

Appendix A – Conditions

APPLICATION DETAILS

Application No:	MCU16/0275
Street Address:	Lot 589 Beerburum-Woodford Rd BEERBURRUM
Real Property Description:	Part of Lot 589 FTY 1876
Planning Scheme:	Sunshine Coast Planning Scheme (15 August 2016)

DECISION DETAILS

The following type of approval has been issued:

Type of Approval:	Development Permit for Material Change of Use of Premises for: <ul style="list-style-type: none"> • Extractive Industry; • Environmentally Relevant Activity ERA 16; • Caretaker's Accommodation.
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RELEVANT PERIOD OF APPROVAL

The relevant period for this development approval is 4 years starting the day that this development approval takes effect.

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.

Infrastructure agreement and Vegetation Offsets

2. The applicant must undertake the vegetation offsets in accordance with the executed Infrastructure Agreement between Council and Barro Group Pty Ltd dated [insert date].
3. If Conditions 4(a) or 4(b) of the DSDMIP referral agency response dated 3 July 2018 cease to have effect for any reason, or are amended so that less clearing is required to be offset, the applicant must provide an environmental offset to the Council to counterbalance the significant residual impacts of the balance of the clearing of native vegetation in a Native Vegetation Area not already subject to an environmental offset (at a ratio of 1.5 hectares for every one hectare cleared).

The applicant must enter into an agreed delivery arrangement with the Council to deliver the environmental offset in accordance with the *Environmental Offsets Act 2014*, prior to clearing any native vegetation on the Development Land that is subject to the environmental offset.

Approved Plans

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

Sunset Date for Completion of Approved Development

5. Pursuant to s342 of the *Sustainable Planning Act 2009*, this development approval lapses on 31 December 2040. The approved use must cease operating by this date, including the removal of all structures, fencing and stockpiles.

Development Staging

6. Prior to approval of the first operational works application for the development, the applicant must submit a detailed staging and rehabilitation plan (prepared by a qualified person*) for Council endorsement. The detailed staging and rehabilitation plan must be designed to accurately depict and govern all aspects of the staged extraction of the site, and identify how rehabilitation will occur as each terminal bench is created. The staging and rehabilitation plan must include the following:
 - (a) a series of plans (including 3D images) describing the geographical extent and final RL of the quarry floor for each sequential stage
 - (b) timing triggers for the sequential commencement and completion of rehabilitation of each stage
 - (c) any remaining voids/pits
 - (d) the perimeter vegetation buffer required by conditions of this decision notice (including: planting density; plant species)
 - (e) rehabilitation of terminal benches where there is a minimum 100m separation to the active working area and the redundant area is at least 3ha in area
 - (f) plant species used for rehabilitation works
 - (g) an alternate solution where redundant areas are required to be used for an ancillary purpose
 - (h) Timing and specification of rehabilitation works relevant to each stage (eg. progressive rehabilitation)
 - (i) Details on a plan defining the post extraction works and showing the final land form and final use of the site following completion of extraction.

*(Refer to Advisory Note)

7. Excavation activities associated with the approved use may be staged in accordance with the endorsed Staging Plans. Completed stages must be progressively rehabilitated in accordance with the conditions of this Decision Notice. Rehabilitation must commence immediately upon completion of the completed stage.
8. Clearing to accommodate the development must occur in a staged manner, in accordance with the endorsed development staging plans. Clearing for each new stage must not commence more than 12 months ahead of completion of the previous stage of extraction.
9. Final rehabilitation works to satisfy conditions of this decision notice must commence no later than 2 years prior to the sunset date for completion of the approved development as prescribed in this decision notice.

Nature and Extent of Approved Use

10. Excavation activities, including vegetation clearing, must not extend beyond the area as shown on the Approved Plan: *Figure 1 – Site Layout Plan*, as annotated to include the vegetated buffer required by conditions of this Decision Notice.
11. At all times while the use continues, vegetation clearing and overburden removal must be limited to that necessary to allow for 12 months extraction of resource material. Sufficient topsoil must be retained on site for progressive rehabilitation purposes.
12. External fill is only permitted onto the site as part of the final rehabilitation works. Otherwise, all required fill must be sourced on the site.
13. Activities associated with the approved use, including the use of machinery, must not operate outside the hours of:
 - (a) 6am to 6pm Monday to Friday
 - (b) 7am to 1pm Saturday.There must be no operations on Sundays or any public holiday.
14. Material extracted from the site must not exceed an output of 700,000 tonnes per annum. A record of each year's output must be kept on the site and must be provided to Council upon request.
15. A record of all complaints and investigation results including corrective actions must be maintained and made available for inspection at any time upon request by Council.

Heavy Vehicle Haulage

16. The approved haulage route is east from the site access point and toward Beerburrum Road. Haulage must not occur outside this haulage route.
17. Haulage trucks must not drive through the Beerburrum township, nor past any residential property, in either direction, before 6am or after 6pm on any day.
18. The maximum number of haulage vehicles accessing and leaving the site must not exceed 886 vehicles per week (whether laden or unladen). For the purposes of this condition, a haulage vehicle is any vehicle with a payload of greater than 10 tonnes.
19. Notwithstanding Conditions 14 and 18 of this Decision Notice, the applicant may make a special written request to the Chief Executive Officer to consider temporarily varying the maximum extraction and haulage requirements of Conditions 14 and 18 for a defined temporary period of time in order to supply quarry material to a particular infrastructure project that directly benefits the Sunshine Coast region. In determining such a request, the Chief Executive Officer, or their delegate, may consider among other things:
 - (a) the relevance and degree of benefit the nominated infrastructure project has to residents of the Sunshine Coast region
 - (b) the duration and degree of the requested variation, and the likely impact the variation may have to sensitive receivers located along the haul route
 - (c) the extent of additional quarry material required to supply the nominated infrastructure project over the defined temporary period
 - (d) whether the quarry material required for the nominated infrastructure project can be accommodated within the extraction and haulage restrictions of this Decision Notice

- (e) sufficient evidence of a contract (or similar) to supply material to the nominated infrastructure project, including evidence of required quantities and duration of supply for the project.
20. The operator must keep a log of all haulage trucks leaving and entering the site.
 21. Any laden haulage vehicle must have its load fully covered and secured prior to leaving the site.
 22. Heavy vehicles must be operated in accordance with the Drivers' Code of Conduct for the development referenced in this Decision Notice.

Temporary Cessation of Use

23. Where the approved use ceases for an extended period of time (exceeding 12 months), at any time throughout the life of the development, the applicant must provide written notification to Council advising of the expected re-commencement date. In such circumstances, any cleared and/or exposed worked areas of the quarry pit must be rehabilitated in accordance with the endorsed rehabilitation plan.

Safety Fencing and Signage

24. A safety/security fence must be erected along the property boundaries or the use area to prevent unauthorized or accidental public entry. This fencing is to be maintained for the life of the development and must be installed on the development side of the vegetation buffer required by this Decision Notice. Details are to be included in the application for operational works.
25. Public signage must be erected along the safety/security fence required by this Decision Notice, at minimum regular intervals of 50 metres, warning of the safety hazards associated with the approved use.

Waste Management

26. Refuse storage, removal and collection facilities must be provided for the use, including provision of separate bins for general and recyclable waste. 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*.

ECOLOGY & LANDSCAPE

Vegetation buffer

27. A 10m wide screening buffer of existing vegetation must be retained until at least 2030 on the northern, southern and eastern sides of the quarry pit generally as identified on the Approved Plan: *Figure 1 – Site Layout Plan*. The screening buffer must be planted with supplementary planting as necessary to ensure a thick screen is established. The planting must be undertaken in accordance with an operational works approval and must occur prior to commencing excavations. The buffer must be designed and established such that the visual screening is provided by the end of 2024. After 2030, the applicant may make a written request to the Chief Executive Officer to remove the 10m buffer, where it can be demonstrated at that time that the quarry site has very low visibility to surrounding areas and is adequately screened by the adjoining pine

plantation, with the height of trees in the adjoining plantation having grown to at least 5m high.

28. The required 10m wide screening buffer around the perimeter of the site must be clearly identified by visible marking poles/stakes (star pickets) at a spacing of no more than 50m.
29. A fauna spotter must be present on site at the time of clearing any vegetation. All fauna relocations must occur in accordance with a Fauna Management Plan prepared by a qualified person* and endorsed through an operational Works approval.
**(Refer to Advisory Note)*
30. The Fauna Management Plan must outline the steps taken to protect fauna species prior to and during all clearing activities. The Fauna Management Plan must include the following items:
 - (a) The name of the fauna spotter catchers to be used noting that they must be approved by the Queensland Parks and Wildlife Service along with a copy of the fauna spotter catchers permits
 - (b) The defined area that is to be cleared to accommodate the next stage of extraction works and methodology employed to ensure clearing will not extend past that area (eg. high-vis temporary fencing, signage, markers etc)
 - (c) An assessment of the fauna likely to be present within all strata of the area to be cleared including arboreal species that utilise hollows and nesting birds. Fauna surveys are required to determine the likelihood of fauna present and must be undertaken over several days and nights with a minimum of 4 days, 3 nights as per the Planning Scheme Policy for the Biodiversity, Waterways and Wetlands Overlay Code.
 - (d) Clearing methodology and fauna mitigation and protection works are to be comprehensively detailed and must nominate the following:
 - (i) Clearing of understorey must happen first and must be done in a direction that enables ground fauna to safely move into a vegetated area. Where this is unable to be achieved a pre-clearing trapping and release program for ground dwelling fauna must be outlined.
 - (ii) Once understorey is cleared, the remaining vegetation must be checked for hollows, dreys, nests and other arboreal fauna features and the methodology for safe fauna removal must be outlined. Each strata of vegetation must be checked and each hollow checked. Method on how to reach all strata levels must be outlined (use of cherry pickers, endoscopic cameras, hollow removals etc)
 - (iii) Nomination of release areas for fauna translocation and the land owners' written approval for release if necessary. This site will likely require releasing of animals into the Glass House Mountains National Park and approval must be gained for these works.
 - (e) Details for how injured fauna will be managed (Note that Australia Zoo Wildlife Hospital is approx. 15km and any injured fauna should be taken there immediately. Prior warning of any injured fauna coming into the hospital should be called ahead to alert hospital staff of animal arrival)
 - (f) Confirmation that all persons associated with fauna handling have required vaccinations in order to handle and remove bats.
31. A final report by the fauna spotter must be provided to Council no more than two weeks after the clearing is finished for each stage stating the following:
 - (a) The duration and time of clearing
 - (b) Details of any fauna that were caught and released including details of release area

- (c) Details of any fauna that were injured and transported to wildlife rescue / wildlife hospital
- (d) Details of any fauna destroyed due to injury or killed as a result of the clearing.

Bushfire Management

- 32. Sediment basins (or other on site dams) must be provided with a minimum capacity of 10,000 litres for firefighting purposes. Where insufficient water volume is available in the dams, a dedicated water truck with a minimum 10,000 litres of water must be available at all times.
- 33. The development must be carried out in accordance with the *Bushfire Hazard Assessment and Management Plan* listed within this Decision Notice.
- 34. A Bushfire Evacuation Plan for the site must be prepared by a qualified person* and submitted to Council prior to the issue of any development permit for operational works.
*(Refer to Advisory Note)
- 35. A copy of the *Bushfire Hazard Assessment and Management Plan*, and the Bushfire Evacuation Plan, must be provided to the nearest fire authority.

URBAN DESIGN

Visual amenity

- 36. Any outdoor lighting must be:
 - (a) minimal when viewed from outside the site
 - (b) shielded and directed onto the specific working area
 - (c) switched off outside the approved hours of operation specified in this Decision Notice.
- 37. Signage at the frontage of the site and the site access must be minimal. Signage must not be illuminated.
- 38. All buildings must be finished with non-reflective materials and natural hues and tones, which blend in with the surrounding bushland.

Height

- 39. The maximum height of the caretaker's residence development must not exceed 8.5m above natural ground level. All other sheds, structures and stockpiles must not exceed 15m in height.

Cultural heritage

- 40. The use must operate in accordance with the recommendations of the *Cultural Heritage Assessment*, prepared by Archaeo Cultural Heritage Services, referenced in this decision notice.

ENGINEERING

Damage to Council Roadways

41. Any damage to the external road pavement as direct consequence of construction activities associated with the establishment of the approved use must be remedied by the applicant or operator at no cost to Council.

Property Access

42. An all-weather site access road must be provided from Beerburrum-Woodford Road to all parking and manoeuvring areas of the development. The works must be undertaken in accordance with an operational works approval and must include in particular:
- (a) a sealed crossover in accordance with RS-051, with widths as required so that the largest anticipated regular service vehicle can enter and exit the site without encroaching into opposing lanes or onto unsealed surfaces.
 - (b) sealing of the first 50m (minimum) of the site access road into the property from the Beerburrum-Woodford Road reserve.

On-site Parking

43. A minimum of 9 car parking spaces must be provided and marked on the site, and made available and accessible at all times while the use is operating. The works must be undertaken in accordance with an operational works approval and must include in particular:
- (a) a minimum of one (1) covered on-site car parking space provided for exclusive use by the occupants of the caretaker's accommodation.
 - (b) dimensions, crossfalls and gradients in accordance with *AS 2890 - Parking facilities*.
44. 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.
45. Directional signage must be provided to direct visitors to the car parking spaces provided on-site.

Service Vehicles

46. Service vehicle parking, manoeuvring and standing spaces must be provided on the site, sufficient for the type of vehicles anticipated for the use.

Stormwater

47. The site must be adequately drained, and stormwater must be intercepted and lawfully discharged in accordance with and drainage strategy approved as part of an operational works approval, and the requirements of the *Stormwater management code*, without causing an annoyance or nuisance to any person or property. This must include necessary provision for clean water bunding (or diversion drainage) during all stages of development.

Utility Services

48. Reticulated electricity and telecommunication services must be provided to the development site. Where connection to the reticulated network is required, it must be undertaken in accordance with an approval for operational works and the standards and requirements of the relevant service provider.
49. Where new or modified services are provided, 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.

Easements

50. 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.
51. 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.
52. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.

TRAFFIC AND TRANSPORT

External Works

53. Prior to the commencement of the approved use, Beerburrum-Woodford Road must be upgraded between the site access intersection and Cobb & Co Drive. The works must be undertaken in accordance with an operational works approval and must include in particular:
 - (a) pavement widening and sealing, such that the minimum sealed pavement width is at least 7 metres
 - (b) the repair of any existing potholes (and the like) within the carriageway between the site access and the intersection of Beerburrum-Woodford Road and Beerburrum Road
 - (c) The installation of warning signs (ie. trucks turning) to the eastbound and westbound approaches to the site entrance road (where not already installed) in accordance with MUTCD requirements.
54. Prior to the commencement of the approved use, the intersection of the site access road with Beerburrum-Woodford Road 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) provision of a Type AUL(S) left turn treatment on Beerburrum Woodford Road for left-turns into the site access road, for a design speed of 110km/h
 - (b) provision of a Type BAR right turn treatment on Beerburrum Woodford Road for right turns into the site access road, for a design speed of 110km/h. The sealed pavement widening for the right-turn treatment must be lengthened as necessary

- to accommodate a turning path for a 25 metre B-Double vehicle turning right from the site access road
- (c) installation of at least B size Trucks (crossing or entering) signs on both Beerburrum Road Woodford Road approaches
 - (d) provision of sight distances to meet Austroads requirements for an existing intersection, including removal of vegetation and undertaking of earthworks / benching on the southern side of Beerburrum-Woodford Road and within the site east of the access intersection as necessary to achieve the required site distance.
55. Prior to the commencement of the approved use, Beerburrum-Woodford Road on its approach to Beerburrum Road 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) widening to permit 25 metre B-Double combination vehicles to turn left and right, in a single turn, without encroaching over the Beerburrum Woodford Road marked centre line
 - (b) provision of pedestrian traffic signals west of the intersection of Beerburrum-Woodford Road and Beerburrum Road, linking the existing pedestrian footpaths. The works must include footpath extensions and realignment of the Beerburrum-Woodford Road carriageway and services where necessary to safely accommodate the works.
56. Prior to commencement of the approved use, pedestrian traffic signals must be installed at the existing school crossing location on Beerburrum Road (or an alternate location along the road with the agreement of Council). The works must be undertaken in accordance with an operational works approval and must include modification works to existing infrastructure within the road reserve where necessary to suit.
57. A barrier fence must be installed between the existing Beerburrum State Primary School parking area and Beerburrum Road, west of the school crossing. The fence must be located at the end of the parking bays and extend from the kerb on the eastern side of the parking bays to the top of the table drain on the western side. The works must be undertaken prior to the commencement of the use and in accordance with an operational works approval.
58. Street trees must be provided to the verge in front of all residential properties along the southern side of Beerburrum-Woodford Road. Trees must be planted at maximum 10m centres and include a mix of tall and lower shrubs to provide a suitable buffer to the residential properties. The works must be undertaken prior to the commencement of the use and in accordance with an operational works approval.

PLUMBING

Waste Water Treatment and Disposal

59. Prior to commencement of use, an On-Site Wastewater Treatment and Effluent Disposal System must be installed having a capacity sufficient for the use*.
**(Refer to Advisory Note)*

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	SARA at DSDMIP South East Qld (North) Regional Office PO Box 1129 Maroochydore Qld 4558 Mydas2 At (https://Prod2.Dev-Assess.Qld.Gov.Au/Suite/) Email: Seqnorthsara@dilgp.Qld.Gov.Au	<ul style="list-style-type: none"> Schedule 7, Table 2, Item 1 – Environmentally relevant activities Schedule 7, Table 3, Item 1 – State-controlled road Schedule 7, Table 3, Item 2 – Development impacting on State transport infrastructure 	The agency provided its response on 3 July 2018 (Reference No. SDA-1216-035995). A copy of the response is attached.

A copy of any referral agency conditions is attached.

APPROVED PLANS

The following plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
1935.DRG.021	2	Figure 1 – Site Layout Plan, prepared by Groundwork Plus (As annotated by Council to show the required vegetated buffer)	28/04/17
1935.DRG.027	1	Figure 4 – Stormwater Catchment Layout Plan – Stage 1, prepared by Groundwork Plus	14 February 2017
1935.DRG.028	1	Figure 5 – Stormwater Catchment Layout Plan – Stage 2, prepared by Groundwork Plus	14 February 2017
1935.DRG.029	1	Figure 6 – Stormwater Catchment Layout Plan – Stage 3, prepared by Groundwork Plus	14 February 2017

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
16026		<i>Bushfire Hazard Assessment and Management Plan</i> prepared by LEC Land and Environment Consultants	01.09.2016
-		<i>Cultural Heritage Assessment</i> , prepared by Archaeo, Cultural Heritage Services	July 2016
-	-	<i>Drivers' Code of Conduct</i> , prepared by Barro	-

ADVISORY NOTES

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

PLANNING

Equitable Access and Facilities

- 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:
 - the Disability Discrimination Act 1992 (Commonwealth);
 - the Anti-Discrimination Act 1991 (Queensland); and
 - the Disability (Access to Premises – Buildings) Standards.

Aboriginal Cultural Heritage Act 2003

- 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*.

Easements and Future Works over External Land

- Should the conditions of this Decision Notice 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 Branch and note that compensation may be payable.

Other Laws and Requirements

4. 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 Federal 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 (www.sunshinecoast.qld.gov.au). For information about State and Federal requirements please consult with these agencies directly.

Development Compliance Inspection

5. Prior to the commencement of the use, please contact Council's Development Audit & Response Unit to arrange a Development Compliance Inspection.

Infrastructure Charges

6. This Development Permit may trigger an "Adopted Infrastructure Charge Notice" (if applicable) to be issued in accordance with Council's "Adopted Infrastructure Charges Resolution" under the State Planning Regulatory Provision (Adopted Charges) and the *Sustainable Planning Act 2009*.

ENGINEERING

Pre-Design Meeting Services

7. Council offers a free pre-design meeting service specifically for operational works applications. Applicants are encouraged to utilise this service prior to the submission of their operational works application to ensure that their application is not held up by avoidable design issues. It is anticipated that the pre-design meeting will ultimately assist in reducing the assessment time of an operational works application once it is lodged with Council as a result of design and application issues being resolved or substantially resolved prior to the application being submitted. For more information on this service or to book a pre-design meeting please visit Council's website or contact (07) 5475 PLAN.

Building and Construction Industry (Portable Long Service Leave) Levy ("QLeave")

8. The QLeave levy must be paid prior to the issue of a Development Permit for operational works where required. Council will not be able to issue a development approval for operational works without receipt of details that the Levy has been paid. QLeave contact: 1800 803 491 (free call) or (07) 3212 6844.

Co-ordination of Operational Works Assessment

9. Additional application fees apply to operational work applications where the different aspects of the works are lodged separately. Significant savings in application fees will result if all works are lodged in a single application.

Preparation of a Preliminary Construction Management Plan

10. A preliminary construction management plan must be submitted with any operational works application and must address the following:
- (a) traffic management during all aspects of the construction 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 for the areas affected by the works during and after daily construction has ceased
 - (iii) proposed fencing to the site during the construction phase of the development
 - (iv) approval of the traffic management control plan by the Department of Transport and Main Roads (TMR) for any works on State-controlled roads
 - (v) provision for worker car parking
 - (b) maintenance and protection of water quality and existing drainage lines through the construction site, through the implementation of appropriate erosion and sediment control measures
 - (c) works programme identifying key components of the works and their respective durations
 - (d) 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, services and other relevant issues
 - (e) identification of complaint management procedures including:
 - (i) contact details for the on-site manager
 - (ii) dispute resolution procedures
 - (f) 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.

It is acknowledged that the preliminary construction management plan will be a draft document requiring finalisation upon appointment of the principal contractor employed to construct the works and a final document will be required to be submitted at the pre-start meeting for the project.

PLUMBING

Waste Water Treatment and Disposal System

11. The establishment of a Wastewater Treatment and Disposal System for the proposed site require approval to be obtained from Council under the *Plumbing and Drainage Act 2002*. The system must be designed in accordance with the *Queensland Plumbing and Wastewater Code* (Department of Housing and Public Works, 2013) and the Australian Standard AS/NZS1547: 2000 "*On-site Domestic Wastewater Management*".

ECOLOGY

12. For the purpose of preparing a fauna management plan, a qualified person is considered to be an ecologist with a minimum of three (3) years current experience in the field of fauna assessment and management.
13. For the purpose of preparing a bushfire management plan, and for certifying compliance with the bushfire requirements of this decision notice, 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.
14. For the purpose of preparing a rehabilitation plan, a qualified person is considered to be a person with a minimum of three (3) years current experience in the field of landscape design.

PROPERTY NOTES

Not Applicable.

PRELIMINARY APPROVAL OVERRIDING PLANNING SCHEME

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work (road works and access, intersection works, drainage, landscaping and rehabilitation works)
- Development Permit for Building Works (all permanent structures/buildings)

SELF ASSESSABLE CODES

The following codes for self-assessable development related to the development approval issued under this Decision Notice must be complied with.

- Advertising devices code

SUBMISSIONS

There were 182 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.

REASONS / GROUNDS FOR APPROVAL DESPITE CONFLICT WITH SCHEME

Not Applicable.

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".

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.