

DA GRAMMAR SCHOOL Att 3 Amended Response (DTMR)



Queensland
Government

SCRC CORRESPONDENCE



B0253037

23 November 2009

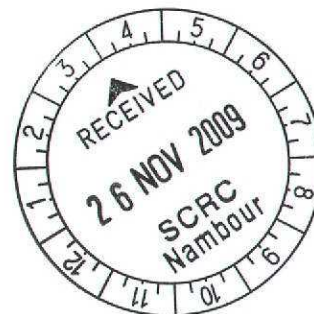
Mr John Knaggs
Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre Qld 4560

Attention: Mr Daniel Rundle

Dear Mr Knaggs

Amended Concurrence Agency Response (conditions)

Sunshine Coast Regional Council
Council Application Number: MCU07/0031
Applicant: Sunshine Coast Grammar School
Subject Land: Lots 1 & 2 on SP105547 and Lot 16 on SP169831
Site Address: 33 Gardenia Place and 372 Mons Road, Forest Glen
Department of Transport and Main Roads Development Number: MR-7660 and BRIS-810



Following assessment of representations made by the applicant, it is advised that the Department of Transport and Main Roads has, pursuant to section 3.3.17 of the *Integrated Planning Act 1997*, agreed to issue an amended Concurrence Agency response for the above application.

In accordance with section 3.3.17 of the *Integrated Planning Act 1997*, I enclose a copy of the department's amended response *Conditions and Statement of Reasons (Attachments 1 and 2)* and the applicant's letter dated 6 November 2009 agreeing to the amended response and conditions.

Council is requested to include these *Conditions and Statement of Reasons* in any approval of the application.

A copy of this letter has been forwarded to the applicant.

Box: 18588 R. 20 yrs.

Department of Transport and Main Roads
Assets & Operations / Regions
North Coast Region / Sunshine Coast Office
21 Carnaby Street
PO Box 1600
Sunshine Plaza Post Shop Maroochydore Queensland 4558

Our ref 830/80/583.0 A f18 lah9404
Your ref MCU07/0031
Enquiries Mr Les Hudson tcd
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If you require further information about this advice, please contact Mr Les Hudson.

Yours sincerely



S C Duncan
Principal Advisor (Development Assessment)
North Coast



Helen Kerr
Principal Planner (Land Use Planning)
Integrated Transport Planning

Enc (Attachments 1 & 2 – *Conditions and Statement of Reasons BRIS-810 & MR-7660*)
(Attachment 3 – KHA Development Manager's letter dated 6 November 2009)

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Attachment 1

Department of Transport and Main Roads (formerly Queensland Transport)
Concurrence Agency Conditions and Statement of Reasons BRIS-810

Application for: Educational Establishment (Extensions)

Timing	Conditions for the subject application	Jurisdiction for the condition & Reasons
Prior to commencement of the use.	1. The applicant is to construct the roads marked in red on the attached plan in accordance with the <i>Transport Planning and Coordination Regulations 2005</i> .	Section 8A <i>Transport Planning and Coordination Act 1994</i> <ul style="list-style-type: none">To minimise reliance on private car based transport and provide alternative public transport options it is necessary to ensure that the development can be adequately serviced by Public Passenger Transport (PPT). This condition is required to ensure the adequate provision of PPT infrastructure to support PPT.
Prior to commencement of the use.	2. The pedestrian and cycle network is to be constructed in accordance with Plan: Sunshine Coast Grammar School – Master Plan – 15/06/09.	Section 8A <i>Transport Planning and Coordination Act 1994</i> <ul style="list-style-type: none">To ensure that active transport infrastructure is provided to encourage active transport.

Advice:

Should any external road be constructed in the future to connect with an existing internal road to provide new access to the school, both the new and existing road will need to comply with the *Transport Planning and Coordination Regulation 2005*.

Attachment 2

Department of Transport and Main Roads (formerly Department of Main Roads)

CONDITIONS AND STATEMENT OF REASONS

Application: Material Change of Use - Preliminary Approval for a Master Plan

Council: Sunshine Coast **State-controlled Road:** Bruce Highway
(Brisbane - Gympie)
Council No: MCU071/0031 **DTMR Development No:** MR-7660
Response Date: 23 October 2009

ISSUES / CONCERNS	CONDITIONS OF DEVELOPMENT FOR THE SUBJECT APPLICATION	THE REASONS, INFORMATION, STUDIES, FINDINGS, USED IN SETTING OF CONDITIONS:
Safety and efficiency impacts on the state-controlled road	<p>The works listed below are permitted on the basis that they will not result in any increase of the "2008 base student" school population (1,333 students - 2008 census figure). The permitted works, which shall be generally as shown on "Sunshine Coast Grammar School - Master Plan" dated 15/06/09 prepared by Core Architects, are:</p> <ol style="list-style-type: none"> Administration Building Aquatic Centre Building Multi-purpose Hall Building Sports Equipment Store Building Performing Arts Centre Building Sports Change Rooms Building <p>Prior to any increase in the "2008 base student" school population the following must occur:</p> <ol style="list-style-type: none"> Additional site access acceptable to this department must be provided. The additional access arrangement must provide a significant reduction in traffic movement to the site at the existing access on Mons Road. The applicant is to prepare a <i>School Traffic Management Plan</i> in conjunction with the proposed additional site access. The <i>School Traffic Management Plan</i> is to be approved by this department prior to commencement of use of the additional site access. 	<p>Traffic Engineering Report dated May 2009 prepared by TTM Consulting (Qld) Pty Ltd and Addendum Traffic Engineering Report dated September 2009 also prepared by TTM.</p> <p>Sunshine Coast Grammar School Master Plan dated 15/06/09 prepared by Core Architects.</p> <p>The Sunshine Coast Grammar School at its current scale is a substantial contributor to unacceptable traffic loading on the road network at Forest Glen.</p> <p>Queuing on Mons Road during peak times backs up sufficiently to impact on the safety the Bruce Highway southbound off-ramp. The department considers that any further increase in intensification of the use of the site without alternative access in place will exacerbate an existing problem to the further detriment of road safety on the high speed Bruce Highway.</p> <p>Providing effective alternative access to the site will improve safety and efficiency on the state-controlled road network.</p>

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ISSUES / CONCERNS	CONDITIONS OF DEVELOPMENT FOR THE SUBJECT APPLICATION	THE REASONS, INFORMATION, STUDIES, FINDINGS, USED IN SETTING OF CONDITIONS:
Road drainage and stormwater runoff	<p>The applicant must ensure that:</p> <ul style="list-style-type: none"> there is no increase in any existing stormwater discharge from the proposed development site to the state-controlled road the proposed development does not impede any existing discharge of stormwater from the state-controlled road to the property. 	Required to maintain the safety and efficiency of the state-controlled road network.
Road traffic noise	<p>The applicant is responsible for achieving the relevant acoustic quality objectives of the <i>Environmental Protection Act 1994</i>, the <i>Environmental Protection (Noise) Policy 2008</i> and the requirements of the <i>Road Traffic Noise Management: Code of Practice</i>.</p> <p>The department will not be responsible for the provision of any buffers or noise attenuation measures necessary to maintain an appropriate level of amenity for residential or other noise sensitive uses. The applicant must provide any required noise attenuation facilities which are to be located clear of the state-controlled road reserve.</p>	<p><i>Environmental Protection Act 1994.</i></p> <p>The department's <i>Road Traffic Noise Management: Code of Practice</i>.</p>
Cost of works	All works associated with this proposal, including any longitudinal or cross road drainage, relocation of services, lighting, etc. must be carried out at no cost to the department.	The works identified are required to provide for safe and efficient access to the proposed development.



6 November 2009
Our Ref: 050112
Council Ref: MCU07/0031

Department of Transport and Main Roads
North Coast Region/Sunshine Coast Office
PO Box 183
GYMPIE QLD 4570

ATTENTION: LES HUDSON/ STUART DUNCAN

Dear Les/Stuart

ACCEPTANCE OF CONCURRENCE AGENCY RESPONSE CONDITIONS

**DEVELOPMENT APPLICATION FOR PRELIMINARY APPROVAL FOR A MASTER PLAN
(SUNSHINE COAST GRAMMAR SCHOOL)**

**372 MONS ROAD FOREST GLEN
LOTS 1 & 2 SP105547 AND LOT 16 SP169831**

Further to the receipt of the Department of Transport and Main Roads' amended concurrence agency response dated 23 October 2009, we hereby confirm, on behalf of our client, acceptance of the Department's conditions.

Should you have any questions with respect to the above, please do not hesitate to contact me direct.

Yours faithfully
KHA DEVELOPMENT MANAGERS

A handwritten signature in black ink, appearing to read 'Andrew Stevens'.

Andrew Stevens
MANAGING DIRECTOR

PLANNING | SURVEYING | PROJECT MANAGEMENT | COURT APPEALS

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