

## APPLICATION DETAILS

Application No: MCU19/0141 & OPW19/0317  
Street Address: 354 & 370 Mons Road and 15 Grammar School Way,  
FOREST GLEN  
Real Property Description: Lot 8 RP 313590, Lot 7 SP 246654 & Lot 14 SP 314161  
Planning Scheme: Sunshine Coast Planning Scheme (1 April 2019)

## APPROVAL DETAILS

Nature of Approval: Approval with Conditions  
Type of Approval:

- Preliminary Approval (including a Variation Request) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development
- Development Permit for Material Change of Use of Premises to Establish a Shopping Centre, Shop and Health Care Services
- Development Permit for Operational Work (Earthworks)

## CURRENCY PERIOD OF APPROVAL

Unless lawfully extended, the currency period for this development approval is 6 years starting the day that this development approval first took effect (Refer to Section 85 “Lapsing of approval at end of currency period” of the *Planning Act 2016*).

The currency period for this approval is subject to any further extension of time declared by the State government for the “COVID-19 emergency applicable event” pursuant to s275E of the *Planning Act 2016*.

## INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions for Chapter 4 of the *Planning Act 2016*.

## ASSESSMENT MANAGER CONDITIONS

**PRELIMINARY APPROVAL (INCLUDING A VARIATION REQUEST) FOR A MATERIAL CHANGE OF USE TO ESTABLISH THE FOREST GLEN VILLAGE CENTRE PLAN OF DEVELOPMENT**

## PLANNING

### When conditions must be complied with

1. Unless otherwise stated, all applicable conditions of this development approval must be complied with prior to each use commencing or prior to any development being carried out within the Forest Glen Village Centre Plan of Development area, and then compliance maintained at all times while the use continues.

### Regulating Effect of the Preliminary Approval (Variation Approval)

2. This development approval grants a Preliminary Approval (Variation Approval) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development.
3. Development carried out under this development approval must be undertaken in accordance with the Forest Glen Village Centre Plan of Development document and Approved Plans listed within this development approval and any subsequent related development approval.
4. This development approval is a *local categorising instrument* pursuant to s43(3)(c) of the *Planning Act 2016* and, except where expressly stated otherwise, overrides the current and future versions of the *Sunshine Coast Planning Scheme 2014* and any future planning scheme for the life of the approval.
5. The Forest Glen Village Centre Plan of Development document listed in this development approval varies the current and future versions of the *Sunshine Coast Planning Scheme 2014* and any future planning scheme to the extent stated within that document and in particular that:
  - (a) the Table of Assessment included in the Forest Glen Village Centre Plan of Development document operates to replace the planning scheme in declaring categories of assessment and applicable assessment benchmarks for development to the extent stated within that document; and
  - (b) the Forest Glen Village Centre Code included within the Plan of Development document provides assessment benchmarks for assessable development and requirements for accepted development to the extent stated within that document.
6. Where the conditions of this approval and the plans and documents referenced by it, including the Forest Glen Village Centre Plan of Development document, are “silent” and/or have no regulatory instructions about how a particular development matter within the Plan of Development area is to be dealt with, then the provisions of the *Sunshine Coast Planning Scheme 2014* (24 August 2019) will have effect for the development matter.
7. Where the conditions of this approval and the plans and documents referenced by it specifically refer to provisions of the *Sunshine Coast Planning Scheme 2014* then the reference is a reference to the 24 August 2019 version of the *Sunshine Coast Planning Scheme 2014*.
8. This approval is a preliminary approval and does not authorise, nor indicate support for any particular development matter. It also does not override nor vary any planning scheme other than as expressly stated.
9. This approval does not vary the effect of the *Sunshine Coast Planning Scheme 2014* overlays. The overlays, including the overlay codes and the overlay tables of

assessment of the *Sunshine Coast Planning Scheme 2014* (24 August 2019), will continue to apply to all development within the Plan of Development area.

10. This development approval lapses and ceases to have effect pursuant to sections 71(5)(b) and 88(2)(a) of the *Planning Act 2016* (reprint 1 July 2019) when the first of the following occurs:
  - (a) development under the Forest Glen Village Centre Code is completed
  - (b) the commencement of a future planning scheme or an amendment to a planning scheme that integrates and reflects the provisions of the Forest Glen Village Centre Code, or
  - (c) 31 January 2036.

### **Submission of Amended Plans and Documents**

11. Prior to any application made in the Plan of Development area, the plans and documents listed within this development approval as requiring amendments must be amended to incorporate the amendments and submitted to Council for approval\*.  
*\*(Refer to Advisory Note)*

## **ENGINEERING**

### **Requirement for Traffic Assessment**

12. Unless otherwise agreed by Council, all material change of use development applications made within the Plan of Development area must include a traffic assessment of the vehicular access intersections to Mons Road on the western boundary of the site, and also the Grammar School Way intersection with Mons Road / Owen Creek Road, to assess whether further traffic capacity and safety works are required.

### **Public Road between Grammar School Way and Mons Road (west)**

13. Prior to commencement of any use or any development being carried out in the Plan of Development area, the new roads shown on the Approved Plans must be constructed in accordance with the conditions of this development approval and dedicated as road reserve at no cost to Council. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
  - (a) for Road 1 (from Grammar School Way to the eastern boundary of Lot 7 SP246654), a design standard generally matching that of a Mixed Use Access Street in accordance with Council's *Planning scheme policy for the transport and parking code*, including in particular:
    - (i) a minimum road reserve width of 20.0m
    - (ii) provision of kerb and channel
    - (iii) installation of Rate 3 LED street lighting.
  - (b) for an interim stage Road Link to Lot 6 SP246654:
    - (i) a road reserve stub having a minimum width of 20.0m, except where adjoining land for drainage purposes where the minimum reserve width may be 18.0m
    - (ii) preliminary grading and design up to the boundary of Lot 6 SP246654, with levels to match the existing grades at the boundary, unless otherwise agreed.
  - (c) provision of barrier (B1) kerb adjacent to all parks.
  - (d) construction of full verge paving where fronting an activated use, and 2.5m wide footpaths both sides elsewhere.

14. Prior to commencement of any use or any development being carried out in the Plan of Development area, a new intersection must be constructed joining Road 1 with the future Road Link to Lot 6 SP246654 as shown on the Approved Plans. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
  - (a) establishment of a roundabout to accommodate an AV design vehicle for all turns
  - (b) extension of the road stubs up to the boundary of Lot 7 SP246654, including transition works to the existing hardstand within Lot 7 SP246654
  - (c) provision of formal pedestrian crossings in accordance with the conditions of this approval.
  
15. Prior to commencement of any use or any development being carried out in Precinct C on the Master Plan Landuse plan listed in this development approval and located on Lot 7 SP246654, a public road connecting from Grammar School Way through to the western boundary of Precinct C on Lot 7 SP246654 and also the Road Link to Lot 6 SP246654 must be constructed and dedicated as road reserve at no cost to Council. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
  - (a) an alignment and geometry that provides for a future connection to Mons Road (west)
  - (b) a design standard generally matching that of a Mixed Use Access Street in accordance with Council's *Planning scheme policy for the transport and parking code*, including in particular:
    - (i) a minimum road reserve width of 20.0m, except where adjoining land for drainage purposes where the minimum road reserve width may be 18.0m
    - (ii) provision of kerb and channel
    - (iii) installation of Rate 3 LED street lighting.
  - (c) provision of barrier (B1) kerb adjacent to all parks.
  - (d) construction of full verge paving where fronting an activated use, and 2.5m wide footpaths both sides elsewhere.
  
16. Prior to commencement of any use or any development being carried out in Precinct B on the Master Plan Landuse plan listed in this development approval, a public road connecting from Grammar School Way through to Mons Road (west) must be fully constructed and dedicated as road reserve at no cost to Council. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
  - (a) a design standard generally matching that of a Mixed Use Access Street in accordance with Council's *Planning scheme policy for the transport and parking code*, including in particular:
    - (i) a minimum road reserve width of 20.0m.
    - (ii) provision of kerb and channel
    - (iii) installation of Rate 3 LED street lighting.
  - (b) provision of barrier (B1) kerb adjacent to all parks.
  - (c) construction of full verge paving where fronting an activated use, and 2.5m wide footpaths both sides elsewhere.

#### **Interim Access Driveway to Mons Road (west)**

17. Prior to commencement of any use or any development being carried out in the Plan of Development area, a sealed access driveway must be provided from Mons Road (west) to join into Road 1 at the eastern boundary of Lot 7 SP246654 to serve as an interim connection until a public road is provided connecting Grammar School Way to Mons

Road (west). The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:

- (a) a driveway crossover in accordance with RS-051
- (b) truncation of existing paths in the verge for the driveway construction, including any additional extents of reconstruction to provide a smooth pathway transition.
- (c) a driveway width to accommodate passing articulated vehicles (AV) and including curve widening to suit
- (d) Signage at the eastern end to alert drivers they are entering private property.

### **Intersections with Mons Road (west)**

18. Prior to commencement of any use or any development being carried out in the Plan of Development area, the existing driveway across the western site boundary to Mons Road at the southern end of the site must be converted to operate as left-out only. The works must be undertaken in accordance with an operational works approval and must include in particular:
  - (a) reconstruction and re-shaping of the driveway and crossover to permit a 19 metre articulated vehicle to turn left out of the driveway without encroaching on the northbound Mons Road carriageway and removal of the driveway flare on the northern side of the crossover and other driveway modifications as necessary to discourage left-in movements
  - (b) line marking and signage within the site on the driveway approach to identify its one-way, left-only exit configuration
  - (c) marking of a double barrier line on Mons Road for the length of the driveway crossover and installation of 'no-entry', 'no left-turn' and 'no right-turn' signs.
19. Prior to commencement of any use or any development being carried in the Plan of Development area, a new all-turns access intersection to Mons Road on the western boundary of the site must be constructed generally at the location shown on the Approved Plans. The works must be undertaken in accordance with an operational works approval and must include in particular:
  - (a) a Type CHR(S) right-turn treatment on Mons Road, with a minimum design speed of 50km/h and a storage length of at least 20 metres
  - (b) no reduction to the overall carriageway width between kerbs on Mons Road (inclusive of existing marked shoulders / bike lanes). The intersection must be located, and the kerb on the western side of Mons Road must be realigned, as necessary to accommodate the works
  - (c) removal of existing on-street parking bays on the site frontage north of the access intersection and relocation of the existing bus stop and associated bus stop infrastructure to this position, including hardstand area, with the adjacent footpath at the bus stop realigned as necessary to be at least 1 metre from the kerb
  - (d) marking of additional parking bays where possible on the site frontage south of the access intersection
  - (e) removal of all existing property accesses to Mons Road (except for the existing southern most access) and reinstatement of the kerb, footpath and verge area to match the balance of the site frontage, including the provision of topsoil and turf where the existing verge is grassed
  - (f) relocation of services as necessary to accommodate the works
  - (g) installation of street lighting.
20. Vehicle access to Mons Road (west) must be limited to the new all-turns intersection and the existing driveway (to be left-out only) at the southern end of the Mons Road (west) frontage. No other vehicle access to Mons Road across the western boundary of the site is permitted.

## HYDROLOGY

### Stormwater Drainage

21. As part of any application made in the Plan of Development area, a Stormwater Management Plan must be submitted and approved by Council's delegate. The Stormwater Management Plan must demonstrate compliance with the *Stormwater management code*. The Stormwater Management Plan must specifically address the following:
  - (a) sizing of major system overland flow paths / channels through the site with sufficient detail to set minimum allotment levels
  - (b) detail how the waterway stability objective of limiting 63% AEP peak flows to pre-development rates will be achieved.
22. All development within the Plan of Development area must be undertaken in accordance with an approved Stormwater Management Plan.
23. Stormwater quantity management must be carried out including:
  - (a) a stormwater drainage layout plan identifying how runoff from all stages are conveyed to the detention system for peak flow mitigation purposes
  - (b) channels and detention generally in accordance with Flood Investigation report referenced in this development approval
  - (c) channels in accordance with the *Planning scheme policy for development works*
  - (d) all stages / lot levels (excluding open space, road reserve and drainage land) with a minimum of 0.5m above the post development 1% AEP flood levels with DIS / climate change hydrology at 2100
  - (e) all stages / lot levels (excluding open space, road reserve and drainage land) with a minimum of above the post development 1% AEP flood levels with DIS / climate change hydrology at 2100 with Mannings 'n' of 0.15.

### Stormwater Quality

24. Stormwater from the development must be treated to current best practice using WSUD treatment devices and must include in WSUD devices in accordance with the *Planning scheme policy for development works*.
25. Stormwater from all development must be treated, to achieve Council's pollutant load reduction targets, to current best practice prior to discharge into Council's stormwater system.
26. As part of any application made in the Plan of Development area, the applicant must submit a Detailed Stormwater Management Plan which demonstrates compliance with the flooding and stormwater management conditions of this development approval.

### Flood Immunity

27. The surface levels of all development / lots, excluding the land for drainage purposes, must be constructed to provide flood immunity. The works must be undertaken in accordance with an operational works approval and must include in particular surface levels that are consistent with the requirements of the *Flood hazard overlay code*.

### Transfer of Land to Council for Drainage and Park Purposes

28. Prior to commencement of any use or any development being carried out in the Plan of Development area, the areas identified as open space/drainage on the Approved Plans (excluding areas not required for drainage purposes) must be transferred to council in fee simple for drainage purposes. The area to be transferred must:
- (a) include a minimum width of 20 metres for vegetated buffer and drainage land
  - (b) include a 3.3m wide concrete path for combined maintenance/pedestrian/cycle use
  - (c) include associated batters
  - (d) be unencumbered by services such as pump stations, services easements or similar operational uses
- The land to be transferred to council is “non-trunk infrastructure” for the purposes of the *Planning Act 2016*.
29. Prior to commencement of any use or any development being carried out in the Plan of Development area, land for a community park must be transferred to Council in fee simple. The land must have a minimum area of 800m<sup>2</sup> and a minimum dimension of 20 metres and must be provided in the location shown on the Approved Plans (as amended). The land to be transferred is “non-trunk infrastructure” for the purposes of the *Planning Act 2016*. The land area to be transferred must be unencumbered by services such as pump stations, services, easements or similar operational uses. The community park must be constructed in accordance with an operational works approval, and must contain general amenity landscape items including:
- (a) perimeter concrete walking path
  - (b) shade trees and landscaped garden areas
  - (c) open turf areas
  - (d) a minimum of one shade shelter and associated seating.
30. The land owner/developer must be responsible for all costs associated with the transfer of the land, including the requirement to obtain a valuation for the land from a registered property valuer and to pay all transfer duty upon transfer.
31. One original signed and 'stamped' Queensland Titles Registry Form 1 Transfer and Form 24 must be lodged with council for endorsement prior to the registration of title, together with a survey plan and a copy of the land valuation.

### **Bushfire Hazard and Management**

32. All development in the Plan of Development area must be carried out in accordance with the bushfire hazard assessment listed within this development approval.
33. Prior to commencement of any use or any development being carried out in a Precinct that adjoins the northern boundary of the Plan of Development area, a 6 metre wide continuous maintenance and firefighting track must be established along the northern boundary of the Plan of Development area. The track must be provided in accordance with an operational works approval and must include in particular:
- (a) a level and trafficable surface
  - (b) a design that is generally in accordance with the Sunshine Coast Open Space Landscape Infrastructure Manual type 5 Fire access trail
  - (c) direct access to Mons Rd and Grammar School Way.
34. Prior to commencement of any use or any development being carried out in the Plan of Development area, certification must be submitted to Council from a qualified person\* which certifies that the development has been constructed in accordance with the bushfire management conditions of this development approval.
- \*(Refer to Advisory Note)

## **Pedestrian Path**

35. Prior to commencement of any use or any development being carried out in the Plan of Development area, a minimum 3.3 metre wide shared path must be constructed adjacent to the land for drainage purposes along the site's southern carpark edge and connecting to Road 1, as shown on the Approved Plans (as amended). The shared path must be undertaken in accordance with an operational works approval and must include in particular:
- (a) the works shown on the Approved Plans
  - (b) its full extent located wholly within Council owned land
  - (c) access in accordance with *Disability Discrimination Act* (DDA), *Access to Premises Standard*, Austroads and relevant sections of *AS 1428, Design for access and mobility*
  - (d) provision of exposed aggregate concrete along its full extent (not timber boardwalk)
  - (e) a design and construction to also serve as the maintenance access to the adjacent drainage land and capable of being trafficked when required by maintenance vehicles
  - (f) provision of publicly accessible furniture including:
    - (i) publicly accessible bins
    - (ii) bollards and railings for pedestrian safety
    - (iii) skate boarding deterrents on all seating
  - (g) provision of lighting to meet Category P3 in accordance with *AS 1158.3.1, Lighting for roads and public spaces – Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements*, *AS 4282, Control of the obtrusive effects of outdoor lighting*. Lighting must be weather protected, corrosion resistant and vandal resistant. Certification that the lighting meets these standards must be provided by a qualified person prior to commencement of use.
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## **DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE OF PREMISES TO ESTABLISH A SHOPPING CENTRE, SHOP AND HEALTH CARE SERVICES**

### **PLANNING**

#### **When conditions must be complied with**

36. Unless otherwise stated, all conditions of this development approval must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

#### **Approved Plans**

37. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this development approval. The Approved Plans must be amended to incorporate the amendments listed within this development approval and approved by council prior to the issue of any development permit for operational works\*.

\*(Refer to Advisory Note)

#### **Nature and Extent of Approved Use**

38. This approval is for the following uses and floor areas only:



- (h) a supermarket with a gross floor area of 1,500m<sup>2</sup>
- (i) Shops with a total gross floor area of 1,000m<sup>2</sup>
- (j) Health Care Services with a total gross floor area of 2,400m<sup>2</sup>
- (k) Food & Drink Outlet with a gross floor area of 90m<sup>2</sup>

### **Building Height**

39. The maximum height of the development must not exceed 12 metres above ground level at any point.

### **Public Recreation Areas**

40. Public “meeting node” recreation areas must be provided in the locations shown on the Approved Plans. The recreation areas must have a minimum dimension of 3m x 3m and must be weather protected and provided with seating and a rubbish bin. All infrastructure associated with the meeting node recreation areas must either be located wholly on land not owned by Council, or alternatively included within a volumetric easement registered prior to transfer of the land to Council. The terms of the easement must specify that ownership and maintenance of the infrastructure remains the responsibility of the body corporate and/or related management entity for the shopping centre site.
41. The meeting node recreation areas must:
- (a) be visible from entries to buildings and the pathway
  - (b) be universally accessible
  - (c) be designed so as to not create places of hiding
  - (d) use vandal resistant materials and finishes for security and safety.

### **Treatment of Temporarily Vacant Land**

42. Where some or all of the land remains vacant or undeveloped for more than three (3) months, or buildings are demolished and redevelopment is delayed for more than three months, the following works must to be carried out:
- (a) the site must be cleared of all rubble, debris and demolition materials
  - (b) the site must be graded to prevent ponding (to the same level as the adjoining footpath wherever practicable), turfed and mown at a minimum three (3) weekly intervals
  - (c) the site must be landscaped with perimeter planting consisting of advanced specimens of fast growing tree species
  - (d) the site must be maintained to ensure no nuisance to adjacent premises, roads or footpaths
  - (e) where fencing is installed to secure boundaries:
    - (i) the fencing must be durable and not capable of being pushed or blown over
    - (ii) the fencing type must not detract from local amenity (barbed wire is not acceptable)
    - (iii) vandalism must be promptly repaired and any graffiti removed.

## **URBAN DESIGN**

### **Final Architectural Building Detail**

43. Prior to any building works commencing, architectural drawings must be prepared and submitted to council for review against the Approval Plans and endorsement. The architectural drawings must show the final developed details of the facade treatment, the ground interface and the rooftop/building capping elements of the approved

buildings, and must depict a higher level of documentation detail than that shown on the Approved Plans. The architectural drawings must:

- (a) nominate materials, colours and finishes
- (b) have title blocks, revision numbers, scale details, north point and be cross referenced to larger scaled drawings
- (c) include elevation and facade treatment drawings for all floor levels that demonstrate the final design outcome for all elevations of the built form including:
  - (i) detailed plans, sections and elevations at 1:50 or 1:20 scale for elements at the facade including structural elements and fixed and operable elements such as balustrades, screens, doors, windows, projecting fins and planter beds/trellises;
  - (ii) all servicing and infrastructure, including but not limited to, padmount transformers, pump rooms, fire hydrant boosters etc.;
  - (iii) rooftop or building capping elements, awnings and soffits;
  - (iv) details of additional and proposed pedestrian-scaled awnings, pedestrian cross-overs, and pathway nodes; and
  - (v) service-area security, safety and visual screens including details of materials, colours and integration with landscape
- (d) include rendered perspectives showing the intended finished built form of each proposal and its relationship to neighbouring buildings and spaces;
- (e) include dimensions for the extent of projecting elements, balustrade height and door and windows/glazing configurations
- (f) show the final height and position of the building/s on the site with dimensioned setbacks matching the Approved Plans
- (g) show how the building/s coordinates with the approved landscaping for the site.
- (h) demonstrate how mechanical plant and all service areas will be fully visually screened from the street front, public spaces and surrounding pathways.
- (i) demonstrate alterations to the awnings, pathways and pedestrian crossings, for better pedestrian protection, as per the conditions of the approval
- (j) detail any external greenwalls, planters and screening to the building and certifiers preliminary approval, considering structure and flammability of facades.
- (k) demonstrate how CPTED and safety principles will be achieved throughout the site and from the carparks to the street front, pathways and building entries as per the conditions of this approval.

44. All building works must be undertaken generally in accordance with the endorsed architectural drawings referred to in this development approval.

### **Building Appearance**

45. The design of buildings must address and articulate the corners which must be made prominent, welcoming, inclusive and connected to internal pedestrian networks by continuous pathways and covered colonnades or awnings, connecting to surrounding footpaths that are networked to neighbouring sites and developments.
46. The design of buildings must express and articulate the roof line which must be projected beyond the face of the building and past any screening layer to reflect a Queensland and Forest Glen rural urban character.
47. The North Eastern and South Eastern corner of the Medical Centre must achieve the following:
- (a) project a roofline beyond the wall line and screen line;
  - (b) design screens to the corners of the site with a perforation that must be no more than 30% solid to allow visual connection and activation, North Eastern light and a Sunshine Coast design aesthetic; and

- (c) extend the colonnade at ground level to connect the entry to the North East boundary and South East corner and to meet the street with prominent and welcoming ground level landscape transitions as required for access with all ability, and meet the corner and the street front pedestrian network.
48. The approved buildings must be constructed such that their external appearance achieves a high quality design finish, including the degree of building form articulation, window coverage, clear glazing, openings, roof overhangs, feature cladding materials, finishes, varied building treatments and finishes, lightweight timber elements, glazed balustrades shown on the Approved Plans, with no inclusions or future alterations being made without approval in writing by Council.
  49. All air conditioning units or other mechanical equipment must be visually integrated into the design and finish of the buildings, or otherwise fully enclosed or screened such that they are not dominant features or visible from the street frontages nor adjoining properties.
  50. All deck and balcony areas above ground floor must not be enclosed by permanent fixtures such as shutters, louvres, glass panelling or the like.
  51. Concrete tilt panel walls that have no clear glazed openings or screening must be textured with off-form patterning and coloured to form an attractive and visually articulated façade, or provisioned for urban art in consultation with Council officers.
  52. Ground floor shopfront glazing along the street and internal frontages must be fully transparent to a minimum of 65% of the frontage to allow passive surveillance and encourage social interaction, and must be provided at full height (floor to ceiling). Internal walls and shelving must not be erected within one (1) metre of the glazing where they would prevent views from the street and pedestrian pathways into the retail space, unless otherwise agreed to in writing by council.
  53. Any security screens on the premises consist of grille or translucent screens and not solid shutters, screens or roller-doors.
  54. No part of the site may be used for outdoor storage of materials.
  55. Building materials and hard surfaces used in landscape or streetscape works must not be highly heat absorbent, nor highly reflective, or likely to create glare, slippery or otherwise hazardous conditions.
  56. No structures, including retaining walls, raised gardens or ramping, are permitted within public road reserve.
  57. On-site storage of refuse must be screened and not visible from the street.

### **Fencing and Walls**

58. Any fencing, walls or access ramps adjacent to street frontages must be set back behind a 2m wide landscape strip. For the waste bin area and loading dock of the supermarket building, the wall must be a maximum 1.8m high. This wall must be a decorative wall incorporating public art and located behind landscaping for its full length.

### **Street Identification**

59. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name. The building entrances must be clearly visible and identifiable from the street or otherwise provided with signage, direct pathways and lighting at strategic locations to direct people to the building entrance.

### **Rain Protection**

60. Shelter and clear pedestrian access must be provided to the main entrances of the buildings, from pathways, roadways and street fronts in accordance with the Approved Plans, as amended.
61. Continuous awnings and footpaths must be provided around and between all buildings and connecting to building entrances and external footpaths to create a sense of entry prominence and weather protection to the street fronts. The awnings must have a minimum width of 2.1m from the building line, and must be of a height designed to provide continuous solar and rain protection and promote all weather activity in accordance with the Approved Plans, as amended.
62. Rain protection to external openings, windows and doors must be controlled by at least one of the following:
- (a) a permanently fixed overhang with a minimum overhang width of 450 mm,
  - (b) a permanent external vertical fin awning, perpendicular to the wall surface and equal to the height of the opening, or
  - (c) a permanent external assembly containing adjustable vertical screening devices or fixed screens with a maximum transparency of 25%.

### **Public Safety**

63. All ground floor shopfront glazing must be protected against unlawful entry by the use of a form of safety glass such as toughened or laminated glass. All other windows provided at the ground floor must include toughened or laminated glass, or security screens.
64. Vandal proof materials must be used in the building construction.
65. Signs and pedestrian wayfinding by path treatments must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.
66. Public toilets must be located where they can be monitored by other persons.
67. Bicycle parking facilities must be located directly adjacent the tenancy entries so that they are visible from the street and entry for convenient incidental use.
68. During operating hours, all building entrances, parking areas, pedestrian areas and entrances/exits to all entry areas, loading docks and public toilets must be well lit with vandal resistant lighting and with intensities to satisfy the requirements of *AS 1158 – Lighting for Roads and Public Spaces* and the *Sunshine Coast Public Lighting Plan*. Lighting must be directed onto the site or building and away from neighbouring sites. Lighting must be designed to reduce the contrast between shadows and well-lit areas.
69. Bollard or overhead lighting must be provided along all internal footpaths and internal roads with intensities to satisfy the requirements of *AS1158 - Lighting of Roads and Public Spaces and the Sunshine Coast Public Lighting Plan*.

70. Lighting must be directed onto the site or building and away from neighbouring sites. Lighting must be designed to reduce the contrast between shadows and well-lit areas.
71. All pathways and land used for outdoor recreation must have grades of 5% or less, with paths having hard, slip resistant surfaces.
72. The development must incorporate a clear differentiation and delineation of pathways and footpaths for all locations that cross over driveways or are located within carpark areas.
73. Internal paths, ramps and hallways must be of sufficient width to accommodate a mobility scooter and a pedestrian side by side at any one time.

## **ENGINEERING**

### **External Road Works**

74. The Grammar School Way / Mons Road / Owen Creek Road roundabout must be upgraded. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
  - (a) a high entry angle left-turn slip lane on the south-west corner of the intersection including in particular:
    - (i) a left-turn carriageway width of at least 5.5 metres, inclusive of a 2 metre wide bike lane, with additional widening as necessary to accommodate an articulated vehicle
    - (ii) the high entry angle intersection with Mons Road is to be located immediately west of the existing refuge island incorporated into the splitter island on the western roundabout approach
    - (iii) the left turn lane carriageway should commence (excluding approach taper) approximately 50 metres from the give way line on the southern roundabout approach
    - (iv) a 2.5 metre wide shared path on the western side of the left turn lane carriageway to connect to the existing paths to the west and south
    - (v) pathway connections and kerb ramps near each end of the left-turn lane carriageway to connect with the existing pathway adjacent to the south-west corner of the roundabout
    - (vi) relocation of services as necessary to accommodate the works
    - (vii) installation of street lighting
  - (b) an additional approach lane, for left-turns only, on the eastern Mons Road intersection approach, including in particular:
    - (i) a left-turn lane at least 3.5 metres wide with a storage length of at least 60 metres (plus 20 metre taper)
    - (ii) additional widening on the eastern roundabout approach as necessary to accommodate a similar on-road bicycle treatment as that currently provided on the existing western and southern two-lane roundabout approaches
    - (iii) relocation of services as necessary to accommodate the works
    - (iv) installation of street lighting.

### **Public Road between Grammar School Way and Mons Road (west)**

75. The new roads shown on the Approved Plans must be constructed in accordance with the conditions of this development approval and dedicated as road reserve at no cost to

Council. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:

- (a) for Road 1 (from Grammar School Way to the eastern boundary of Lot 7 SP246654), a design standard generally matching that of a Mixed Use Access Street in accordance with Council's *Planning scheme policy for the transport and parking code*, including in particular:
  - (i) a minimum road reserve width of 20.0m
  - (ii) provision of kerb and channel
  - (iii) installation of Rate 3 LED street lighting.
- (b) for an interim stage Road Link to Lot 6 SP246654:
  - (i) a road reserve stub having a minimum width of 20.0m, except where adjoining land for drainage purposes where the minimum reserve width may be 18.0m
  - (ii) preliminary grading and design up to the boundary of Lot 6 SP246654, with levels to match the existing grades at the boundary, unless otherwise agreed.
- (c) provision of barrier (B1) kerb adjacent to all parks.
- (d) construction of full verge paving where fronting an activated use, and 2.5m wide footpaths both sides elsewhere.

76. A new intersection must be constructed joining Road 1 with the future Road Link to Lot 6 SP246654 as shown on the Approved Plans. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:

- (a) establishment of a roundabout to accommodate an AV design vehicle for all turns
- (b) extension of the road stubs up to the boundary of Lot 7 SP246654, including transition works to the existing hardstand within Lot 7 SP246654
- (c) provision of formal pedestrian crossings in accordance with the conditions of this approval.

#### **Interim Access Driveway to Mons Road (west)**

77. A sealed access driveway must be provided from Mons Road (west) to join into Road 1 at the eastern boundary of Lot 7 SP246654 to serve as an interim connection until a public road is provided connecting Grammar School Way to Mons Road (west). The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:

- (a) a driveway crossover in accordance with RS-051
- (b) truncation of existing paths in the verge for the driveway construction, including any additional extents of reconstruction to provide a smooth pathway transition.
- (c) a driveway width to accommodate passing articulated vehicles (AV) and including curve widening to suit
- (d) Signage at the eastern end to alert drivers they are entering private property.

#### **Intersections with Mons Road (west)**

78. The existing driveway across the western site boundary to Mons Road at the southern end of the site must be converted to operate as left-out only. The works must be undertaken in accordance with an operational works approval and must include in particular:

- (a) reconstruction and re-shaping of the driveway and crossover to permit a 19 metre articulated vehicle to turn left out of the driveway without encroaching on the northbound Mons Road carriageway and removal of the driveway flare on the northern side of the crossover and other driveway modifications as necessary to discourage left-in movements

- (b) line marking and signage within the site on the driveway approach to identify its one-way, left-only exit configuration
  - (c) marking of a double barrier line on Mons Road for the length of the driveway crossover and installation of 'no-entry', 'no left-turn' and 'no right-turn' signs.
79. Vehicle access to Mons Road (west) must be limited to the new all-turns intersection and the existing driveway (to be left-out only) at the southern end of the Mons Road (west) frontage. No other vehicle access to Mons Road across the western boundary of the site is permitted.

### **Property Access and Driveways**

80. A sealed access driveway must be provided from Grammar School Way to service the carparking area. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
- (a) a driveway crossover generally in accordance with RS-051, but restricting movements to left-in only
  - (b) truncation of existing paths in the verge for the driveway construction, including any additional extents of reconstruction to provide a smooth pathway transition.
81. Sealed access driveways must be provided from Road 1 to service the carparking area and loading docks, generally in accordance with the Approved Plans. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
- (a) driveway crossovers generally in accordance with RS-051
  - (b) truncation of existing paths in the verge for the driveway construction, including any additional extents of reconstruction to provide a smooth pathway transition.
82. All pathway conflicts with access driveways must include appropriate warning TGSIs in accordance with *AS 1428 – Access and Mobility* and corresponding IPWEA drawings.

### **On-site Parking**

83. A minimum of 240 car parking spaces must be provided and marked on the site and made available and accessible at all times while the use is open for business. The works must be undertaken in accordance with an operational works approval and must include in particular:
- (a) pedestrian routes in accordance with the conditions of this development approval
  - (b) provision of vandal resistant public lighting with intensities to satisfy the requirements of *AS 1158 – Lighting for roads and public spaces*.
  - (c) parking spaces for people with disabilities must satisfy the current requirements of the *National Construction Code*.
  - (d) dimensions, crossfalls and gradients in accordance with *AS 2890 - Parking facilities*.
84. A minimum of 25 motorcycle/scooter parking spaces must be provided and marked on the site, and made available and accessible at all times while the use is open for business. The works must be undertaken in accordance with an operational works approval and must include in particular dimensions, crossfalls and gradients in accordance with *AS 2890 - Parking facilities*.
85. All on-site parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.

### **Service Vehicles**

86. Service vehicle parking, manoeuvring and standing spaces must be provided on the site. The works must be undertaken in accordance with an operational works approval and *AS 2890.2 – Off-street commercial vehicle facilities* and must include in particular:
- (a) a minimum 3 SRV spaces (Type A Access)
  - (b) a minimum 2 MRV spaces (Type A Access)
  - (c) a minimum 1 WCV space (Type A Access)
  - (d) a minimum 1 WCV / MRV combined space (Type A Access)
  - (e) a minimum 1 AV spaces (Type A Access)

### **Pedestrian and Bicycle Facilities**

87. Pedestrian and bicycle facilities must be provided for the development. The works must be undertaken in accordance with an operational works approval and must include in particular:
- (a) for Road 1, full verge paving where fronting an activated use and 2.5m wide paths both sides elsewhere
  - (b) for the Road Link to Lot 6 SP246654, 2.5m footpaths on both sides up to the boundary of Lot 7 SP246654
  - (c) for the new roundabout, provision of splitter islands to all legs and pedestrian refuge areas of 3.0m minimum clear width between kerbs and 2.0m minimum depth
  - (d) for the interim driveway link to Mons Road, provision of a clear pedestrian route through the site, linking from the new paths for Road 1 to the Mons Road frontage
  - (e) a minimum 3.3m wide shared path along the southern carpark edge from Grammar School Way to Road 1 at the western end of the land for drainage purposes. All seating, balustrades and infrastructure must maintain minimum clearances to the nominal pathway width, in accordance with Austroads
  - (f) a minimum of two dedicated pedestrian pathways through the proposed car parking area, having minimum width of 2 metres, between the southern shared path and the buildings, generally in accordance with the Approved Plans
  - (g) adequate separation of all specific pedestrian routes from vehicle access and manoeuvring areas, and clear demarcation by pavement marking or changes in surface materials or levels
  - (h) signage and lighting at strategic locations to direct people to building entries and public toilet facilities
  - (i) pedestrian refuge areas at strategic locations within the carpark to ensure safe and convenient congregating of pedestrians waiting to cross major access driveways
  - (j) a minimum of 49 staff bicycle parking spaces, in accordance with *AS 2890.3 – Bicycle parking*
  - (k) a minimum of 49 visitor bicycle parking spaces, in accordance with *AS 2890.3 – Bicycle parking*.

### **Utility Services**

88. Underground reticulated electricity and telecommunication services must be provided to the development site and each lot in accordance with the requirements of the relevant service provider. The applicant must either provide a Certificate for Electrical Supply or apply for a further operational works approval, where Contestable Works are required. The electrical design must include sufficient spare conduits to accommodate future development loads and consolidate transformer infrastructure as far as practical.



89. An underground connection to reticulated water and sewerage must be provided to each lot in accordance with the standards and requirements of Northern SEQ Distributor–Retailer Authority (Unitywater).
90. Certification must be submitted to Council from all relevant service providers which certifies that the development has met the requirements of development approval and all applicable legislation at the time of construction.

### **Earthworks and Retaining Walls**

91. All fill and associated batters must be undertaken in accordance with an operational works approval, and contained entirely within the subject site unless written permission from the respective landowner(s) is provided to Council.
92. All retaining walls must be designed and constructed in accordance with the planning scheme and must be certified by a Registered Professional Engineer of Queensland (RPEQ) where exceeding 1m in height.
93. Safety barriers must be implemented where steep slope or fall hazards exist naturally or are created by the design. The barrier type must be assessed and designed by a RPEQ as being appropriate for each location and the anticipated risks during construction, establishment, maintenance and end use, in accordance with the following criteria and standards:
  - (a) where located on public roadways, vehicle barriers must be designed in accordance with *Austrroads* and the *DTMR* design guidelines
  - (b) where located adjacent to vehicle manoeuvring areas, vehicle barriers must be designed in accordance with *AS 2890.1 – Off-street Parking*
  - (c) where located near publicly accessible paths, pedestrian and cycle barriers must be designed in accordance with *Austrroads Guide to Road Design – Part 6A Paths for Walking and Cycling*
  - (d) where located in areas with limited access, pedestrian barrier selection must be based on a suitable risk assessment method e.g. *AS 2156.2 Walking Tracks*
  - (e) all barriers must be certified to the appropriate load conditions from *AS 1170 - Structural Design Actions* by either the manufacturer or engineering calculations.

## **HYDROLOGY**

### **Stormwater Drainage**

94. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an operational works approval and the Queensland Urban Drainage Manual, and must include in particular:
  - (a) the works described in the stormwater management report / plan listed in this development approval, with the exception of the following amendments:
    - (i) identify the batters of the bioretention basin
    - (ii) identify a 3.3m wide maintenance access within the land for drainage purposes
    - (iii) identify the future property boundary location, confirming the bioretention basin is located within the development site but the footpath/ maintenance access is located within the land for drainage purposes
    - (iv) identify the batters of the detention / overland flow path / drainage land
    - (v) the width of the detention / overland flow path / vegetated buffer must start from the toe of the batter and must not be less than 20m

- (vi) realign the footpath towards the North from the current location above the 750mm diameter drainage pipe discharging under Grammar School Way
  - (vii) replace the boardwalk element with a concrete footpath
  - (viii) submit revised plans and sections reflecting the above
  - (ix) identify the existing external catchments considered for the severe impact statement
  - (x) identify appropriate water levels within and around the site ensuring no over floor flooding during a severe storm and identify the extent of the overland flow path
- (b) bioretention basins constructed for stormwater quality improvement purposes for each stage of the development
  - (c) extension of the site stormwater system to accommodate stormwater from existing catchments external to the site, including transfer of drainage land or registration of drainage easements
  - (d) the use of gravity stormwater drainage and not surcharge pits.

### **Stormwater Quality Management**

95. A stormwater quality treatment system must be provided for the development. The works must be undertaken in accordance with an operational works approval, and include stormwater quality treatment devices of a size and location generally in accordance with those in the stormwater management plan listed in this development approval, with the exception of the following amendments:
- (a) provide consistent size of the bioretention filter area among the report text and drawings
  - (b) provide cross sections that comply with the Water by Design Guidelines as referred to in the *Planning scheme policy for development works*, including interface between filter media and retaining walls
  - (c) identify how the runoff from new driveway and public road under Stage 1 will be treated to achieve Council's pollutant load reduction targets
  - (d) maximum of 50% of the basin perimeter with retaining walls
  - (e) include a catchment plan for water quality improvement attached to each bioretention basins.
96. Permanent educational signage\* must be erected to educate the customers to the development about the function of the bioretention device(s). The dimensions, standard, presentation and location of the educational signage must be in accordance with an operational works approval.  
 \*(Refer to Advisory Note)

### **Flood Immunity**

97. The surface levels of and floor level of all buildings must be constructed to provide flood immunity. The works must be undertaken in accordance with an operational works approval and must include in particular surface levels that are consistent with the requirements of the *Flood hazard overlay code*.
98. An easement for drainage purposes in favour of Council must be registered against the title of any private land located below the flood level for the Defined Flood Event on the subject site where not already required to be transferred to Council. Easements must include all areas batters, berms and maintenance access associated with the land below the DFE.

### **Transfer of Land to Council for Drainage and Park Purposes**

99. The areas identified as open space/drainage on the Approved Plans (excluding areas not required for drainage purposes) must be transferred to council in fee simple for drainage purposes. The area to be transferred must:
- (a) include a minimum width of 20 metres for vegetated buffer and drainage land
  - (b) include a 3.3m wide concrete path for combined maintenance/pedestrian/cycle use
  - (c) include associated batters
  - (d) be unencumbered by services such as pump stations, services easements or similar operational uses
- The land to be transferred to council is “non-trunk infrastructure” for the purposes of the *Planning Act 2016*.
100. Where infrastructure (eg. the viewing nodes / decks) is proposed within the land for drainage purposes the infrastructure must be included within a volumetric easement/s. The easement/s must be registered prior to the transfer of the land to Council. The terms of the easement must specify that ownership and maintenance of the infrastructure remains the responsibility of the body corporate and/or related management entity for the shopping centre.
101. A clause must be included in all community or building management statements for the shopping centre that identifies the requirements of the maintenance of the infrastructure.
102. Land for a community park must be transferred to Council in fee simple. The land must have a minimum area of 800m<sup>2</sup> and a minimum dimension of 20 metres and must be provided in the location shown on the Approved Plans (as amended). The land to be transferred is “non-trunk infrastructure” for the purposes of the *Planning Act 2016*. The land area to be transferred must be unencumbered by services such as pump stations, services, easements or similar operational uses. The community park must be constructed in accordance with an operational works approval, and must contain general amenity landscape items including:
- (a) perimeter concrete walking path
  - (b) shade trees and landscaped garden areas
  - (c) open turf areas
  - (d) a minimum of one shade shelter and associated seating.
103. The land owner/developer must be responsible for all costs associated with the transfer of the land, including the requirement to obtain a valuation for the land from a registered property valuer and to pay all transfer duty upon transfer.
104. One original signed and 'stamped' Queensland Titles Registry Form 1 Transfer and Form 24 must be lodged with council for endorsement prior to the registration of title, together with a survey plan and a copy of the land valuation.

### **Easements**

105. Unless otherwise agreed in writing by the relevant service provider, any public or third party infrastructure located on the subject site must be placed within an easement registered against the title of the property.
106. All easements must be designed in accordance with the planning scheme and granted at no cost to the Grantee. Where the Grantee is Council or a service authority, the easement documentation must be in accordance with the Grantee’s standard easement terms. Draft easement documentation must be submitted to Council for endorsement.

107. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.

## LANDSCAPING & ECOLOGY

### Landscape Works

108. The development site must include the provision of landscape works. The works must be designed by a qualified person\* and undertaken in accordance with an operational works approval and must include:

- (a) private landscape works as follows:
  - (i) landscape works that are of a subtropical nature and utilising coastal hardy species
  - (ii) a selection of plant species that contribute to internal visual amenity, reduce radiant heat and soften building form
  - (iii) a selection of plant material that includes turf, groundcover, shrub and trees (including palm trees)
  - (iv) internal screening of service infrastructure
  - (v) landscape garden areas where fencing is indented or setback in accordance with planning scheme requirements
  - (vi) areas of deep planting in natural ground where trees and palms can grow to full form and maintain structural stability

*Note: Landscape works on private land require practical completion prior to commencement of use or plan seal. No council maintenance period applies.*

- (b) boundary fencing unless otherwise agreed by council, with a minimum of 50% permeability and designed to have a design life commensurate with the adjacent development. Treated pine fencing is not permitted.
- (c) landscaping associated with car parking with consolidated landscape areas of deep planting within natural ground. Where soil volumes are restricted structural soils must be used. A combination of architectural and vegetative shade is preferred. Landscape and water treatment infrastructure must be collocated where possible to create a more sustainable outcome
- (d) public landscape works within the road reserve as follows:
  - (i) minimised use of landscape areas within the road reserve. Full verge landscaping (i.e. planting) of the road reserve is not desirable. Landscape within the road reserve is restricted to:
    - a. the provision of landscape works that will be maintained by the Body Corporate or associated building management
    - b. the provision of feature/street trees on all road/park/open space frontages at an average of 6 metre centres within a mulched area, to be maintained by Council following off maintenance. Where footpath is full width hard pavement, structural soils are to be used
    - c. landscaping immediately adjacent to the allotment boundary that will be maintained and renewed when required, by the Body Corporate or associated building management, as part of the development, in perpetuity
    - d. the provision of landscape works associated with any water quality devices if required as part of associated engineering approvals, to be maintained by Council following off maintenance
    - e. the provision of hard pavement where associated with an adjacent commercial use that requires full width pavement to accommodate additional pedestrian movement

- (ii) all landscape areas on road reserve adjacent/adjoining the allotment boundary are to be constructed at adjacent road grade (not mounded or battered to the adjacent allotment boundary)
    - (iii) all landscaping must be designed to be easily, safely and efficiently maintained on an ongoing basis without disruption to the general public
  - (e) pathway connections from private development to the public road reserve that, where approved by council:
    - (i) remain the responsibility of the Body Corporate or associated building management to safely maintain and replace when required (stepping stones are a safety and trip hazard and will not be approved)
    - (ii) are to be Portland grey, broom finished concrete, with RPEQ certified construction and jointing plans, unless otherwise approved by Council
  - (f) the combined pedestrian cycle path and drainage maintenance access as prescribed in the conditions of this development approval
  - (g) rehabilitation of all areas within the drainage land that are disturbed by construction activities with a species mix generally reflective of the associated Regional Ecosystem. A qualified person\* must prepare a rehabilitation plan as part of an associated operational works application  
*\*(Refer to Advisory Note)*
109. Landscape works on road reserve must have a maintenance period of 12 months for amenity streetscape works, and 36 months for drainage and open space rehabilitation following transfer to Council.
110. All landscape works must be established in accordance with the approved operational works design for the life of the development, and maintained in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be:
- (a) allowed to grow to full form and be refurbished when its life expectancy is reached. Street trees are not to be pruned/topiaried to gain visibility to signage or buildings
  - (b) chosen for longevity and not located as to interfere with adjacent pedestrian or vehicle movement
  - (c) chosen to fit the space (soil volume) and not create nuisance.
111. Existing vegetation (trees) in open space and public drainage land are to be retained where possible. As part of operational works applications, a qualified person\* must assess the vegetation and make recommendations in regard to the health and residual life of the vegetation and any potential hazard. All potential hazards are to be mitigated or removed from land that will become public reserve or may become a hazard or nuisance to adjoining properties.  
*\*(Refer to Advisory Note)*
112. Water quality treatment devices in road reserve or drainage land must be designed to have sufficient filter media depth to allow for the provision of trees as part of the planting pallet.

### **Bushfire Hazard**

113. The development must be carried out in accordance with the bushfire hazard assessment listed within this development approval.

## **ENVIRONMENT**

### **Waste Management**

114. Refuse storage, removal and collection facilities must be provided in accordance with the Approved Plans and the following:
- (a) provision of bins at regular intervals throughout the site for patrons. Bins must be managed by the site operator on a regular basis, including clearing of full bins at the end of each day and clearing of all bins at least weekly. The site operator must keep the site in a clean and tidy condition at all times
  - (b) collection by service vehicles from within the site only in a safe, efficient and unobstructed manner
  - (c) a No Parking/No Standing Bay for a Waste Collection Vehicle (WCV) must be provided within the site immediately adjacent to the bin storage area. The parking space must meet the minimum dimensions contained in council's *Planning scheme policy for the transport and parking code* and must allow the WCV manoeuvring space for entry and exit from the space. Signage must be provided to limit car parking to ensure the space is kept free for WCVs.
  - (d) maintain continued responsibility of the body corporate, or an equivalent site management entity, to maintain access to the waste contractor to the collection embayment
  - (e) provision of a functionally accessible communal hardstand impervious areas for the permanent storage location and service collection of all bins, located as indicated on the Approved Plans
  - (f) provision of purpose built enclosures to the bin storage and collection areas, which is screened from the street and adjoining properties by landscaping
  - (g) bin enclosures must be sufficiently sized to fully contain all bins, allow for manoeuvring of bins and sufficient height to allow for bin lids to be fully opened within the enclosure.
  - (h) bin enclosure must be designed to allow for separation of waste from individual tenancies
  - (i) provision of a readily accessible wash-down area in the vicinity of the permanent bin storage area fitted with a hosecock, bin roll over bund, and drain connected to the sewer that has a stormwater catchment area of no more than 1m<sup>2</sup>.
115. An inspection must be organised with a council's Development Services Branch to confirm waste servicing and collection arrangements. Where obstructions to waste collection vehicles and facilities prevent safe and efficient servicing, the obstruction must be removed or rectified.
116. Medical and clinical wastes must be stored in appropriate waste containers\*, in an enclosed secure facility such that the area is not accessible to persons or animals, other than the operator of the premises.  
 \*(Refer to Advisory Note)

**Acoustic Amenity**

117. Acoustic measures and treatments must be incorporated into the development in accordance with section 8 of the acoustic report listed within this development approval
118. Any fixed plant and equipment\* that causes noise (e.g. from basement car-park exhausts, air conditioning units, or pool filtration units, refrigeration units, pumps and generators, kitchen exhaust units), must be enclosed, shielded and/or positioned to ensure that the following sound pressure levels for a noise sensitive land use is achieved:

Location where criteria	Adjusted equivalent continuous sound pressure level ( $L_{Aeq,adj,T}$ ) to be achieved during the day, evening and night time periods	Maximum sound pressure level
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applies at a noise sensitive land use				(L <sub>Amax</sub> ) to be achieved during the night time period
	Day 7am-6pm L <sub>Aeq,adj,11hr</sub>	Evening 6pm-10pm L <sub>Aeq,adj,4hr</sub>	Night 10pm-7am L <sub>Aeq,adj,9hr</sub>	Night 10pm-7am
Sleeping Areas	35 dB(A)	35 dB(A)	30 dB(A)	45 dB(A)
Other Habitable Rooms	35 dB(A)	35 dB(A)	35 dB(A)	N/A
Within the Designated Private open Space	50 dB(A)	50 dB(A)	N/A	N/A

*Note: Measurements must be in accordance with AS 1055 - Acoustics – Description and measurement of environmental noise. Measurements must be adjusted for tonality and impulsiveness where required, where attenuation is applied for inside to outside calculations, a maximum of 5 dB(A) only is to be applied (i.e. assumed windows fully open)*

*\*(Refer to Advisory Note)"*

119. Service vehicle movements associated with the approved use (including loading and unloading) must not occur outside the hours of 7am to 6pm Monday to Saturday, and not at all on Sundays or public holidays. The requirements of this condition must be included in the Community Management Statement for any Body Corporate for the subject site.
120. Any grills or metal plates subject to vehicular traffic on the site must be suitably acoustically dampened to prevent noise impacts on surrounding sensitive land uses.
121. Certification must be submitted to council from a qualified person\* that the development has been constructed in accordance with the acoustic report and Acoustic Amenity conditions of this development approval.  
*\*(Refer to Advisory Note)*

### **Lighting Devices**

122. Lighting associated with the use must be designed, sited, installed and tested to comply with Table 3.2 & 3.3 of AS 4282 - *Control of the obtrusive effects of outdoor lighting* using Zone A3.
123. Certification must be submitted to council from a qualified person\* that all lighting devices comply with the requirements of this development approval.  
*\*(Refer to Advisory Note)*

### **Commercial Kitchen Exhaust**

124. Kitchen exhaust points for the development must be located and operated in accordance with AS 1668.2 - *The use of ventilation and airconditioning in buildings* (specifically Section 3.10 – *Air Discharges*).

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## DEVELOPMENT PERMIT FOR OPERATIONAL WORK (EARTHWORKS)

### PRIOR TO COMMENCEMENT OF WORKS

#### General

125. Prior to requesting a pre-start meeting, a condition report of the drainage system must be completed for agreement at the pre-start meeting. The condition report is to include a CCTV inspection of the existing pipe and must include at least 50m upstream and downstream of all works.
126. A pre-start meeting must be organised with Council prior to the commencement of any on site works. An Operational Works Pre-Start Request Form must be submitted to Council together with payment of the relevant application fee. The applicant must organise for the certifying Registered Professional Engineer, Queensland (RPEQ) or other certifying entity, as well as the principal contractor/s for the operational works to be in attendance at the meeting.
127. A condition report including photographs of the frontage of the site must be completed and submitted to Council at the pre-start meeting.
128. A Construction Management Plan must be submitted to Council prior to the pre-start meeting and must specifically address the following:
  - (a) Traffic management during all aspects of the construct phase including:
    - (i) A Traffic Management Control Plan in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD) detailing all temporary signage and traffic control measures prior to construction.
    - (ii) Maintenance of safe pedestrian access across the frontage of the site both during daily construction and after daily construction has ceased.
    - (iii) Proposed fencing to the site during the construction phase of the development.
    - (iv) Adequate parking arrangements for construction workers.
  - (b) Works programme identifying key components of the works and their respective durations.
  - (c) Establishment of a communication protocol with the general public, adjoining owners, emergency services and local businesses to advise of agreed construction times, impacts on traffic and services and other relevant issues.
  - (d) Details on the location of external fill sites/sources, the haulage route, type of vehicle to be utilised during filling operations and frequency of usage. **NOTE:** any damage to the existing road system as a result of haulage operations must be fully repaired at the applicant's expense.
129. Any conflict between the development and an existing or proposed service must be referred to the relevant service authority for determination prior to commencement of works.
130. Prior to requesting a prestart meeting all plans requiring amendment must have been submitted and approved by Council.

#### Erosion and Sediment Control



131. A Construction Phase Stormwater Management Program (including Erosion and Sediment Control Plans), a completed Design Certificate for Erosion and Sediment Control and a schedule of registered business names must be provided to Council's delegate in accordance with the requirements of the *Planning scheme policy for development works* prior to the onsite prestart meeting and prior to works commencing. The program must additionally contain measures to comply with the construction phase - stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A).

## **DURING CONSTRUCTION**

### **General**

132. Where damage occurs to any Council asset as a result of the development works, it must be repaired immediately where it creates a hazard that presents risk to person or property. Other damage must be repaired prior to completion of works.
133. A Registered Professional Engineer, Queensland (RPEQ) must undertake the necessary supervision, inspections, testing and or auditing of the works to enable them to certify that all works conform to the operational works approval and current engineering standards.
134. All works must be constructed and work procedure undertaken in accordance with:
- (a) The Approved Plans and conditions detailed in this development approval.
  - (b) The relevant conditions of the higher order Material Change of Use approval viz. MCU19/0141 to which this approval relates.
  - (c) All relevant Council Planning Scheme Policies, standard drawings, standard specifications and guidelines.

### **Earthworks**

135. All earthworks shall be undertaken in accordance with the provisions of AS 3798 – *Guidelines on earthworks for commercial and residential developments*, with geotechnical testing undertaken in accordance with Section 8 of the Standard, and to a minimum of 'Level 1'. Test results as required by AS 3798, and a certificate of quality and uniformity of fill, shall be provided by a RPEQ and submitted to Council upon practical completion of works.
136. Slope and batters are a maximum grade of:
- (a) 1 in 6 where in proximity to waterbodies.
  - (b) 1 in 4 for grassed areas.
  - (c) 1 in 3 for planted areas.
  - (d) 1 in 2 for combined structural engineering and planting solutions.

### **Work Hours**

137. Construction and earthworks (including the entry and departure of heavy vehicles) must only occur between the hours of 7:00am to 6:00pm Monday to Saturday with no work on Sunday or Public Holidays unless otherwise approved by council.
138. Lighting associated with the construction and earthworks activities, including security lighting, must be designed, sited, installed and tested to comply with Tables 3.2 & 3.3 for Zone A3 of AS 4282 - *Control of the obtrusive effects of outdoor lighting*".

### **Air Emissions**

139. Visible emissions of dust must not occur beyond the boundaries of the subject site Monday to Sunday.

### **Construction Materials, Equipment and Waste**

140. Construction materials, equipment and waste (waste\* as defined by the *Environmental Protection Act 1994*) resulting from the approved works must be retained wholly within the subject works alignment in accordance with the Approved Plans. Any waste generated as a result of the works must be disposed only to a facility for waste disposal approved in accordance with the *Environmental Protection Act 1994*, for example a Council operated Waste Facility.

\* (Refer to Advisory Note)

### **Fill Material**

141. Filling of land must be undertaken using the following inert materials only in accordance with the *Waste Reduction and Recycling Act 2011* using either of the following:

- (a) If pulverised so that no piece has any dimension of more than 100mm:
  - (i) Bricks, pavers or ceramics.
  - (ii) Concrete that does not have any steel reinforcing rods embedded in it.
- (b) Clean earth\*.

\* (Refer to Advisory Note)

### **Erosion and Sediment Control**

142. Information is to be provided and all works undertaken in accordance with the requirements of the *Planning scheme policy for development works* (SC6.14.6.5 Protecting waters from the impacts of developments) at all times from when land disturbing activities commence until such time as the site is effectively stabilised. This is to include, but is not limited to, the following specific actions in accordance with the *Planning scheme policy for development works*:

- (a) Inspection certification is to be provided in the form and frequency specified in the *Planning scheme policy for development works*;
- (b) All actions are to be taken to avoid and minimise releases, flow and discharges of prescribed water contaminants in accordance with the requirements of the *Planning scheme policy for development works*;
- (c) Prior to the sealing of the plan of survey for the subdivision the site is required to be effectively stabilised; and
- (d) The actions required by the *Planning scheme policy for development works* are to be augmented as necessary to ensure the measures implemented comply with the construction phase - stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A).

### **Stormwater Drainage**

143. Appropriate scour protection must be provided at the outlet of all stormwater pipes including temporary outlets.
144. Works associated with this permit must not adversely impact on the existing drainage conditions on other properties (eg by blocking or interfering with natural overland flows).

## **FOLLOWING CONSTRUCTION**

### **Supervision/Certification**

145. Upon completion of the work a certificate must be issued by a RPEQ certifying that the works have been undertaken in accordance with the Operational Works approval.

## DEVELOPMENT PLANS

The following development plans are Approved Plans for the development:

### Approved Plans

Plan No.	Rev.	Plan Name	Date
-	-	<i>FOREST GLEN VILLAGE CENTRE PLAN OF DEVELOPMENT</i> , prepared by RPS	7/10/20
STE-AR-0.0100	D	<i>Master Plan Existing</i> , prepared by Mode Design	21/09/20
STE-AR-0.0103	D	<i>Master Plan Stages</i> , prepared by Mode Design	21/09/20

The following development plans require amendment prior to becoming Approved Plans for the development:

### Plans Requiring Amendment

Plan No.	Rev.	Plan Name	Date
STE-AR-0.0102	E	<i>Master Plan Landuse</i> , prepared by Mode Design	21/09/20
<b>Amendments</b>	(i)	Amend to provide a public park in the general location identified on the plan as Landscape Buffer with a minimum area of 800m <sup>2</sup> and a minimum dimension of 20 metres. The public park must be included in Precinct I.	
	(ii)	Amend the legend to delete reference to uses and maximum gross floor areas as these are regulated in the Plan of Development document.	
	(iii)	Amend to be consistent with the amendments required for the stormwater management plan.	
STE-AR-0.0104	D	<i>Master Plan Traffic</i> , prepared by Mode Design	21/09/20
<b>Amendments</b>	(i)	Amend to extend the pedestrian access linework and the internal road linework along both western driveways to connect up to Mons Road (west).	
	(ii)	Amend to extend the public road linework to identify the legs of the proposed new internal roundabout as Public Road.	
	(iii)	Amend to identify a future public road, with an indicative alignment, extending through Precincts B and C connecting to Mons Road (west).	
STE-AR-0.0109	D	<i>Site Plan Stage 1</i> , prepared by Mode Design	07/08/20
<b>Amendments</b>	(i)	Amend to extend the pedestrian access paths and the two internal western driveways to connect up to Mons Road (west).	

		(ii) Amend to provide a public park in the general location identified on the plan as Landscape Buffer with a minimum area of 800m <sup>2</sup> and a minimum dimension of 20 metres.  (iii) Amend to be consistent with the amendments required for the stormwater management plan.	
STE-AR-0.0110	D	<i>Part Site Plan – Stage 1</i> , prepared by Mode Design	07/08/20
<b>Amendments</b>		(i) Amend to remove the colour hatching.  (ii) Amend to show articulated roof forms extending past the roof line and perforated screens capable of providing weather protection.  (iii) Provide additional awnings, with a height of less than 3 metres, to enable continuous weather protection around and connecting all buildings and including the following: <ul style="list-style-type: none"> <li>• up to at least the 3m building setback line in the south east corner of Building C covering the footpath connection to Grammar School Way; and</li> <li>• covering the toilets and bike store area on Retail A Building.</li> </ul> (iv) Amend to be consistent with the amendments required for the stormwater management plan.	
RA-AR-1.1000	B	<i>Retail A GA Plan Ground level</i> , prepared by Mode	07/08/20
RA-AR-1.1002	B	<i>Retail A GA Plan Roof level</i> , prepared by Mode	07/08/20
RA-AR-1.1100	B	<i>Retail A GA Elevations</i> , prepared by Mode	07/08/20
RA-AR-1.1200	B	<i>Retail A GA Sections</i> , prepared by Mode	07/08/20
RA-AR-2.1000	B	<i>Retail B GA Plan Ground level</i> , prepared by Mode	07/08/20
RA-AR-2.1002	B	<i>Retail B GA Plan Roof level</i> , prepared by Mode	07/08/20
RA-AR-2.1100	B	<i>Retail B GA Elevations</i> , prepared by Mode	07/08/20
RA-AR-2.1200	B	<i>Retail B GA Sections</i> , prepared by Mode	07/08/20
RA-AR-3.1000	B	<i>Medical Centre GA Plan Ground level</i> , prepared by Mode	07/08/20
RA-AR-3.1001	B	<i>Medical Centre GA Plan level 01</i> , prepared by Mode	07/08/20
RA-AR-3.1002	B	<i>Retail B GA Plan Roof level</i> , prepared by Mode	07/08/20
RA-AR-3.1100	B	<i>Medical Centre GA Elevations</i> , prepared by Mode	07/08/20
RA-AR-3.1200	B	<i>Medical Centre GA Sections</i> , prepared by Mode	07/08/20
<b>Amendments</b>		Amend all listed plans as necessary to incorporate the following: <ul style="list-style-type: none"> <li>(i) Remove references to signage</li> <li>(ii) Illustrate screened bin refuse area</li> <li>(iii) Amend articulated roof forms extending past the roof line and perforated screens capable of providing weather protection</li> </ul>	

	<ul style="list-style-type: none"> <li>(iv) Remove reference to downturned roof edge</li> <li>(v) Provide additional awnings, with a height of less than 3 metres, to enable continuous weather protection around and connecting all buildings and including the following: <ul style="list-style-type: none"> <li>○ up to at least the 3m building setback line in the south east corner of Building C covering the footpath connection to Grammar School Way; and</li> <li>○ covering the toilets and bike store area on Retail A Building.</li> </ul> </li> <li>(vi) Provide a footpath along the full length of the northern frontage under awning cover of Building B.</li> <li>(vii) Amend the proposed access ramp on the northern frontage of Building B to comply with the conditions of this approval (ie. not located in road reserve and behind minimum 2m of landscaping)</li> <li>(viii) Illustrate extent of clear glazing to street front façades and walkways for activation and visual supervision of the street and pedestrian areas</li> <li>(ix) Illustrate all concrete tilt up panelling on Western façade and any Northern panels that have no clear glazed penetrations or screening with textured, coloured and patterned or provisioned for urban art</li> <li>(x) Illustrate the refuse enclosure to the new public road as having a solid decorative wall with landscape screening to the street.</li> </ul>		
1874-SBSMP-01 Version 3.0	3.0	<i>Site Based Stormwater Management Plan, in Association with the Mixed Use Development application at 354-370 Mons Road, Forest Glen (Lots 7, 8 &amp; 14/SP246654, RP810784 &amp; SP295875), prepared by Barlow Shelley Consulting Engineers Pty Ltd</i>	31/07/20
<b>Amendments</b>	<ul style="list-style-type: none"> <li>(i) Amend to identify the batters of the bioretention basin</li> <li>(ii) Identify a 3.3m wide maintenance access along the drainage land / vegetated buffer</li> <li>(iii) Identify the future property boundary confirming the bioretention basin is located within the development site but the footpath/ maintenance access is located within drainage land.</li> <li>(iv) Identify the batters of the detention / overland flow path / drainage land</li> <li>(v) The width of the detention / overland flow path / vegetated buffer must start from the toe of the batter and must not be less than 20m.</li> <li>(vi) Realign the footpath towards North from current location above the 750mm diameter drainage pipe discharging under Grammar School Way.</li> <li>(vii) Replace the boardwalk element with a concrete footpath</li> <li>(viii) Submit revised plans and sections reflecting the above</li> <li>(ix) Provide consistent size of the bioretention filter area among the report text and drawings.</li> <li>(x) Provide cross sections that complies Water by Design Guidelines interface between filter media and retainingwalls.</li> </ul>		

		(xi) Identify how the runoff from new road and driveway and public road under Stage 1 will be treated to achieve Council's pollutant load reduction targets. (xii) Maximum of 50% of the basin perimeter with retaining walls. (xiii) Include a catchment plan for water quality improvement attached to each bioretention basins.	
1874-02		<i>Re: Severe Storm Impact Statement, 354 &amp; 370 Mons Road, Forest Glen for Forest Glen Village Centre Pty Ltd</i> , prepared by Barlow Shelley Consulting Engineers Pty Ltd	31/07/20
<b>Amendments</b>		(i) Identify the existing external catchments and consider flow from this catchment for the severe impact statement (ii) Identify appropriate water levels within and around the site ensuring no over floor flooding during a severe storm and identify the extent of the overland flow path	
1874-EW03	C	<i>Overall Earthworks Layout Plan</i> Prepared by prepared by Barlow Shelley Consulting Engineers Pty Ltd	31/07/20
1874-EW04	C	<i>Earthworks Detail Plan - Stage 1</i> Prepared by prepared by Barlow Shelley Consulting Engineers Pty Ltd	31/07/20
1874-EW05	C	<i>Earthworks Site Sections Sheet 1 of 2</i> Prepared by prepared by Barlow Shelley Consulting Engineers Pty Ltd	31/07/20
1874-EW06	C	<i>Earthworks Site Sections Sheet 2 of 2</i> Prepared by prepared by Barlow Shelley Consulting Engineers Pty Ltd	31/07/20
<b>Amendments</b>		(i) Submit amended earthworks plans and sections consistent with the amendments required for the stormwater management plan	
PO3	C	<i>Overall Layout Plan</i> Prepared by prepared by Barlow Shelley Consulting Engineers Pty Ltd	30/07/20
PO4	C	<i>Staging Plan</i> , prepared by Barlow Shelley Consulting Engineers Pty Ltd	30/07/20
PO6	C	<i>Internal Roadworks Plan</i> , prepared by Barlow Shelley Consulting Engineers Pty Ltd	30/07/20
PO7	C	<i>Preliminary Stormwater Site Plan</i> , prepared by Barlow Shelley Consulting Engineers Pty Ltd	30/07/20
PO8	C	<i>Stage 1 – Site Level Plan</i> , prepared by Barlow Shelley Consulting Engineers Pty Ltd	30/07/20
<b>Amendments</b>		(i) Submit amended engineering plans and sections consistent with the amendments required for the stormwater management plan (ii) Provide additional paths and pedestrian crossing points at the roundabout splitter islands, in accordance with the conditions of this approval.	

P05	C	<i>External Roadworks Plan</i> , prepared by Barlow Shelley	30.07.20
<b>Amendments</b>	(i)	Nominate the existing access driveway to be decommissioned and a new internal T intersection to the Stage 1 driveway provided.	
P09	C	<i>Typical Cross Sections</i> , prepared by Barlow Shelley	30.07.20
<b>Amendments</b>	(i)	Submit amended engineering plans and sections consistent with the amendments required for the stormwater management plan	
	(ii)	Provide additional paths and pedestrian crossing points at the roundabout splitter islands, in accordance with the conditions of this approval.	
	(iii)	Amend the Road 1 Typical Cross Sections to provide a 6m wide carriageway and 2x 2.5m wide parking lanes.	
	(iv)	Reverse the crossfall on the parking lane to convey stormwater flows along the nominal edge of carriageway, to avoid trapped water in parking indents.	
	(v)	Include fall protection/customer guidance to the carpark side of the bio-retention basin.	
STE-AR-0.0111	B	<i>Site Elevations</i> , prepared by Mode	07/08/20
<b>Amendments</b>	(i)	Amend as necessary for consistency with all other plan amendments	

## REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

### Referenced Documents

Document No.	Rev.	Document Name	Date
1874-FHAR-01 Version 3.0		<i>Flood Hazard Assessment Report, In Association with the Mixed Use Development application at 354-370 Mons Road, Forest Glen (Lots 7, 8 &amp; 14/SP246654, RP810784 &amp; SP295875)</i> , prepared by Barlow Shelley Consulting Engineers Pty Ltd	31/07/20
-	2	Bushfire Issues v2 prepared by Taylor Ecology	Nov 2019
2019399	R01 C	<i>Acoustic Report</i> , prepared by Acoustic Works	20/12/19

## ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

### **Equitable Access and Facilities**

1. The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code - Building Code of Australia (Volume 1)* as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:
  - (a) *the Disability Discrimination Act 1992 (Commonwealth)*
  - (b) *the Anti-Discrimination Act 1991 (Queensland)*
  - (c) *the Disability (Access to Premises – Buildings) Standards.*

### **Aboriginal Cultural Heritage Act 2003**

2. There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The *ACH Act* establishes a cultural heritage duty of care which provides that: “A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.” It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 1300 378 401 to discuss any obligations under the *ACH Act*.

### **Easements and Future Works over External Land**

3. Should the conditions of this development approval require easements or works to be undertaken over land external to the site, council recommends that easement and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over council owned or controlled land, please liaise directly with council’s Property Management Unit and note that compensation may be payable.

### **Other Laws and Requirements**

4. This approval relates to development requiring approval under the *Planning Act 2016* only. It is the applicant’s responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the Sunshine Coast Council website



([www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)). For information about State and Commonwealth requirements please consult with these agencies directly.

### **Restriction on Building Approval until all other Permits are Effective**

Pursuant to the statutory provisions of the Building Act, a private building certifier must not grant any building development approval related to this development until all necessary development permits for the development (including, for example, operational works approvals) have taken effect under the *Planning Act 2016*. This legislative requirement is critical to ensure that a private certifier's approval about a component of the development is consistent with the assessment managers' decisions on other aspects of the overall development.

### **Infrastructure Charges**

5. Infrastructure charges, determined in accordance with council's Infrastructure Charges Resolution, apply to this development approval and to future development approvals made under the Preliminary Approval. The Infrastructure Charges Notice, for council's proportion of the infrastructure charge, has been issued. Unitywater may issue an infrastructure charges notice for their proportion of the infrastructure charge.

### **Development Compliance Inspection**

6. Prior to the commencement of the use, please contact council's Development Audit & Response unit to arrange a development compliance inspection.

### **Resubmission of Amended Plans Required**

7. The conditions of this development approval require resubmission of plans to council with amendments. Please address the amended plans to council's Planning Assessment Unit with the reference no. MCU19/0141 separate to any operational works application. To avoid delays and assessment issues with the operational works application, it is recommended the plans be resubmitted prior to lodgement of any operational works application. However, should the plans not be submitted, the applicant is advised that a preliminary approval may be issued in lieu of a development permit.

### **Road Naming Procedure**

5. Road names must be approved by council before the plan of subdivision is submitted for approval. A written request for proposed naming of roads must be submitted to council together with a plan of the proposed roads and a completed road naming application form. Further details can be found on council's website.

### **Qualified Person**

6. For the purpose of preparing a bushfire management plan, and for certifying compliance with the bushfire requirements of this development approval, a qualified person is considered to be an ecologist with a minimum of three (3) years current experience in the field of bushfire assessment and management.

7. For the purpose of certifying acoustic matters or treatments for the development, a qualified person is considered to be either:
  - (a) a Registered Professional Engineer of Queensland (RPEQ);
  - (b) an environmental consultant with a minimum of three (3) years current experience in the field of acoustics.
  
8. For the purpose of certifying lighting devices for the development, a qualified person is considered to be either:
  - (a) a Registered Professional Engineer of Queensland (RPEQ);
  - (b) an environmental or electrical design consultant with a minimum of three (3) years current experience in the field of outdoor lighting.
  
9. For the purpose of preparing a landscape plan, for operational works applications, a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of three (3) years current experience in the field of landscape design and revegetation works.
  
10. For the purpose of preparing an arborist report or certifying the suitability of street trees, a qualified person is considered to be a person with either:
  - (a) ISA certification; or
  - (b) a Diploma of Arboriculture in addition to a minimum of three (3) years current experience in the field of arboriculture.
  
11. For the purpose of preparing a rehabilitation plan, a qualified person is considered to be a landscape architect or ecologist with a minimum of three (3) years current experience in the field of landscape design.

#### **Noise – Fixed Plant and Equipment**

12. For the building design and construction of the approved use, the direction of a qualified acoustic consultant will ensure the installation of fixed plant and equipment (eg air-conditioning condenser units, refrigeration plant and mechanical exhaust discharge) is suitably located and/or shielded to avoid nuisance being caused by any noise from the plant and equipment.

#### **Waste Management – On Property Servicing of Bulk Bins**

13. The conditions of this approval contain detailed requirements regarding waste management storage and collection areas. Council is seeking to minimise existing long term problems associated with servicing of waste containers, specifically issues associated with bulk bins standing on road reserves, traffic issues, and Workplace Health & Safety considerations for the cleansing contractor. The purpose of the temporary bin storage embayment at the site frontage within the property boundary is to reflect:
  - (a) the minimum requirements that must be achieved so as to conduct safe, efficient and unobstructed On-Property collection of bulk bins in accordance with the *Waste management code*, and

- (b) the minimisation of Workplace Health & Safety issues associated with manual handling of bulk bins by the cleansing contractor.

### **Waste Management – Bin Sizes**

- 14. Councils Waste and Resources Management Branch coordinates waste collection within the Sunshine Coast Council area, in conjunction with the appointed waste collection contractor. Waste collection services for commercial developments are available, with varying bin sizes and service frequency to achieve safe, efficient and unobstructed servicing for the development. Please contact council's Waste and Resources Management Branch via the Customer Service Centre for further information regarding available bin sizes.

### **Medical Waste**

- 15. The *Waste Reduction and Recycling Regulation 2011* contains specific requirements for the storing and handling of clinical and related waste before it is transported off-site for treatment and disposal. These requirements have been introduced to prevent harm to humans, avoid contamination of soil and surface waters, and to assist in ensuring correct disposal. Clinical and related wastes must be:
  - (a) bagged and stored in rigid-walled, leak-proof secondary containers, preferably in a bunded area with an impervious surface (e.g. washable storage room)
  - (b) stored in bags and containers with the appropriate colours and labels
  - (c) kept so as not to cause environmental nuisance (e.g. by refrigerating potentially odorous materials)
  - (d) stored in an area not accessible to unauthorised people or animals.

### **General**

- 16. Council has undertaken an audit check of the operational works drawings in relation to the proposed works. A detailed check of the calculations and drawings has not been undertaken, as they have been certified by a RPEQ. The RPEQ bears full responsibility for all aspects of the engineering design. Council reserves the right to require further amendments and/or additions at a later date should design errors become apparent

### **Prestart Inspections Request**

- 17. *Contact* Council on (07) 5475 9866 to arrange a pre-start or an inspection giving a minimum of five business days' notice.
- 18. *If* Council officers are required to undertake additional inspections of the same works, a re-inspection fee will be applicable in accordance with Council's Fees and Charges Register applicable at the time.

### **Civil Engineering Advisory Notes**

- 19. A *separate* development permit for operational works must be obtained prior to any modification of existing property accesses, the construction of any new property access, or the commencement of any other works in the road reserve that do not form part of this approval.

## **Environmental Harm**

20. The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and landscaping phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.

## **Environmental Health**

21. *Clean earth* means earth that has trace elements and contaminant levels within the interim ecologically-based investigation levels for urban land use under the document titled *Schedule B(1) - Guideline on Investigation Levels for Soil and Groundwater*, forming part of the *National Environment Protection (Assessment of Site Contamination) Measure 1999, as varied 2011*, made by the National Environment Protection Council under the *National Environment Protection Council Act 1994* (Commonwealth), section 14(1).
22. *Waste* includes anything, other than a resource approved (i.e. recyclable) under the *Waste Reduction and Recycling Act 2011* (Chapter 8) that is:
- (a) Left over, or an unwanted by-product, from an industrial, commercial, domestic or other activity; or
  - (b) Surplus to the industrial, commercial, domestic or other activity generating the waste.

## **PROPERTY NOTES**

Not Applicable

## **VARIATION APPROVAL**

A variation approval under the *Planning Act 2016* has been granted. Variations from the planning scheme that are applicable to any future development application over the premises are identified in this approval.

## **FURTHER DEVELOPMENT PERMITS REQUIRED**

Development Permits for Material Change of Use, Reconfiguring a Lot, Operational Work and Building Work to establish the Forest Glen Village Centre Plan of Development are required as a result of this approval.

## **SUBMISSIONS**

There were 6 properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided and attached.

## **INCONSISTENCY WITH EARLIER APPROVAL**

Not applicable.

## **ENVIRONMENTAL AUTHORITY**

Not applicable.

## **RIGHTS OF APPEAL**

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

## **OTHER DETAILS**

If you wish to obtain more information about council's decision, please refer to the approval package for the application on Council's Development.i webpage at [www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au), using the application number referenced herein.