



15 March 2012

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

Attention: Marc Cornell

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE – CONDITIONS

Proposed Development: Development Permit for Material Change of Use (Shopping Complex)
Real Property Description: Lot 101SP223686
Street Address: 242 Parklands Boulevard, Meridan Plains QLD 4551
Assessment Manager ref.: MCU11/0160
Local Government Area: Sunshine Coast Regional Council

Reference is made to the referral agency material for the development application described above which was received by the Department of Transport and Main Roads (the department) under section 272 of the *Sustainable Planning Act 2009* (SPA) on 28 July 2011.

An assessment of the proposed development has been undertaken against the purpose mentioned in section 258(2) of the *Transport Infrastructure Act 1994* for railways and land use and transport coordination under the *Transport Planning and Coordination Act 1994*. Based on this jurisdiction, the department provides this concurrence agency response under Section 285 of the SPA in accordance with the following submitted material:

Name of Report/ Plan Title	Author/ Consultant	Report/ Plan Number & Version	Report/Plan Date
Cover Letter	Murray & Associates (Qld) Pty Ltd		25 July 2011
Acknowledgement Notice	Sunshine Coast Regional Council		21 July 2011

Department of Transport and Main Roads
 Program Delivery and Operations
 North Coast Region / Sunshine Coast Office
 12 First Avenue Maroochydore Queensland 4558
 PO Box 1600 Sunshine Plaza Post Shop
 Maroochydore Queensland 4558

Our ref TMR12-001109
 Your ref MCU11/0160
 Enquiries Lena Hobson
 Telephone +61 7 5316 0206
 Facsimile +61 7 5370 5598
 Website www.tmr.qld.gov.au
 Email sunshinecoast.office@tmr.qld.gov.au

Ridgehaven Att 2 DTMR

IDAS Forms	Murray & Associates (Qld) Pty Ltd		
Planning Report	Murray & Associates (Qld) Pty Ltd	45944	July 2011
Response to Information Request	Murray & Associates (Qld) Pty Ltd		12 January 2012 (received 18 January 2012)
Site Plan / Floor Plan	Brad Read Design Group Pty Ltd	0221-SD241M Issue M	27 October 2011

The department advises the assessment manager that it requires conditions to attach to any development approval for the application. The department would also like to provide advice about the application to the assessment manager under Section 287(6) of the SPA.

Under Section 325(1) of the SPA, the assessment manager must therefore attach this response, including the enclosed Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons, to any approval for the application.

The department may change its concurrence agency response in accordance with Section 290(1)(b) of the SPA.

The department must be provided with a copy of the assessment manager's decision notice regarding the application within five (5) business days after the day the decision is made in accordance with Section 334 of the SPA.

A copy of this response has been sent to the applicant for their information.

If you have any questions or wish to seek clarification about any of the details in this response, please contact Lena Hobson, A/Senior Town Planning Officer on 07 5316 0206.

Yours sincerely



Darryl Kong
a/Principal Advisor (Development Assessment), Corridor Management

Enc. (1)

C/c Ridgehaven Retirement Village Pty Ltd C/- Murray & Associates (Qld) Pty Ltd
PO Box 246
Nambour QLD 4560



Our ref.: TMR12-001109

Your ref.: 45944

C/c Ridgehaven Retirement Village Pty Ltd C/- Murray & Associates (Qld) Pty Ltd
PO Box 246
Nambour QLD 4560

Attention: Blake Bell

Please find attached correspondence for your information and action as required. Should you wish to discuss this correspondence, please contact Lena Hobson, A/Senior Town Planning Officer on 07 5316 0206.

Yours sincerely

A handwritten signature in black ink, appearing to read "Darryl Kong".

Darryl Kong
a/Principal Advisor (Development Assessment), Corridor Management

15 March 2012

Enc. (2)



**Department of Transport and Main Roads
Concurrence Agency Conditions and Statement of Reasons**

Proposed Development: Development Permit for Material Change of Use (Shopping Complex)
Real Property Description: Lot 101SP223686
Street Address: 242 Parklands Boulevard, Meridan Plains QLD 4551
Assessment Manager ref.: MCU11/0160
Local Government Area: Sunshine Coast Regional Council

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
1	<p>Development Permit for Material Change of Use (Shopping Complex)</p> <p>The development must be carried out generally in accordance with the following plan/s and report/s, except as modified by these concurrence agency conditions:</p> <ul style="list-style-type: none"> • Site Plan / Floor Plan prepared by Brad Read Design Group Pty Ltd, drawing number 0221-SD241M Issue M dated 27 October 2011 • Planning Report prepared by Murray & Associates (Qld) Pty Ltd, reference number 45944 dated July 2011 • Response to Information Request prepared by Murray & Associates (Qld) Pty Ltd dated 12 July 2012 	<p>Prior to the commencement of use and to be maintained at all times.</p>	<p>Land use and transport coordination under the Transport Planning and Coordination Act 1994 and the purpose mentioned in the Transport Infrastructure Act 1994, section 258(2).</p> <p>The Department of Transport and Main Roads' assessment of the development application was undertaken on the basis of the cited plan/s and report/s which depict how the proposed development will be carried out.</p>
2	<p>(a) The corridor shown on the department's plan 101SP223686, revision A, dated 1 February 2011 must be kept clear of any permanent buildings, structures and improvements (including car parks and advertising signs) above and below the ground at all</p>	<p>(a) Prior to the commencement of use and to be maintained at all times</p>	<p>Land use and transport coordination under the Transport Planning and Coordination Act 1994 (TPCA) and the purpose mentioned in the Transport Infrastructure Act 1994, section 258(2).</p>



No. Conditions of Development

times.

Condition Timing

Jurisdiction and Reasons

The way the object of s.8A of the TPCA is to be achieved includes ensuring, as far as practicable, development does not have a significant adverse impact on existing or future public passenger transport and future public passenger transport infrastructure.

The subject site is affected by the Department of Transport and Main Roads' future public passenger transport planning. In particular, the Guideline made under s.8E of the TPCA shows that the site is affected by the Caboolture to Maroochydore Corridor Study.

Railway planning also indicates a future land requirement affects this property. This requirement must be protected to ensure the safety and operational integrity of railways and future railways.

Comments or additional information:
 Information regarding land acquisition can be accessed via the Department of Transport and Main Roads' website at:
<http://www.tmr.qld.gov.au/Community-and-environment/Property-information.aspx>

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
3	<p>a) The applicant must provide amended plan/s certified by an RPEQ to the Department of Transport and Main Roads in accordance with the Guide for Development in a Railway Environment, Part B.12 – Excavation, retaining and other ground disturbance demonstrating that:</p> <ul style="list-style-type: none"> • Temporary structures and batters do not encroach into future rail corridor land. • Retaining structures necessary to stabilise any excavations to the development are located outside the future rail corridor land boundary. • The proposed basement level car park abutting the future rail corridor is designed so as to maintain the integrity of future rail transport infrastructure. • Any rock anchors or soil nails required during construction do not de-stabilise rail transport infrastructure. • Rock anchors or soil nails that are intended to remain in place after construction must be de-stressed. <p>(b) The development must be in accordance with the certified amended plan/s required in part (b) of this condition.</p> <p>AND</p> <p>(c) The applicant must provide RPEQ certification to the Department of Transport and Main Roads that the development has been constructed in accordance with parts (a) and (b) of this condition</p>	<p>(a) and (b) Prior to the commencement of use and to be maintained at all times</p> <p>(c) Prior to obtaining a final inspection certificate or certificate of classification, whichever is applicable, or prior to the commencement of use, whichever occurs first</p>	<p>The purpose mentioned in the Transport Infrastructure Act 1994, section 258(2).</p> <p>The development is required to ensure the safety and operational integrity of railways and future railways.</p> <p>Land use and transport coordination under the Transport Planning and Coordination Act 1994 (TPCA) and the purpose mentioned in the Transport Infrastructure Act 1994, section 258(2).</p> <p>The way the object of s.8A of the TPCA is to be achieved includes ensuring, as far as practicable; development does not have a significant adverse impact on public passenger transport and future public passenger transport infrastructure.</p> <p>Comments or additional information: Further information regarding development in a railway environment can be obtained from the Guide for Development in a Railway Environment which is available at: http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx</p>

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
4	<p>(a) The development must include bicycle parking facilities for employees/residents and customers/visitors for each of the uses within the proposed development in accordance with the equivalent land uses, rates and classes specified in Table C2 (page 90) of AUSTRROADS Guide to Traffic Management - Part 11: Parking (2008), except where development is subject to the Queensland Development Code, Mandatory Part 4.1 – Sustainable Buildings.</p> <p>AND</p> <p>(b) The bicycle parking facilities must be located in accordance with Site Plan / Floor Plan prepared by Brad Read Design Group Pty Ltd, drawing number 0221-SD241M Issue M dated 27 October 2011.</p> <p>AND</p> <p>(d) The applicant must provide written notification from a suitably qualified and experienced registered architect, landscape architect or engineer to the Department of Transport and Main Roads, verifying that bicycle parking facilities have been designed, located and constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(a) – (b) Prior to commencement of use and to be maintained at all times</p> <p>(d) Prior to obtaining a final inspection certificate or certificate of classification, whichever is applicable, or prior to the commencement of use, whichever occurs first</p>	<p>Land Use and Transport Coordination under the Transport Planning and Coordination Act 1994 (TPCA).</p> <p>The way the object of s8A of the TPCA is to be achieved includes ensuring development supports active transport and active transport infrastructure is provided, as far as practicable, to support active transport.</p> <p>Comments or additional information: The Queensland Development Code (QDC), Mandatory Part 4.1 – Sustainable Buildings requires end of trip facilities (including bicycle parking and storage facilities, lockers and change rooms) to be provided for employees or occupants in Major Developments located in designated local government areas. Major Development includes commercial office buildings, shopping centres, tertiary education facilities or hospitals with a floor area greater than 2000m² or development specified in a local government planning scheme for the purposes of QDC MP4.1. The applicant is responsible for achieving compliance with the QDC when</p>



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
5	<p>(a) The development must provide a pathway along the frontage of Parklands Boulevard east of the proposed access as shown on Site Plan / Floor Plan prepared by Brad Read Design Group Pty Ltd, drawing number 0221-SD241M Issue M dated 27 October 2011 in accordance with the following standards:</p> <ul style="list-style-type: none"> • access suitable for use by people with disabilities in accordance with the Disability Standards for Accessible Public Transport 2002 - subsection 31 (1) of the Disability Discrimination Act 1992; • Crime prevention through environmental design principles set out in the Crime Prevention through Environmental Design Guidelines for Queensland; • To be applied where the pathway involves a road reserve- the design requirements detailed in AUSTRROADS Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths 2009. <p>AND</p> <p>(b) The development must provide a pathway connection between the proposed footpath and the proposed pedestrian (zebra) crossing at the proposed development's egress.</p>	<p>(a) & (b) Prior to the commencement of use and to be maintained at all times</p> <p>(c) Prior to obtaining a final inspection certificate or certificate of classification, whichever is applicable, or prior to the commencement of use, whichever occurs first</p>	<p>obtaining any necessary development permits for building work for the proposed development.</p> <p>A local government planning scheme may require additional end of trip facilities to be provided as part of the proposed development.</p> <p>Land Use and Transport Coordination under the Transport Planning and Coordination Act 1994 (TPCA).</p> <p>The way the object of s8A of the TPCA is to be achieved includes ensuring development supports active transport and active transport infrastructure is provided, as far as practicable, to support active transport.</p>



No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>AND</p> <p>(c) The applicant must provide RPEQ certification to the Department of Transport and Main Roads that the development has been designed and constructed in accordance with part (a) and (b) of this condition.</p>		
6	<p>(a) The applicant must provide a taxi facility parallel to kerb at the location shown on the Site Plan / Floor Plan prepared by Brad Read Design Group Pty Ltd, drawing number 0221-SD241M Issue M dated 27 October 2011.</p> <p>AND</p> <p>(b) The taxi facility must include the following components in accordance with the standards indicated:</p> <ul style="list-style-type: none"> • A dedicated taxi bay of 14.8 metres to accommodate 1 taxi and 1 maxi taxi at any one time in accordance with AS2890.5 - Parking Facilities Part 5: On-street parking, AS1428.1 - Designing for Access and Mobility. <p>AND</p> <ul style="list-style-type: none"> • At least one taxi parking bay must be suitable for use by people with disabilities in accordance with the Disability Standards for 	<p>(a) & (b) Prior to the commencement of use and to be maintained at all times</p> <p>(c) Prior to obtaining a final inspection certificate or certificate of classification, whichever is applicable, or prior to the commencement of use, whichever occurs first</p>	<p>Land Use and Transport Coordination under the Transport Planning and Coordination Act 1994</p> <p>The way the object of s.8A of the TPCA is to be achieved includes ensuring as far as practicable that public passenger transport offers an attractive alternative to private transport. It also seeks to promote urban development that maximises the use of public passenger transport and ensure, as far as practicable, the provision of public passenger transport infrastructure to support public passenger transport.</p> <p>Comments or additional information: The Department of Transport and Main Roads' technical standards and publications can be accessed at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx</p>

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>Accessible Public Transport 2002 - subsection 31(1) of the Disability Discrimination Act 1992;</p> <ul style="list-style-type: none"> •Include two 'Taxi Zone' signs, one at either end of the rank, in accordance with Australian Standards 1742 - "Manual of Uniform Traffic Control Devices"; 		
	<p>AND</p>		
	<p>(c) The applicant must provide RPEQ certification to the Department of Transport and Main Roads that the taxi facility and associated components have been designed and constructed in accordance with parts (a) and (b) of this condition.</p>		

Advice for public passenger transport and railways

Mandatory Part (MP) 4.4 of the *Queensland Development Code (QDC)* commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated *transport noise corridor*. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a *transport noise corridor* are designed and constructed to reduce transport noise. *Transport noise corridor* means land designated under Chapter 8B of the *Building Act 1975* as a *transport noise corridor*. Information about *transport noise corridors* is available at state and local government offices. A free online search tool can be used to find out whether a property is located in a designated *transport noise corridor*. This tool is available at the Department of Local Government and Planning website (<http://www.dlgp.qld.gov.au/building/transport-noise-corridor-search-tool.html>) and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land.

Pursuant to section 255 of the *Transport Infrastructure Act 1994*, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations.

To the extent any subsequent development of the land (for example, building work or operational work) involves a state resource, evidence of an allocation of, or an entitlement to, the resource will be required to support the development application. Please contact the Rail Ports & Freight Division on telephone number 07 3306 7430 regarding resource entitlements for rail corridor land.

Section 179 of the *Property Law Act 1974*, attaches an obligation to any land to ensure development does not withdraw support from any other land or from any building, structure or erection that has been placed on or below it.

Further information regarding development in a railway environment can be obtained from the *Guide for Development in a Railway Environment* which is available at: <http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx>

The Department of Transport and Main Roads' technical standards and publications can be accessed at <http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx>

The *Transport Planning and Coordination Regulation 2005* is available at: www.legislation.qld.gov.au

The *Queensland Development Code (QDC)*, Mandatory Part 4.1 – Sustainable Buildings requires end of trip facilities (including bicycle parking and storage facilities, lockers and change rooms) to be provided for employees or occupants in Major Developments located in designated local government areas. Major Development includes commercial office buildings, shopping centres, tertiary education facilities or hospitals with a floor area greater than 2000m² or development specified in a local government planning scheme for the purposes of QDC MP4.1. The applicant is responsible for achieving compliance with the QDC when obtaining any necessary development permits for building work for the proposed development.

INFORMATION ATTACHMENT TO CONCURRENCE AGENCY RESPONSE

Representations on Referral Agency Response

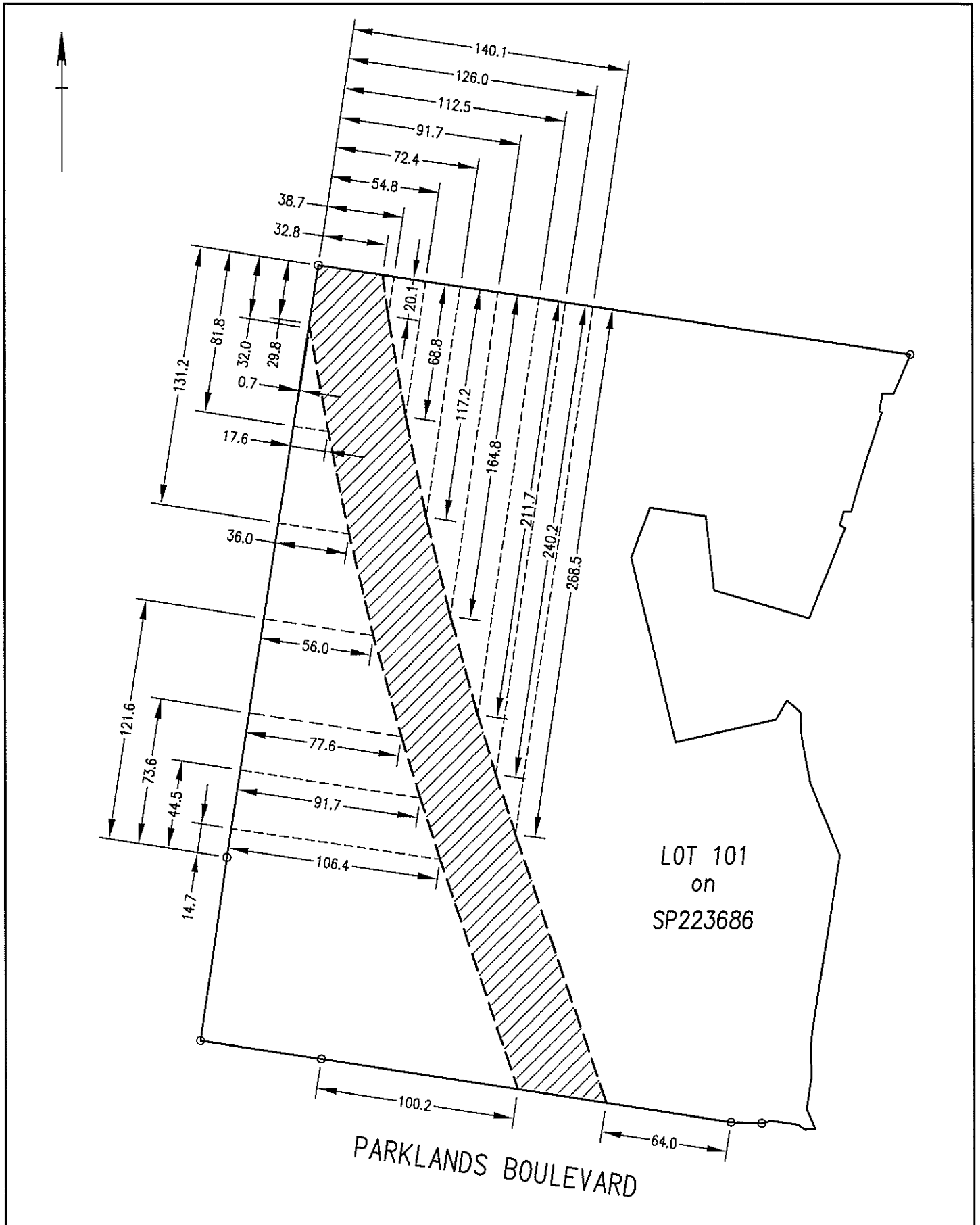
If the applicant intends to make a representation to the Department of Transport and Main Roads (the department) regarding the attached concurrence agency response, the applicant needs to do this before the assessment manager decides the application. The assessment manager cannot decide the application before 10 business days after receiving the final concurrence agency response, pursuant to section 318(5) of the *Sustainable Planning Act 2009* (SPA).

The applicant will need to give the assessment manager written notice under section 320(1) of SPA to stop the decision-making period to make a representation to the department and subsequently contact the department to make the representation. The decision making period cannot be stopped for more than 3 months.

Planning and Environment Court Appeals

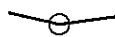

If an appeal is lodged in the Planning and Environment Court in relation to this application, the appellant must give written notice of the appeal to the department under Section 482(1) of the SPA. This notice should be forwarded to the Planning Law Team, Planning Management Branch, Department of Transport and Main Roads, GPO Box 213, Brisbane QLD 4001 within 2 days if the appeal is started by a submitter, or otherwise within 10 business days after the appeal is started.

Ridgehaven Att 2 DTMR



LOT 101
on
SP223686

PARKLANDS BOULEVARD

 Original peg position
 Possible requirement for rail

 **Queensland Government**
Department of Main Roads

SUNSHINE COAST REGIONAL COUNCIL
CAMCOS CORRIDOR

A ORIGINAL ISSUE
 ISSUED BY THE CABODLTURE TO MAROOCHYDORE CORRIDOR STUDY
 January 2011 Reference 5
 REVISIONS

DATE: 1\2\2011
 NOT TO SCALE
 ALL DIMENSIONS IN METRES
 Approximate road chainage N/A
 Plan No: 101SP223686

Plan showing possible future requirement from: 101SP223686
 ACAD FILE: G:\Data_TP\MISC\AutoCAD\Req_Plans\P263-CAMCOS\101SP223686.dwg