19-028073
- Date: 17 January 2020

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.

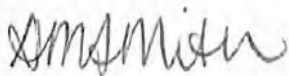
Representations

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 Javier Samanes, Senior Planning Officer, on (07) 4037 3237 or via email SEQNorthSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Susan Kidd
A/ Manager (Program Improvement)

cc Forest Glen Village Centre Pty Ltd c/- RPS Australia East Pty Ltd, sophie.williams@rpsgroup.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Approved plan

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) (a copy of the plan referenced below is found at Attachment 5)

No.	Conditions	Condition timing
Preliminary Approval – Material Change of Use		
10.9.4.2.4.1 – Material change of use on premises within proximity to a state-controlled road—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.	(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: <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. 	(a) and (b) At all times
Development Permit – Material Change of Use		
10.9.4.2.4.1 – Material change of use on premises within proximity to a state-controlled road—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):		
2.	(a) Road access to the state-controlled road is to be located generally in accordance with the Site Plan – Stage 1 prepared by Mode, dated 19.12.19, drawing no. STE-AR-0.0109 and revision C. (b) Road access works comprising a Heavy Duty Vehicle Crossing must be provided at the road access location. (c) The road access works must be designed and constructed in accordance with the Institute of Public Works Engineering Australasia’s <i>Standard Drawing RS-051 – General Wide type – W1</i> minimum 6m.	(a) At all times (b) and (c) Prior to the commencement of use
3.	(a) The existing vehicular property access located between Lot 8 on RP810748 and Bruce Highway must be permanently closed and removed. (b) The kerb and channelling and footpath between the pavement edge and the property boundary must be reinstated at no cost to the Department of Transport and Main Roads.	(a) and (b) Prior to the commencement of use
4.	(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: <ul style="list-style-type: none"> (i) create any new discharge points for stormwater runoff onto 	(a) and (b) At all times

	<p>the state-controlled road;</p> <ul style="list-style-type: none"> (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) Registered Professional Engineer of Queensland (RPEQ) certification, including a Stormwater Management Plan, must be provided to the Program Delivery and Operations Unit, Department of Transport and Main Roads, North Coast District (North.Coast.IDAS@tmr.qld.gov.au), confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(c) Prior to the commencement of use</p>
--	---	---

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP), version 2.5. If a word remains undefined it has its ordinary meaning.
Further approvals required	
2.	Road access works approval: Under section 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 on a state-controlled road. Please contact the Department of Transport and Main Roads on 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 may require 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.
3.	Public utility works and connection approval: The applicant is advised that if any works and/or connections are required to public utility services within a State-controlled road reserve, approval must be given by the Department of Transport and Main Roads under the relevant public utility legislation (electricity, water/sewer, telecommunication), and in accordance with the Department of Transport and Main Roads' technical standards (TN163). Approvals must be obtained prior to commencing any utility works within the state-controlled road reserve. Please contact the public utility team via northcoast@tmr.qld.gov.au for further information on the application and approval process.
4.	Public transport infrastructure: The detailed design of the relocated bus stops should be submitted to the Department of Transport and Roads' TransLink Division prior to construction or any works commencing. Please contact the TransLink Division on telephone number (07) 3851 8700 or at bus_stops@translink.com.au .

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

The proposed development complies with *State code 1: Development in a state-controlled road environment* of the *State Development Assessment Provisions* (SDAP). Specifically, the development:

- does not create a safety hazard for users of a state-controlled road
- does not compromise the structural integrity of state-controlled roads, road transport infrastructure or road works
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads
- does not compromise the structural integrity of public passenger transport infrastructure or compromise the operating performance of public passenger transport services.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The SDAP (version 2.5), as published by SARA
- The Development Assessment Rules
- SARA DA Mapping system.

Attachment 4—Representations about a referral agency response provisions

(page left intentionally blank)

Attachment 5—Approved plan

(page left intentionally blank)