

**APPENDIX A - CONDITIONS OF APPROVAL****1. APPLICATION DETAILS**

Application No:	MCU15/0250
Street Address:	243 Booloumba Creek Rd, CAMBROON
Real Property Description:	Lot 4 SP254369
Planning Scheme:	<i>Sunshine Coast Planning Scheme 2014</i> (3 August 2015)

**2. DECISION DETAILS**

The following type of approval has been issued:

- Development Permit for Material Change of Use of Premises (Educational Establishment).

**3. RELEVANT PERIOD OF APPROVAL**

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

**4. INFRASTRUCTURE**

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a “necessary infrastructure condition” for the provision of trunk infrastructure as defined under chapter 8 of the *Sustainable Planning Action 2009*.

**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 approved use is for an Educational Establishment and must not be used as a Function Facility.
4. Accommodation on the site is permitted as part of the Educational Establishment use only. Independent leasing of the development to third parties not associated with the educational establishment is not permitted.

5. The total number of people on-site for the approved use must not exceed 204, including employees and teachers.
6. A minimum of one employee must be present on the site at any one time during operations of the approved use.
7. Short-term accommodation for users of the approved use must be for a temporary period of time (i.e. not exceeding 14 consecutive nights). The accommodation must not be occupied by persons for the purpose of permanent accommodation excluding the primary residence.
8. Subject to Condition 9 below, educational and outdoor activities associated with the approved use must operate in accordance with the following hours:
  - (a) 7am to 9pm Monday to Friday;
  - (b) 7am to 6pm Saturday and Sunday; and,
  - (c) Not at all on public holidays.
9. Off-site excursions must not occur on Sundays.
10. Vehicle movements, including drop-off and collection of persons, associated with the educational establishment (exclusive of the dwelling house, rural activities and staff) on the premises (including loading and unloading) must not occur outside the hours of 8am to 6pm Monday to Saturday and not at all on Sundays or public holidays.
11. Excluding employees and teachers, students and persons attending the Education Establishment must be transported to and from the site by bus.
12. No other permanent buildings and structures are approved other than shown on the approved plans.

#### **Building Height**

13. The maximum height of the development must not exceed 8.5m above natural ground level.

#### **Street Identification**

14. 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.

### **ENGINEERING**

#### **Property Access and Driveways**

15. An access driveway must be provided from Booloumba Creek 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 driveway crossover in accordance with IPWEAQ standard drawing RS-056;
  - (b) The first 10 metres of the driveway from the property boundary must be constructed of either a 2 Coat Bitumen Seal or concrete;
  - (c) The remaining driveway length must be an 'all weather' surface constructed of 125mm compacted gravel base, Type 2.1; and,
  - (d) A minimum 5.5m wide passing bay must be located every 40m along the internal driveway.

**External Works**

16. Booloumba Creek Road must be upgraded for the length of its frontage to the subject site. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
- (a) Widening and sealing of the existing road pavement to create a deceleration turn lane, with dimensions in accordance with *AustRoads Part 4A: Unsignalised and Signalised Intersections Section 8.2 Rural Left-Turn Treatments*.
17. A Road Safety Audit assessment must be undertaken for the development in accordance with the *Austroroads Guide to Road Safety Part 6: Road Safety Audit* and must be submitted to Council prior to the issue of an Operational Works Development Permit. The Road Safety Audit must include in particular:
- (a) Assessment of the road alignment, cross-sections and signs for the length of Booloumba Creek Road from the intersection of Maleny-Kenilworth Road to the development site; and,
  - (b) Be endorsed by a qualified Senior Road Safety Auditor.

**Car Parking**

18. A minimum of 14 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) Two (2) visitor parking spaces within the total, which are clearly marked for that purpose and accessible at all times for visitor use;
  - (b) 12 staff parking spaces within the total, which are clearly marked for that purpose; and,
  - (c) Crossfalls and gradients in accordance with Australian Standard AS 2890: *Parking Facilities*.
19. All car 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**

20. 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 must provide for one (1) bus parking space and two (2) bus unloading / loading areas.

**Pedestrian Facilities**

21. The development must ensure safe pedestrian movement along Booloumba Creek Road by implementing a traffic/pedestrian management plan and strategies.

**Stormwater Drainage**

22. Stormwater runoff from the development must be disposed of on-site without causing scour or damage to the subject site or any adjoining property.

**Stormwater Quality Management**

23. Stormwater quality treatment must be provided for the development. The works must be undertaken in accordance with an Operational Works approval and must incorporate the 'Alternative Management Measures for Stormwater Quality Management' specified in the *Planning Scheme Policy for Development Works*.

### Stormwater Harvesting

24. Operating rainwater collection tanks must be provided as shown on the Approved Plans listed in this Decision Notice. The tanks must be provided in accordance with a Building Works approval.

### Electricity and Telecommunication Services

25. Reticulated electricity and telecommunication services must be provided to the development in accordance with requirements of the relevant service provider.

### Easements

26. 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.
27. 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.
28. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.

### Earthworks and Retaining Walls

29. 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.

## LANDSCAPE & ECOLOGY

### Landscaping Works

30. The development site must be landscaped. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
- The works shown on the Approved Plans, including Amended Landscape Plan, prepared by BOAQ Registered Architect #4701;
  - The following substitutions and additional plantings must be included in addition to the works shown on the Approved Plans:
    - Buffer plantings adjacent to Booloumba Creek Road must provide a minimum of 10 *Araucaria bidwillii* - Bunya Pines planted within 10m of the Booloumba Creek Road frontage;
    - A minimum 2m vegetated screening of buildings must be planted generally in accordance with the species listed in the Indicative Plant Schedule (excluding *Cupaniopsis anacardioides* – Tuckeroo), and planted along the earth mounding as shown on Approved Plans (Amended Landscape Plan, prepared by BOAQ Registered Architect #4701);
    - Shade trees must be planted between the dome tents as shown Approved Plans, including Amended Landscape Plan, prepared by BOAQ Registered Architect #4701.
    - Tree species used must be species found within the *Regional Ecosystem 12.11.10 Notophyll vine forest +/- Araucaria cunninghamii on metamorphics +/- interbedded volcanics* or *Regional Ecosystem 12.11.14 Eucalyptus crebra, E. tereticornis*,

*Corymbia intermedia* woodland on metamorphics +/- interbedded volcanics.

- (c) Control of all weed species must be in accordance with species listed in the following standards and legislation:
- (i) Declared plants under the *Land Protection (Pest and Stock Route Management) Act 2002* and sub-ordinate Regulation 2003
  - (ii) *Sunshine Coast Local Government Area Pest Management Plan 2012-2016*
31. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.

### Ecological Preservation

32. Vegetation Protection Covenant(s) must be registered against the title of the property over the land areas identified as "Covenant Area A" and "Covenant Area B" shown on *Attachment 1 – Vegetation Protection Covenant Areas; 243 Booloumba Creek Road*, prepared by Sunshine Coast Council, pursuant to Section 97A(3)(b) of the *Land Title Act 1994*. The covenant document and a survey plan must be submitted to Council for endorsement prior to lodgement with the relevant titles authority. The covenant document must:
- (a) Incorporate the requirements of this Decision Notice;
  - (b) Include Sunshine Coast Regional Council as Covenantee;
  - (c) Reference Queensland Land Registry Standard Terms Document No. 715219876.
33. If a provision included in the covenant document is requisitioned or refused for registration by the relevant titles authority, an alternative and practical substitute provision must be agreed by Council prior to resubmission to the relevant titles authority.
34. The following activities must not be carried out within the Vegetation Protection Covenant A:
- (a) Clearing, cutting down, poisoning, lopping or pruning of native vegetation which is indigenous to, or planted within, the zone;
  - (b) Soil/spoil dumping and/or compacting;
  - (c) Soil excavation, other than for planting indigenous native plants;
  - (d) Discharging of treated or untreated effluent above or below ground surface;
  - (e) Grazing by domestic stock in area as shown on *Attachment 1 – Vegetation Protection Covenant Areas; 243 Booloumba Creek Road*, prepared by Sunshine Coast Council;
  - (f) Open campfires of any kind; and,
  - (g) Any activities associated with the approved use with the exception of walking/hiking trails for the purpose of gaining access to Braden Road Reserve subject to placement agreed in writing by Council.

The following exceptions apply:

- (a) Declared plants under the *Land Protection (Pest and Stock Route Management) Act 2002* and sub-ordinate Regulation 2003 and *Sunshine Coast Local Government Area Pest Management Plan 2012-2016*;
  - (b) Indigenous native trees which pose a well-founded threat to persons or property as approved in writing by Council;
  - (c) Controlled bushfire burns (within Regional Ecosystem 12.11.14) to maintain ecological processes subject to submission of a Bushfire Management Plan and agreed in writing by Council; and,
  - (d) Limited access tracks to facilitate walking/hiking trails to/from Braden Road Reserve subject to placement agreed in writing by Council.
35. The following activities must not be carried out within the Vegetation Protection Covenant B:
- (a) Clearing, cutting down, poisoning, lopping or pruning of native vegetation which is indigenous to, or planted within, the zone;
  - (b) Soil/spoil dumping and/or compacting;

- (c) Soil excavation, other than for planting indigenous native plants; and,
- (d) Discharging of treated or untreated effluent above or below ground surfaces; and,
- (e) Open campfires of any kind.

The following exceptions apply:

- (a) Declared plants under the *Land Protection (Pest and Stock Route Management) Act 2002* and sub-ordinate Regulation 2003 and *Sunshine Coast Local Government Area Pest Management Plan 2012-2016*;
  - (b) Indigenous native trees which pose a well-founded threat to persons or property as approved in writing by Council;
  - (c) Controlled bushfire burns to maintain ecological processes subject to submission of a Bushfire Management Plan and agreed in writing by Council;
  - (d) Grazing of cattle in Covenant Area B only, as shown in *Attachment 1 – Vegetation Protection Covenant Areas; 243 Booloumba Creek Road*, prepared by Sunshine Coast Council, at a stocking rate sufficient to moderate bushfire fuel loads and maintain ecological processes; and,
  - (e) Limited access tracks and activities with the purpose to deliver environmental education subject to their placement being approved in writing by Council.
36. Any activities occurring on the site within the riparian buffer zone and stream orders 1 to 4 must minimise erosion or degradation to the stream and associated riparian buffer zone in accordance with *Attachment 2 – Streams and Riparian Buffer Zones; 243 Booloumba Creek Road*, prepared by Sunshine Coast Council.

#### **Works within Protected Land**

37. The following works must be undertaken within the land to be covered by the Vegetation Protection Covenant(s) required in this Decision Notice:
- (a) Provision of permanent survey markers in the form of star pickets a minimum of 1.4 metres out of the ground along the internal boundaries (of the covenants) at 20 metre spacing's and at each change of alignment of the covenant. These survey markers may be included as part of an internal fenced area;
  - (b) Each Vegetation Protection Covenant must include three hardwood posts 100mm x 100mm x 1.2m out of the ground including an attached sign as follows: "Vegetation Covenant Area" 90mm x 50mm x 3mm anodized aluminium engraved and paint filled black with 4x4mm counter sunk mounting holes;
  - (c) The internal boundaries of Covenant Area A as shown on *Attachment 1 – Vegetation Protection Covenant Areas; 243 Booloumba Creek Road*, prepared by Sunshine Coast Council are to be fenced with a stock proof fence utilising plain fencing wire; and,
  - (d) The works must be undertaken in accordance with an Operational Works approval.

#### **Bushfire Management**

38. Certification must be submitted to Council from a qualified person\* which certifies that the development has been constructed in accordance with the approved Bushfire Assessment & Management Report.  
\*(Refer to Advisory Note)
39. A copy of the approved Bushfire Assessment & Management Report and Fire, Flood and Emergency Plan must be provided to the nearest fire authority.
40. No open campfires of any kind are to occur within Vegetation Covenant Areas A & B.
41. Open campfire sites may occur outside Vegetation Covenant Areas A & B where prior consultation with the Rural Fire Service Queensland is undertaken and any recommendations of the Rural Fire Service Queensland are incorporated into the Bushfire Assessment &

Management Report and Fire, Flood and Emergency Plan. A copy of any amended Bushfire Assessment & Management Report and Fire, Flood and Emergency Plan must be forwarded to Council.

## ENVIRONMENTAL HEALTH

### Setbacks

42. All activities associated with the use must be setback at least 50 metres from any boundary with the exception of site access and essential maintenance.

### Amplified music

43. The approved use must not involve live and/or amplified entertainment or public announcement system at any time.

### Acoustic Amenity

44. A minimum 3m high barrier must be constructed adjacent to the site facilities as shown on the approved plan. The barrier must be a combination of a vegetated earth mounding and an acoustically solid fence with a landscaped strip on both sides in accordance with the conditions of this Decision Notice.
45. The hours of drop-off and collection of persons must be limited to the time periods between 8am to 6pm Monday to Saturday only (excluding public holidays).
46. The applicant must prepare a noise management plan incorporating a complaints management procedure and submit to Council for approval prior to commencement of use. The complaints management procedure must include the following:
- (a) A contact person with whom complaints can be lodged;
  - (b) A clearly defined procedure for responding to and investigating complaints; and,
  - (c) A notification protocol to all complainants of the outcome of complaint investigations.
47. 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.

### Lighting Devices

48. Lighting associated with the use must be designed, sited, installed and tested to comply with Table 2.1 & 2.2 of Australian Standard AS4282-1997 "Control of the obtrusive effects of outdoor lighting" using a control level of 1.
49. Certification must be submitted to council from a qualified person\* which certifies that all outdoor lighting devices comply with the requirements of this decision notice.  
*\*(Refer to Advisory Note)*

### Waste Management

50. All general and recyclable waste material arising from development must be collected and disposed to a lawful waste disposal and recycling facility.
51. A screened and adequately sized hardstand area for the on-site storage of all waste containers (general and recyclable material bins) must be provided.

**Water Supply**

52. Drinking water provided must be of a potable standard which is fit for human consumption. Drinking water provided from sources such as rainwater tanks or bore water must include a proprietary device to ensure water is filtered and disinfected to meet a standard fit for human consumption. Alternatively, bottled water for sale from a retail source (e.g. supermarket) must be provided.

**Waste Water Treatment and Disposal**

53. The development must be provided with an on-site waste water treatment and effluent disposal system having a capacity sufficient for the use\*.

\*(Refer to Advisory Note)

**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
A102	E	<i>Satellite View</i> , prepared by BOAQ Registered Architect #4701	05/11/2015
A105	D	<i>Kitchen Units Layout</i> , prepared by BOAQ Registered Architect #4701	05/11/2015
A107	B	<i>Amenities Layout</i> , prepared by BOAQ Registered Architect #4701	05/11/2015
A108	C	<i>Elevations – Dinner Tent and Kitchen</i> , prepared by BOAQ Registered Architect #4701	05/11/2015
A110	C	<i>Elevations – Amenities</i> , prepared by BOAQ Registered Architect #4701	05/11/2015
A111	B	<i>Ground Floor Plan</i> , prepared by BOAQ Registered Architect #4701	05/11/2015
-	-	<i>Amended Landscape Plan</i> , prepared by BOAQ Registered Architect #4701	January 2016
-	-	<i>Bushfire Assessment &amp; Management Report</i> , prepared by Adventure Alternatives	November 2015
-	-	<i>Fire, Flood &amp; Emergency Plan</i> , prepared by Adventure Alternatives	November 2015
-	-	<i>Attachment 1 – Vegetation Protection Covenant Areas; 243 Booloumba Creek Road</i>	17/12/2015
-	-	<i>Attachment 2 – Streams and Riparian Buffer Zones</i>	17/12/2015

**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:

### PLANNING

#### Other Laws and Requirements

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

#### Infrastructure Charges

2. An infrastructure charges notice for council's proportion of the infrastructure charge, applicable to this development approval, is attached. Unitywater may issue an infrastructure charges notice for their proportion of the infrastructure charge.

#### Equitable Access and Facilities

3. 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); and,
  - (c) the Disability (Access to Premises – Buildings) Standards.

#### Aboriginal Cultural Heritage Act 2003

4. 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

5. 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.

## ENGINEERING & OPERATIONAL WORKS

### Pre-Design Meeting Services

6. 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 OPW 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 fast tracking the assessment 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 <https://www.sunshinecoast.qld.gov.au/Development/Development-Applications/Pre-Application-Advice-Services> or contact (07) 5475 PLAN.

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

7. 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 Decision Notice without receipt of details that the Levy has been paid. QLeave contact: 1800 803 481 (free call) or (07) 3212 6855.

### Qualified Person

8. For the purpose of preparing a Road Safety Audit for the development, a qualified person is considered to be a person who:
  - (a) is a Senior Road Safety Auditor;
  - (b) has at least five years experience in a relevant road design, road construction or traffic engineering field;
  - (c) has undertaken at least five formal road safety audits, including at least three at design stages;
  - (d) has kept their professional experience current by undertaking at least one audit per year.

## ENVIRONMENTAL HEALTH

### Water Supply & Sewage Disposal

9. The use will need the treatment of sewage on-site, this activity and the number of persons accommodated may fall within the definition for ERA No. 63 Sewage Treatment as outlined within Schedule 2: Prescribed ERAs of the Environmental Protection Regulations 2008. The ERA is administered by the Department of Environment & Heritage Protection (DEHP) and they would be a concurrence agency for assessment of the activity under the Environmental Protection Act 1994. It is suggested the applicant liaise with the department based upon the expected maximum number of persons and their requirements if this number triggers ERA 63.

### Lighting Devices

10. 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 lighting.

**Contaminated Land**

11. It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware that a Notifiable Activity (defined by Schedule 2 of the *Environmental Protection Act 1994*) is being carried out on the land, or that the land has been affected by a hazardous contaminant, they must, within 30 days after becoming so aware, give notice to the Department of Environment & Heritage Protection - Contaminated Land Unit. 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. Refer to the *Environmental Protection Act 1994* for more information

**PLUMBING****Waste Water Treatment and Disposal System**

12. The establishment of a Wastewater Treatment and Disposal System for the site requires a Compliance Permit 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 Infrastructure & Planning, 2007) and Australian Standard AS/NZS1547: 2000 "On-site Domestic Wastewater Management".

**10. PROPERTY NOTES**

The following property notes will be placed against the subject property in council's property record system:

**MCU15/0250 - Vegetation Protection Covenant**

1. Two (2) Vegetation Protection Covenants apply to this property. No clearing of vegetation is to occur within the covenanted areas, except where in accordance with the terms of the covenant and the conditions of Council Approval MCU15/0250.

**MCU15/0250 - Bushfire Management**

2. To ensure the safety of people and property on this property is maintained, all buildings and structures must be sited and/or constructed in accordance with the bushfire management plan approved as part of conditions of Council Approval MCU15/0250 and associated Operational Work approvals.

**11. PRELIMINARY APPROVAL OVERRIDING PLANNING SCHEME**

Not Applicable.

**12. FURTHER DEVELOPMENT PERMITS REQUIRED**

- Development Permit for Operational Work; and,
- Development Permit for Building Work.

**13. SELF ASSESSABLE CODES**

Not Applicable.

**14. SUBMISSIONS**

There were 67 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](http://www.sunshinecoast.qld.gov.au) or at council offices.