

APPENDIX A - CONDITIONS OF APPROVAL

1. APPLICATION DETAILS

Application No:	MCU17/0161
Street Address:	Peter Crosby Way PALMVIEW QLD 4556
Real Property Description:	Lot 347 SP 287466 Lot 201 SP 287474
Planning Scheme:	Sunshine Coast Planning Scheme (27 February 2017)

2. DECISION DETAILS

The following type of approval has been issued:

Preliminary Approval for material change of use of premises to which sections 242 and 899 of the Sustainable Planning Act 2009 apply to vary the effect of the planning scheme for Area B of the Palmview Master Planned Area under the Palmview Structure Plan.

3. RELEVANT PERIOD OF APPROVAL

The relevant period for this development approval is 20 years starting the day that this development approval takes effect. (Refer to Section 341 "When approval lapses if development not started" of the *Sustainable Planning Act 2009*.)

4. INFRASTRUCTURE

The Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2) applies to the development of Area C of the Palmview Master Planned Area, being the land the subject of this development approval.

This development approval is the Area Development Approval for Area C of the Palmview Master Planned Area under the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2).

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 start of a use and then compliance with all conditions must be maintained at all times while the use continues.

Approved Development

2. This Preliminary Approval approves the development stated in the Area Development Plan for Area B to the extent:
 - (a) stated in this Preliminary Approval; and
 - (b) the development complies with the approved Area Development Plan for Area B.
3. This Preliminary Approval does not authorise assessable development to take place

Variations to the Effect of the Planning Scheme

4. This Preliminary Approval approves variations to the Sunshine Coast Planning Scheme 2014 as stated in the approved Area Development Plan for Area C.

Approved Plans

5. Development of the land the subject of this Preliminary Approval must be undertaken generally in accordance with the Approved Plans listed within this Decision Notice.

When Approval Lapses If Development Started But Not Completed

6. If development, or an aspect of development to which this Preliminary Approval relates is started but not completed, this Preliminary Approval, to the extent it relates to the development or aspect not completed, lapses:
- (a) if the Sunshine Coast Planning Scheme 2014 is amended to reflect the provisions of the preliminary approval, on the day the amendment takes effect; or
 - (b) if paragraph (a) does not apply, 20 years after the day this Preliminary Approval takes effect.

Sunset Date for Completion of Development under Preliminary Approval

7. Pursuant to s343 of the Sustainable Planning Act 2009, this approval lapses for any aspects of development consequential and/or related to the approval that are not completed by 1 February 2038.

PALMVIEW STRUCTURE PLAN AREA INFRASTRUCTURE AGREEMENT 2010 (CONSOLIDATION NO 2)

Infrastructure Agreement

8. The applicant must comply with any infrastructure agreement relating to the land the subject of this Preliminary Approval, which at the date of this Preliminary Approval includes the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2)*. The applicant must maintain a register of all infrastructure contributions provided as per Schedule 3 of the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2). An updated register must be submitted in conjunction with future Reconfiguration of a Lot or Material Change of Use applications which detail the status of the landowners obligations and those obligations triggered by the approval of the submitted application.

Area Development (Infrastructure Staging) Plans

9. Prior to the submission of a Local Area Development (Neighbourhood) Plan(s) or any development application for the land the subject of this Preliminary Approval, whichever comes first, the applicant must submit for approval an Area Development (Infrastructure Staging) Plan. The plans must demonstrate compliance with the infrastructure agreement relating to the land the subject of this Preliminary Approval, which at the date of this Preliminary Approval includes the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2)*, including the following:
- (a) *Location of infrastructure* – The location of infrastructure to be provided by the landowner, which is to be consistent with the infrastructure contributions schedule in schedule 3 of the Infrastructure Agreement.

- (b) *Timing for infrastructure provision* – The plan must detail timing for the provision of the identified infrastructure, which is to be consistent with the infrastructure contributions schedule in schedule 3 of the Infrastructure Agreement.

Local Area Development (Land Use) Plans

10. To demonstrate compliance with the approved Area Development (Land Use) Plan[s], the applicant must submit to the Council for approval as part of each development application for a Material Change of Use or Reconfiguring a Lot on land the subject of this Preliminary Approval, a Local Area Development (Land Use) Plan(s) which must include the following:
- (a) identification of the specific uses for which approval is being sought and the precinct and sub-precinct under the approved *Area Development Plan for Area B* in which the uses are located;
 - (b) identification of the proposed lot layout;
 - (c) a table which outlines the following:
 - (i) the Water Infrastructure Demand Limit (in equivalent persons) and Prescribed Road Infrastructure Demand Limit (in equivalent dwellings) allocated for each precinct and sub-precinct in the approved Area Development (Land Use) Plan[s];
 - (ii) the accumulated demand (in equivalent persons and equivalent dwellings) which has been approved by the Council for each precinct and sub-precinct;
 - (iii) the demand (in equivalent persons and equivalent dwellings) which is proposed to be allocated under the development application.
11. The applicant must comply with an approved Local Area Development (Land Use) Plan.

Local Area Development (Infrastructure Staging) Plans

12. As part of each development application for a material change of use or reconfiguring a lot on land the subject of this Preliminary Approval, the applicant must submit to the Council for approval a Local Area Development (Infrastructure Staging) Plan(s), which must include the following:
- (a) the location of any proposed Infrastructure in accordance with the approved Local Area Development (Neighbourhood) Plan referred into Condition 19 of this approval;
 - (b) identification on plan of the infrastructure to be provided under the development approval being sought;
 - (c) a table which includes the following details:
 - (i) the relevant Neighbourhood(s) in accordance with the approved Local Area Development (Neighbourhood) Plan referred into Condition 19 of this approval;
 - (ii) any infrastructure required to be provided under the development approval being sought.
 - (iii) timing for the provision of each item of infrastructure to be provided under the development approval being sought identified and on the Area C

Development (Infrastructure Staging) Plans referenced in this Decision Notice; and

- (iv) the infrastructure shown on the Area B Development (Infrastructure Staging) Plans referenced in this Decision Notice, which has already been provided.
13. The applicant must comply with an approved Local Area Development (Infrastructure Staging) Plan.

Chargeable Lot Plan

14. To demonstrate compliance with the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2)*, the applicant must submit to the Council for approval as part of each development application for reconfiguring a lot on land the subject of this Preliminary Approval, a Chargeable Lot Plan which must for each proposed new lot identify the type of the lot by reference to the following defined terms in the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2)*:
- (a) Chargeable Lot;
 - (b) Development Lot;
 - (c) Developed Lot;
 - (d) Developable Lot.
15. The applicant must comply with an approved Chargeable Lot Plan.

Biodiversity Offset

16. At the time of lodgement of an Operational Works development application for the provision of infrastructure to service the development which traverses an ecologically important area of land the subject of this Preliminary Approval, the applicant must submit to the Council for approval a Biodiversity Offset Plan which:
- (a) demonstrates how the environmental offset satisfies the Performance Outcome PO6 in Section 10.3.4.3 (*Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area*) of the Palmview Structure Plan Area code and SC6.20.2 Ecological and landscape protection outcomes of the Planning scheme policy for Palmview Structure Plan;
 - (b) is in accordance with Table 10.3.4.3C, Environmental Offset Requirements of the Palmview Structure Plan Area Code; and
 - (c) is subject to assessment against the requirements specified in this Preliminary Approval and any other relevant development approval matters stated.
17. Notwithstanding Condition 16 of this Preliminary Approval, the applicant may opt to provide a Financial Contribution in lieu of the Land Contribution and Work Contribution for non-urban open space infrastructure to offset an adverse impact by the Development of the infrastructure as stated in Item 5.2.2 of the Infrastructure Contribution Schedule of the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2)*.
18. The applicant must comply with an approved Biodiversity Offset Plan.

AREA B NEIGHBOURHOOD PLANNING

Local Area Development (Neighbourhood) Plan(s)

19. Prior to the approval of the first development application for a material change of use or reconfiguring a lot on land within each of the Neighbourhoods shown on the approved Area Development (Neighbourhood) Plan, the applicant must submit to the Council for approval a Local Area Development (Neighbourhood) Plan(s), which must include the following:
- (a) plan(s) and any supporting technical information which must demonstrate how the proposed Neighbourhood(s) satisfy Performance Outcomes PO26 to PO33 in Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area) of the Palmview structure plan area code (Neighbourhood Design, Housing And Density Outcomes) and SC6.20.3 of the Neighbourhood design, housing and density outcomes of the Planning Scheme Policy for Palmview Structure Plan.
 - (b) plan(s) and any supporting technical information which must provide details on the following items, which are specific to this development approval, the relevant Neighbourhood and the land the subject of this Preliminary Approval:
 - (i) Street network and lot layout
 - (ii) Local Parks
 - (iii) Area(s) of unconstrained land within the urban open space network;
 - (iv) The location of any major infrastructure items required in Schedule 3 of the Palmview Structure Plan Schedule;
 - (v) Any neighbouring incompatible, sensitive uses or infrastructure.
 - (vi) Bushfire Risk
 - (vii) School Site
 - (viii) Interface treatment to urban and non-urban open space
 - (ix) Bicycle and pedestrian networks
 - (c) Subsequent applications must comply with an approved Local Area Development (Neighbourhood) Plan(s)
20. The applicant must comply with an approved Local Area Development (Neighbourhood) Plan(s)

Pathway Network Concept Plan

21. As part of the Local Area Development (Neighbourhood) Plan(s), the applicant must submit to the Council for approval, a Pathway Network Concept Plan which demonstrates an effective and efficient pedestrian and bicycle network within the neighbourhood. The plan must provide for the prioritisation of key linkages from the neighbourhood to Local Activity Centre, educational establishments and open space including minimising conflict with driveways and the provision of traffic controls at major intersections.

Unconstrained Land Within Urban Open Space

22. As part of the Local Area Development (Neighbourhood) Plan(s), the applicant must submit a plan for each urban open space area, which demonstrates:

- (a) the required provision of open space as detailed in Table on OPM P11 Area Development (Urban Open Space Infrastructure Network) Plan referenced in this Decision Notice;
- (b) a total planned unconstrained provision as detailed in Table on OPM P11 Area Development (Urban Open Space Infrastructure Network) Plan referenced in this Decision Notice; and
- (c) the location and appropriately detailed concept plans which demonstrate the provision of any proposed infrastructure and services within the Urban Open Space Infrastructure as shown on OPM P11 Area Development (Urban Open Space Infrastructure Network) Plan referenced in this Decision Notice.
- (d) plan(s) which must also provide details on the following items:
 - (i) A 'Future Park Boundaries Plan' identifying the area(s) of planned unconstrained provision of Local Park including dimensions.
 - (ii) detailed levels and contours for the entire park which demonstrate a ARI 20 year flood immunity;
 - (iii) areas required to support on site stormwater management including conveyance through the park via sheet flow;
 - (iv) any hazards and constraints as defined by SC6.20.9 (3) Standards for the urban open space infrastructure network outcomes of the Planning Scheme Policy for Palmview Structure Plan (including, but not limited to, easements, pad mounted transformers), and
 - (v) internal and external connections to the pedestrian and bicycle network.

Local Ecological and Landscape Protection and Rehabilitation Plans

23. As part of the Local Area Development (Neighbourhood) Plan(s), the applicant must submit to the Council for approval a Local Ecological and Landscape Protection and Rehabilitation Plan(s), demonstrating compliance with:
- (a) Table 10.3.4.3A, Outcomes for Non-urban Open Space Infrastructure Area of the Palmview Structure Plan Area Code;
 - (b) Table 10.3.4.3B, Palmview Ecological and Landscape Protection and Rehabilitation Landscape Units of the Palmview Structure Plan Area Code;
 - (c) Section 10 (Requirements for Local Ecological and Landscape Protection and Rehabilitation Plan) of Appendix SC6.20A (Palmview Master Planned Area Ecological and Landscape Protection and Rehabilitation Plan) in Planning scheme policy SC6.20 (Planning Scheme Policy for Palmview Structure Plan); and
 - (d) The Local Ecological and Landscape Protection and Rehabilitation Plans must include the following information to be submitted to Council for approval:
 - (i) a schedule detailing timings for lodgement of the Local Ecological and Landscape Protection and Rehabilitation Plan;
 - (ii) supporting information to demonstrate the delivery of the Non-Urban Open Space Infrastructure in accordance with the proposed schedule and the timings specified in Item 5.1 of Schedule 3 of the Palmview Infrastructure Agreement 2010 (Consolidation No.2); and

- (iii) a plan showing how staging will deliver the Non-Urban Open Space Infrastructure in accordance with the Area Development (Infrastructure Staging) Plans referenced in this Decision Notice
24. The applicant must comply with an approved Local Ecological and Landscape Protection and Rehabilitation Plan.

Road Interface to Open Space

25. As part of the Local Area Development (Neighbourhood) Plan(s), the proposed layout of development must include a road frontage to open space unless it can demonstrated that:
- (a) adequate buffer to ecologically important areas is maintained
 - (b) that private lots do not back on to the ecologically important areas.
 - (c) no bushfire risk to lots
 - (d) public access to open space is maintained
 - (e) casual surveillance including design controls for any adjacent residential properties has been addressed.

Fire Management Plan

26. Subsequent to the approval of this preliminary approval and as part of the Local Area Development (Neighbourhood) Plan(s), the applicant must submit a Fire Management Plan which must include the following:
- (a) a plan relating to the whole of the land the subject of this Preliminary Approval;
 - (b) a statement of the land the subject of this Preliminary Approval's context within the broader area, particularly in relation to potential off-site sources of increased fire hazard;
 - (c) the location and severity of potential bushfire hazard which must have been identified by undertaking a site-based assessment based on the following:
 - (i) detailed data collected at the local level;
 - (ii) factors such as vegetation type, slope, aspect, and fire history (if available);
 - (iii) considering and assessing on-and-off site hazard implications of and for the development, including those posed by any nearby bushland;
 - (iv) future land uses and ecosystem rehabilitation objectives;
 - (d) recommended remedial measures including specific features of the development design such as land use type, vehicular access, lot layout and house site location, proposed fire-fighting infrastructure such as water supply and fire maintenance trails, recommended standard of building construction, clearing and landscaping and advice to new residents;
 - (e) a clear statement of any impact of the chosen mitigation measures on the environmental values of Area C and the measures taken to avoid or minimise this impact; and
 - (f) a statement of the anticipated future bushfire hazard for the land the subject of this Preliminary Approval that might arise as part of revegetation objectives, by allowing for the provision for future assessment in accordance with paragraph C.

Infrastructure and Services

27. Subsequent to the approval of this preliminary approval and as part of the Local Area Development (Neighbourhood) Plan(s), which requires the provision of infrastructure conceptually shown on OPM P4 Area Development (Infrastructure Elements) Plan referenced in this Decision Notice, the applicant must submit to the Council for approval, appropriately detailed concept plans which demonstrate the provision of infrastructure and services:
- (a) complies with 10.3.4.20 (3) to (10) of the Overall Outcomes for the Development of Infrastructure and Services, and PO7, PO8, PO9, PO16, PO18, PO24, PO25, PO26, of 10.3.4.21 Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services;
 - (b) has sought to avoid or minimise vegetation clearing and habitat disturbance to the greatest extent practicable in compliance with PO7 of 10.3.4.21 Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services; results in no reduction in the total planned unconstrained provision (ha) of urban open space infrastructure shown on Other Plans OPM P4 (Area Development (Infrastructure Elements) Plan referenced in this Decision Notice; and
 - (c) are accommodated within road reserve where required

On Street Car parking Management Analysis

28. An On Street Car parking Management Analysis must be submitted as part of the approval of subsequent Local Area Development (Neighbourhood) Plan/s. The analysis must be undertaken by a RPEQ and demonstrate that the road network and lot layout for the neighbourhood can accommodate the required number of on street car parking spaces in accordance with Council's Planning Scheme Policy for Transport and Parking. The subsequent reconfiguring of a lot applications must be consistent with the car parking management analysis. Further guidance on specific details to be contained in the car parking analysis can be found in the State Governments EDQ Practice Note No 11 "Parking analysis plans".

Local Streets

29. The minimum carriageway width of Access Streets and Access Places must be 7.5m and 6m respectively to be consistent with the adjoining Palmview Area A road hierarchy approval. Rear laneways are to be provided in accordance with Council's Reconfiguring a lot Code for small residential lots. These requirements must be incorporated in subsequent Local area Development (Neighbourhood) Plan/s.

Detailed Traffic Engineering Assessment

30. In conjunction with any future reconfiguring of a lot application, a detailed traffic engineering assessment must be undertaken in accordance with the PSP for Transport and Traffic for roads of 'collector' category and above for all intersections located within the stage or sub-stage which is the subject of the application.

Flooding

31. In conjunction with each Neighbourhood Plan, a Local Flood Impact Assessment for the Neighbourhood must be submitted and approved by Council's delegate. The

Local Flood Impact Assessment must demonstrate compliance with the Performance Outcomes of the Sunshine Coast Planning Scheme 2014 Flood hazard overlay code. The Local Flood Impact Assessment must specifically address the following:

- (a) Detailed staging including specification at which stage works are required to be delivered.
- (b) No increase in peak 1 year ARI flows to drainage lines and waterways on the site which are to be retained.
- (c) No increase in peak 1 year ARI flows to drainage lines and waterways external to the site.

All development within the Neighbourhood must be undertaken in accordance with the approved Local Flood Impact Assessment.

- 32. The development must be undertaken so that the development does not compromise the safety of people and the damage to property both external to the site and internal to the site is minimised as far as practicable and include in particular:
 - (a) All lot levels (excluding open space, road reserve and drainage reserve) must be a minimum of 0.5m above the post development 1% AEP regional flood levels with DIS hydrology at 2100 as reported in the referenced *Flooding and Drainage Masterplan*.
 - (b) All lot levels (excluding open space, road reserve and drainage reserve) must be a minimum of 0.5m above the post development 1% AEP local flood levels with DIS hydrology at 2100
 - (c) All road levels must be above the post development 1% AEP regional flood levels with DIS hydrology at 2100 as reported in the referenced *Flooding and Drainage Masterplan*.
 - (d) All roads which function as evacuation routes must be above the post development 1% AEP local flood levels with DIS hydrology at 2100
- 33. The minimum floor level of development on land subject to this Preliminary Approval must be in accordance with Table 8.2.7.3.3 of the Sunshine Coast Planning Scheme 2014 Flood Hazard Overlay Code. Further, the minimum floor level of Aged Care Facilities and other uses involving the housing vulnerable people must be provided with minimum floor levels at the level of the probable maximum flood and not require evacuation during any flood event.
- 34. For each lot created on land subject to this Preliminary Approval (excluding open space, road reserve and drainage reserve) sufficient information must be provided for Council to issue flood search certificates specifying the defined flood event level and minimum floor level.

AREA B LOCAL PLANNING

Plan of Development

- 35. As part of each development application for reconfiguring a lot on land the subject of this Preliminary Approval, comprising small residential lots (of less than 600m²), the application must be accompanied by a plan identifying the proposed building envelopes and dwelling controls for each lot (i.e. the "Plan of Development")

Local Park

36. As part of each development application for reconfiguring a lot on land the subject of this Preliminary Approval, which requires the delivery of a Local Park in accordance with Major Urban Open Space Infrastructure Table on OPM P11 Area Development (Urban Open Space Infrastructure Network) Plan and Local Area Development (Neighbourhood) Plan, the applicant must submit a Local Park Concept Plan(s), which must include the following:
- (a) the details and supporting information demonstrating the proposed Local Park in accordance with the approved Local Area Development (Neighbourhood) Plan referred into Condition 19 of this approval;
 - (b) concept plan(s) and any supporting technical information which must demonstrate how the proposed Local Park Concept Plan satisfies 10.3.4.17 (Performance Outcomes and Acceptable Outcomes for the Urban Open Space Precinct), Performance Outcomes PO31 to PO39 in Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services) of the Palmview structure plan area code (urban open space infrastructure network outcomes)

Sub-tropical and Sustainable Design

37. As part of each development application for reconfiguring a lot or material change of use on land the subject of this Preliminary Approval, the applicant must provide supporting information to demonstrate compliance with outcomes in Performance Outcomes PO34 to PO35 in Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area) of the Palmview structure plan area code (Sub-Tropical And Sustainable Design Outcomes) and SC6.20.4 Sub-tropical and sustainable design outcomes of the Planning Scheme Policy for Palmview Structure Plan.

Landscape Concept Plan

38. As part of each development application for reconfiguring a lot or material change of use on land the subject of this Preliminary Approval, the applicant must submit a landscape concept plan for approval.

Consolidated Services and Streetscape Landscaping Plan

39. As part of each development application for reconfiguring a lot or material change of use on land the subject of this Preliminary Approval, the applicant must submit to the Council for approval a *Consolidated Services and Streetscape Landscaping Plan*, which clearly demonstrates the provision of infrastructure within the road reserve and minimising any future requirement to remove street trees and landscaping due to conflicts with services, driveways

Services Infrastructure

40. Services infrastructure (water, sewerage, power, telecommunications, etc) within road reserves must be located within verges on the standard alignments in accordance with Council's policy, except where Council approves 'non-standard' alignments to address specific issues (e.g. 'deep' sewers located in road medians).

Acid Sulfate Soils

41. With each application for operational works on land subject to this Preliminary Approval involving disturbance of soils below 5m AHD the applicant must submit an Acid Sulfate Soil Investigation in accordance with the Queensland Acid Sulfate Soil Technical Manual.
42. Based on the results of the Acid Sulfate Soil Investigation required by the above condition, prepare and implement an Acid Sulfate Soil Management Plan consistent with the Queensland Acid Sulfate Soil Technical Manual.

Flooding

43. In conjunction with each Neighbourhood Plan a Local Flood Impact Assessment for the Neighbourhood must be submitted and approved by Council's delegate The Local Flood Impact Assessment must demonstrate compliance with the Performance Outcomes of the Sunshine Coast Planning Scheme 2014 Flood hazard overlay code. The Local Flood Impact Assessment must specifically address the following:
 - (a) Detailed staging including specification at which stage works are required to be delivered.
 - (b) No increase in peak 1 year ARI flows to drainage lines and waterways on the site which are to be retained.
 - (c) No increase in peak 1 year ARI flows to drainage lines and waterways external to the site.

All development within the Neighbourhood must be undertaken in accordance with the approved Local Flood Impact Assessment.

44. In conjunction with the Neighbourhood Plan for Neighbourhood 1 a Regional Flood Impact Assessment must also be submitted and approved by Council's delegate The Regional Flood Impact Assessment must demonstrate compliance with the Performance Outcomes of the Sunshine Coast Planning Scheme 2014 Flood hazard overlay code. The Regional Flood Impact Assessment must specifically address the following:
 - (a) no offsite flood impacts for all events up to the 1% AEP at 2100 flood event.
 - (b) be for the entirety of Area B

All development on land subject to this Preliminary Approval must be undertaken in accordance with the approved Regional Flood Impact Assessment.

45. The development must be undertaken so that the development does not compromise the safety of people and the damage to property both external to the site and internal to the site is minimised as far as practicable and include in particular:
 - (a) All lot levels (excluding open space, road reserve and drainage reserve) must be a minimum of 0.5m above the post development 1% AEP regional flood levels with DIS hydrology at 2100
 - (b) All lot levels (excluding open space, road reserve and drainage reserve) must be a minimum of 0.5m above the post development 1% AEP local flood levels with DIS hydrology at 2100
 - (c) All road levels must be above the post development 1% AEP regional flood levels with DIS hydrology at 2100
 - (d) All roads which function as evacuation routes must be above the post development 1% AEP local flood levels with DIS hydrology at 2100

46. The minimum floor level of development on land subject to this Preliminary Approval must be in accordance with Table 8.2.7.3.3 of the Sunshine Coast Planning Scheme 2014 Flood Hazard Overlay Code. Further, the minimum floor level of Aged Care Facilities and other uses involving the housing vulnerable people must be provided with minimum floor levels at the level of the probable maximum flood and not require evacuation during any flood event.
47. For each lot created on land subject to this Preliminary Approval (excluding open space, road reserve and drainage reserve) sufficient information must be provided for Council to issue flood search certificates specifying the defined flood event level and minimum floor level.

Stormwater Management

48. In conjunction with the Neighbourhood Plan for Neighbourhood 1 a Stormwater Management Masterplan must also be submitted and approved by Council's delegate. The Stormwater Management Masterplan must detail:
 - (a) Stormwater drainage system in accordance with the Sunshine Coast Planning Scheme 2014 Planning scheme policy for development works
 - (b) WSUD devices in accordance with the Sunshine Coast Planning Scheme 2014 Planning scheme policy for development works.

All development on land subject to this Preliminary Approval must be undertaken in accordance with the approved Stormwater Management Masterplan.

49. Stormwater quantity management must include in particular
 - (a) Stormwater drainage system in accordance with the Sunshine Coast Planning Scheme 2014 Planning scheme policy for development works
 - (b) Relief major system overland flow paths provided in all situations
 - (c) Detention of stormwater to achieve post development 1 year ARI flow rates no greater than pre-development 1 year ARI flow rates.
50. Stormwater from the development must be treated to current best practice using WSUD treatment devices and must include in particular
 - (a) End of line bioretention devices sized to treat stormwater to current best practice. Only very limited under and over treatment of individual catchments is permitted with all bioretention devices sized between 0.5% and 2% of the catchment area they are treating.
 - (b) WSUD devices in accordance with the Sunshine Coast Planning Scheme 2014 Planning scheme policy for development works.
 - (c) Minimum filter media depth of 0.6m used in all bioretention basins unless constrained by depth of outlet.
 - (d) If trees are proposed in the end of line bioretention devices then the minimum filter media depth is 0.7m, maximum density is 1 tree per 20m² of filter media, planted as tubestock following the temporary cover being removed and species suited to growing in filter media which do not shade out groundcovers.
51. Stormwater from the following uses must be treated to current best practice prior to discharge into Council's stormwater system;
 - (a) All uses within the Medium density residential precinct
 - (b) Multiple dwelling

- (c) Residential care facility
- (d) Retirement facility
- (e) Child care centre
- (f) Educational establishment

Where feasible treated stormwater from the above uses must bypass the Council owned end of line bioretention basins.

52. With each lot reconfiguration and/or material change of use application on land subject to this Preliminary Approval the applicant must submit a Detailed Stormwater Management Plan which demonstrates compliance with the flooding and stormwater management conditions of this Decision Notice.

Public Lighting

53. Future development must incorporate Rate 3 (Council owned and maintained) LED lighting systems throughout the development including Street network, footpaths, bike paths and public realm areas. With each lot reconfiguration and material change of use application on land subject to this Preliminary Approval, the applicant must provide concept details for the proposed LED lighting system.

6. REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	SARA At Dilgp 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"> • Development impacting State transport infrastructure • Clearing vegetation • SEQ Regional Plans 	The agency provided its response on 16 February 2018 (Reference No. SDA-0717-040931). A copy of the response is attached.

7. APPROVED PLANS

The following plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
DA.01.1	M	<i>Palmview Area B - Other Plans Map OPM P1 – Area Development Plan (Sub-regional Context)</i> , prepared by Innovative Planning Solutions	27/11/2018
DA.01.2a	M	<i>Palmview Area B - Other Plans Map OPM P2A – Area Development Plan (Flood Prone Land)</i> , prepared by Innovative Planning Solutions	27/11/2018

Plan No.	Rev.	Plan Name	Date
DA.0.1.2b	N	<i>Palmview Area B - Other Plans Map OPM P2B - Area Development Plan (Ecologically Important Areas)</i> , prepared by Innovative Planning Solutions	10/12//2018
DA.01.3	M	<i>Palmview Area B - Other Plans Map OPM P3 - Area Development Plan (Land Use Structure)</i> , prepared by Innovative Planning Solutions	27/11/2018
DA.01.4	N	<i>Palmview Area B - Other Plans Map OPM P4 - Area Development Plans (Infrastructure Elements)</i> , prepared by Innovative Planning Solutions	10/12//2018
DA.01.5	M	<i>Palmview Area B - Other Plans Map OPM P5 - Area Development Plans (Development Entitlements)</i> , prepared by Innovative Planning Solutions	27/11/2018
DA.01.6	M	<i>Palmview Area B - Other Plans Map OPM P6 - Area Development Plan (Precincts and Sub-precincts)</i> , prepared by Innovative Planning Solutions	27/11/2018
DA.01.7	N	<i>Palmview Area B - Other Plans Map OPM P7 - Area Development (Development and Transport Infrastructure Network Sequencing) Plan</i> , prepared by Innovative Planning Solutions	10/12/2018
DA.01.8	N	<i>Palmview Area B - Other Plans Map OPM P8 - Area Development (Road Transport Infrastructure Network) Plan</i> , prepared by Innovative Planning Solutions	10/12/2018
DA.01.9	N	<i>Palmview Area B - Other Plans Map OPM P9 - Area Development (Public Transport Infrastructure Network) Plan</i> , prepared by Innovative Planning Solutions	10/12/2018
DA.01.10	N	<i>Palmview Area B - Other Plans Map OPM P10 - Area Development (Bicycle & Pedestrian Infrastructure Network) Plan</i> , prepared by Innovative Planning Solutions	10/12/2018
DA.01.11	N	<i>Palmview Area B - Other Plans Map OPM P11 - Area Development (Urban Open Space Infrastructure Network) Plan</i> , prepared by Innovative Planning Solutions	10/12/2018
DA.01.12	N	<i>Palmview Area B - Other Plans Map OPM P12 - Area Development (Non-urban Open Space Infrastructure</i>	10/12/2018

Plan No.	Rev.	Plan Name	Date
		<i>Network) Plan</i> , prepared by Innovative Planning Solutions	
DA.01.13	M	<i>Palmview Area B - Other Plans Map OPM P13 - Area Development (Community Facilities Infrastructure Network) Plan</i> , prepared by Innovative Planning Solutions	27/11/2018
DA.01.14	C	<i>Palmview Area B - Other Plans Map OPM P14 - Area Development (Major Electrical Infrastructure Network) Plan</i> , prepared by Innovative Planning Solutions	29/03//2018

8. REFERENCED PLANS

DA.39	D	<i>Palmview Area B - Local Area Development (Land Use) Plan</i> , prepared by Innovative Planning Solutions	10/12/2018
DA.40	D	<i>Palmview Area B - Area Development (Infrastructure Staging) Plan</i> , prepared by Innovative Planning Solutions	10/12//2018

9. ADVISORY NOTES

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

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 on the Sunshine Coast Council website (www.sunshinecoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly

Equitable Access and Facilities

2. 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)
 - The Disability (Access to Premises – Buildings) Standards.

Aboriginal Cultural Heritage Act 2003

3. 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

4. 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.

Landscape Concept Plans

5. The applicant should refer to the SCC Open Space Landscape Infrastructure Manual (LIM) for further guidance on plant selection for landscape use.

Road Naming Procedure

6. Road names must be approved by Council before a subdivision plan is submitted for compliance assessment and signing. A written request for proposed naming of roads must be submitted to Council together with a plan of the proposed roads and a completed road naming application form. Further details can be found on Council's website.

Restriction on Building Approval until all other Permits are Effective

7. Pursuant to the statutory provisions of the Building Act, a private building certifier must not grant any building development approval related to this development until all necessary Development Permits for the development (including, for example, Operational Works approvals) have taken effect under the Sustainable Planning Act 2009. This legislative requirement is critical to ensure that a private certifier's approval about a component of the development is consistent with the assessment managers' decisions on other aspects of the overall development.

ENGINEERING

Unitywater – Water and Sewerage Services

8. From 1 July 2014, water and sewerage infrastructure associated with new developments will be assessed and approved by Unitywater under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 and their applicable technical standards. It is the certifying Registered Professional Engineer of Queensland's (RPEQ) responsibility to ensure that the necessary Unitywater approval/s has/have been obtained for any water and sewerage infrastructure required as part of the development and that such approval/s and works have been coordinated with all other infrastructure and works required by the development.
9. Where water and sewerage infrastructure is proposed to be constructed within an existing road reserve controlled by Council, a further consent approval for the alignment and extent of works will be required under Section 75 of the Local Government Act. This consent must be obtained prior to any water and sewerage

related works occurring within the road reserve. The consent request must be submitted in the approved form to Council's Infrastructure Services Department.

Consent for Water and Sewerage Works in Existing Roads

10. From the 1st July 2014 water and sewerage infrastructure associated with new developments will be assessed and approved by Unitywater under the South East Queensland Water (Distribution and Retail Restructuring) Act 2009 and their applicable technical standards. Council's consent is required where water and sewerage works are proposed within existing roads including the alignment of this infrastructure. This consent will be given as part of the associated SPA Operational Works (OPW) approval for external works where this is required. The OPW application should therefore detail the extent of any water and sewerage works proposed within the existing road reserve as part of the development works. The alignment within the existing roads should be in accordance with the water and sewerage approved allocations within road corridors as detailed on the Council's standard engineering drawing SEQ R-100 Typical service corridors and alignments.

Qualified Person

11. For the purpose of preparing an Acid Sulfate Soil and Groundwater Management Plan, a qualified person is considered to be either:
- (a) A Registered Professional Engineer of Queensland (RPEQ); or
 - (b) A soil scientist with a minimum of 5 years' experience in the field of acid sulfate soils.
12. 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 3 years current experience in the field of bushfire assessment and management.

10. PROPERTY NOTES

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

- (i) *The Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2) applies to the development of Area C of the Palmview Master Planned Area, being the land the subject of this development approval.*
- (ii) *The development of Area C of the Palmview Master Planned Area, being the land the subject of this development approval is subject to a Sunset Clause pursuant to s343 of the Sustainable Planning Act 2009. This approval lapses for any aspects of development consequential and/or related to the approval that are not completed by 25 January 2038.*

11. PRELIMINARY APPROVAL OVERRIDING PLANNING SCHEME

A preliminary approval under *Sustainable Planning Act 2009* has been granted. The level of assessment and applicable codes for any development approval resulting from this approval are identified in the approval.

12. FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Material Change of Use
- Development Permit for Reconfiguration of a Lot
- Development Permit for Operational Work
- Development Permit for Building Work

13. SELF ASSESSABLE CODES

Not applicable.

14. SUBMISSIONS

Not applicable.

15. REASONS / GROUNDS FOR APPROVAL DESPITE CONFLICT WITH SCHEME

Not applicable.

16. RIGHTS OF APPEAL

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

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

17. OTHER DETAILS

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