

APPENDIX A - CONDITIONS OF APPROVAL

1. APPLICATION DETAILS

Application No:	PBA15/0040
Street Address:	89-91 Greenoaks Dr COOLUM BEACH QLD 4573
Real Property Description:	Lot 111 SP 196609
Planning Scheme:	Sunshine Coast Planning Scheme (9 March 2015)

2. DECISION DETAILS

The following type of approval has been issued:

Preliminary Approval for Building Work - Extension to Substation (Telecommunication Facility)

3. RELEVANT PERIOD OF APPROVAL

The relevant period for this development approval is 2 years starting the day that this development approval takes effect.

4. INFRASTRUCTURE

Not Applicable.

5. ASSESSMENT MANAGER CONDITIONS

PLANNING

When Conditions must be Complied With

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

Approved Plans

2. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans listed within this Decision Notice.

Nature and Extent of Approved Use

3. The maximum height of the development (including associated antennae) must not exceed 23 metres above natural ground level.
4. Certification must be submitted to Council from a Cadastral Surveyor which certifies that the structure does not exceed the maximum height requirement of this Decision Notice.

5. No lights are permitted to be attached to the telecommunications facility, except where required for aircraft hazard lighting purposes or similar.
6. The Telecommunications Facility is to be used only for Energex operations.

Health and Safety

7. The telecommunications facility must be designed and operated to restrict human exposure to electromagnetic radiation in accordance with the:
 - (a) Radio Communications (Electromagnetic Radiation – Human Exposure) Standard 2003; and
 - (b) Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields.
8. Warning information signs and security fencing must be provided on the site to prevent unauthorised entry.

Colours and Finishes

9. The monopole and associated panels must be finished a matte neutral grey between 27% and 40% black.

Retention of Vegetation

10. The existing mapped Native Vegetation Area, located on the western and southern aspects of the site must be retained to screen the use throughout the life of the development. Should any trees be removed, they must be replaced by vegetation capable of screening the use for the life of the development.

6. REFERRAL AGENCIES

Not Applicable.

7. APPROVED PLANS

The following plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
A1-01	DA01	<i>Site Plan, prepared by Energex</i>	27/01/2015
A1-02	DA01	<i>Plan – Proposed Tower, prepared by Energex</i>	27/01/2015
A1-03	DA01	<i>Elevation – Proposed Tower, prepared by Energex</i>	27/01/2015

8. REFERENCED DOCUMENTS

Not Applicable.

9. ADVISORY NOTES

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

Aboriginal Cultural Heritage Act 2003

1. 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 07 3247 6212 to discuss any obligations under the *ACH Act*.

Other Laws and Requirements

2. This approval relates to development requiring approval under the *Sustainable Planning Act 2009* 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 in the “Laws & Permits” page of the Sunshine Coast Council website

10. PROPERTY NOTES

Not Applicable.

11. PRELIMINARY APPROVAL OVERRIDING PLANNING SCHEME

Not Applicable.

12. FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Building Work

13. SELF ASSESSABLE CODES

Not Applicable.

14. SUBMISSIONS

There were 2 properly made submissions about the application. In accordance with *Sustainable Planning Act 2009*, the name and address of the principal submitter for each properly made submission is provided and attached.

15. REASONS / GROUNDS FOR APPROVAL DESPITE CONFLICT WITH SCHEME

Not Applicable.

16. RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Sustainable Planning Act 2009* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a “negotiated decision notice” will be issued. Only one “negotiated decision notice” may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a “negotiated decision notice”.

17. OTHER DETAILS

If you wish to obtain more information about council’s decision, electronic copies are available on line at www.sunshinecoast.qld.gov.au or at council offices.