



Department of Infrastructure,
Local Government and Planning

SARA reference: SDA-1015-024708
Council reference: MCU15/0192
Applicant reference: 14446

15 September 2016

The Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
SUNSHINE COAST MAIL CENTRE QLD 4560
mail@sunshinecoast.qld.gov.au

Dear Sir

Concurrence agency response—with conditions

141 Jones Road, Buderim (Lot 1 SP105435)
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 7 October 2015.

Applicant details

Applicant name: Harvest Management Services Pty Ltd C/- Project Urban
Applicant contact details: PO Box 6380
MAROOCHYDORE BC QLD 4558
info@projecturban.com.au

Site details

Street address: 141 Jones Road, Buderim
Lot on plan: 1 SP105435
Local government area: Sunshine Coast Regional Council

Application details

Proposed development: Development permit for a material change of use (Shopping complex)

Aspects of development and type of approval being sought

Development permit for material change of use

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger Schedule 7, Table 3, Item 1 – State controlled road

Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 3 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: Material change of use				
Site Layout	Powe Architects	21/04/2016	274-06 SD-1-101	Revision G
Jones and Maroochydore Roads Interchange	Pekol Traffic & Transport	12/09/16	15-190-SK001	Revision C
Jones Road Functional Layout	McVeigh	12.09.16	8355-C-03-01	Revision G
Site Based Stormwater Management Plan	McVeigh	3 September 2015	8355-SBSMP-Rev1	Revision 1

Further advice about the development application

The department offers the following further advice to the applicant about the development application:

- **Road works approval:** Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads (TMR) to carry out road works on a State-controlled road. Please contact TMR via North.Coast@tmr.qld.gov.au to make an application for road works approval. This approval must be obtained prior to commencing any works on the State-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please note that the road works approval process takes time, therefore please contact TMR well in advance to ensure that gaining approval does not delay construction.
- **Compliance:** Pursuant to section 255D of the *Sustainable Planning Act 2009* (SPA), the Chief Executive of the department has nominated TMR as the entity responsible for the

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administration and enforcement of concurrence agency conditions within TMR's area of interest (e.g. development impacting on State-controlled roads).

- **Bonding of works:** A bond will be required to ensure that the works required in Condition 2 are completed to the standard required by TMR. The bond requirement will be included as a condition of the road works approval (issued under section 33 of the *Transport Infrastructure Act 1994*). If you would like any further information about TMR's policy with regard to bonding, please contact the TMR Development Assessment Team via phone 5451 7055 or email North.Coast@tmr.qld.gov.au.

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

For further information, please contact Tom Kasauskas, Senior Planning Officer, SARA SEQ North, on 5352 9717 or email SEQNorthSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Garth Nolan
Manager (Planning)

cc: Harvest Management Services Pty Ltd, C/- Project Urban, info@projecturban.com.au

enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Approved plans and specifications

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Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
7.3.1 – State-controlled road - Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plans: <ul style="list-style-type: none"> □ Site Layout prepared by Powe Architects, dated 21/04/2016, reference 274-06 SD-1-101, revision G. 	Prior to the commencement of use and to be maintained at all times.
2.	<p>(a) Road works comprising:</p> <p>i. Jones Road/Main Road/Maroochydore Road eastbound ramps intersection:</p> <ul style="list-style-type: none"> • An additional exit lane, 80m in length, on the north arm of the intersection; • Linemark the centre northbound approach lane on the south arm of the intersection, to allow through and right turn movements; • An additional through and right turn approach lane, 60m in length, on the Maroochydore Road eastbound off-ramp; • Linemark the right turn lane on the Maroochydore Road eastbound off-ramp as the continuous lane from Maroochydore Road; • Increase the length of the left turn slip lane approach on the north arm of the intersection to 45m from the 'Give Way' line; • Reshaping of all pedestrian refuge islands and median on the bridge overpass to accommodate upgrades of the Maroochydore Road eastbound off-ramp taking into account the through movement and heavy vehicle turning movement from either right turn lanes; <p>All upgrades above must be provided generally in accordance with the drawing titled Jones and Maroochydore Roads Interchange, prepared by Pekol Traffic and Transport, dated 12/09/2016, reference 15-190-SK001, revision C.</p> <p>ii. Jones Road/Maroochydore Road westbound ramps intersection:</p> <ul style="list-style-type: none"> • Increase the most eastern through approach lane on the south arm of the intersection to 74m in length. 	Prior to the commencement of use.

No.	Conditions	Condition timing
	<p>iii. Jones Road/Pittards Road/Site Access intersection:</p> <ul style="list-style-type: none"> • An additional exit lane on the north arm of the intersection corresponding with the additional northbound approach lane on the south arm of the intersection; • A left turn lane, minimum 60m in length, into Pittards Road on the north arm of the intersection; • A right turn lane, 61m in length, on the north arm of the intersection. <p>All upgrades above must be provided generally in accordance with the drawing titled Jones Road Functional Layout, prepared by McVeigh, dated 12.09.16, reference 8355-C-03-01, revision G.</p> <p>(b) The road works must be designed and constructed in accordance with TMR's Road Planning and Design Manual.</p>	
3.	<p>(a) The design and construction of any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not de-stabilise the State-controlled road or cause similar adverse impacts.</p> <p>(b) RPEQ certification with supporting documentation must be provided to North Coast District via North.Coast.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with part (a) of this condition.</p>	<p>(a) At all times.</p> <p>(b) Prior to the commencement of use.</p>
4.	Direct vehicular access is not permitted between Maroochydore Road and the subject site.	At all times
5.	<p>(a) The development must be in accordance with the report titled Site Based Stormwater Management Plan, prepared by McVeigh, dated 3 September 2015, reference 8355-SBSMP-Rev1, revision 1.</p> <p>(b) RPEQ certification must be provided to North Coast District via North.Coast.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with part (a) of this condition.</p>	<p>(a) At all times.</p> <p>(b) Prior to the commencement of use.</p>

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Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure the road works on, or associated with, the State-controlled road network are undertaken in accordance with applicable standards.
- To ensure the development and its construction does not cause adverse structural impacts on State transport infrastructure.
- To ensure direct access to the State-controlled road is prohibited where not required, maintaining the safety and efficiency of the State-controlled road.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the State-controlled road.

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Attachment 3—Approved plans and specifications



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Approval no: SDA-1015-024708
 Date: 15 September 2015

REVISIONS

NO.	DATE	DESCRIPTION
1	15/09/2015	ISSUE FOR APPROVAL
2	15/09/2015	REVISIONS TO PLAN
3	15/09/2015	REVISIONS TO PLAN
4	15/09/2015	REVISIONS TO PLAN
5	15/09/2015	REVISIONS TO PLAN
6	15/09/2015	REVISIONS TO PLAN
7	15/09/2015	REVISIONS TO PLAN
8	15/09/2015	REVISIONS TO PLAN
9	15/09/2015	REVISIONS TO PLAN
10	15/09/2015	REVISIONS TO PLAN

GFA Schedule

Supermarket	3,688
Shops	999
Fast Food	250
Total	4,937 m²

Excludes plantroom, amenities & seating areas

GLAR Schedule

Supermarket	3,600
Shops	956
Fast Food	230
Total	4,786 m²

Excludes plantroom & seating areas

Parking Schedule

Type	Quantity
Bicycle park	32
Car park	261
Motorcycle	6
Total	299

"Gross floor area" means the sum of the plans areas (inclusive of all walls, columns and balconies whether roofed or not) of all storeys of a building or buildings, except for:

- the areas at any topmost storey of lift motor rooms or air conditioning or other mechanical or electrical plant and equipment rooms;
- the area of any part of any private balcony whether roofed or not and accessible only from one dwelling or rooming unit, where the combined area of such balconies does not exceed 25% of the maximum allowable gross floor area of the building;
- the area of any public lobby at ground storey level;
- the area of any public mall, covered public walkways, or public toilets in a shopping complex;
- the areas at any ground storey level or any level below ground storey level of all space used or intended for the use for the parking and manoeuvring of motor vehicles where the parking is incidental to and necessarily associated with the use of the premises;

Areas have been measured in accordance with the Property Council of Australia's 'Method of Measurement for Lettable Area' 2008. The methods referenced include:

- GLAR - Gross Lettable Area - Retail.
- Amenities and Plant Room are shown for information only and are not included as part of the lettable area.
- Areas are indicative only and subject to building construction methodology. No responsibility is held by POWE Architects for the accuracy or currency of these scheduled areas and a professional survey should be sought to ensure accurate measurements and areas.

FOR INFORMATION ONLY
 NOT FOR CONSTRUCTION

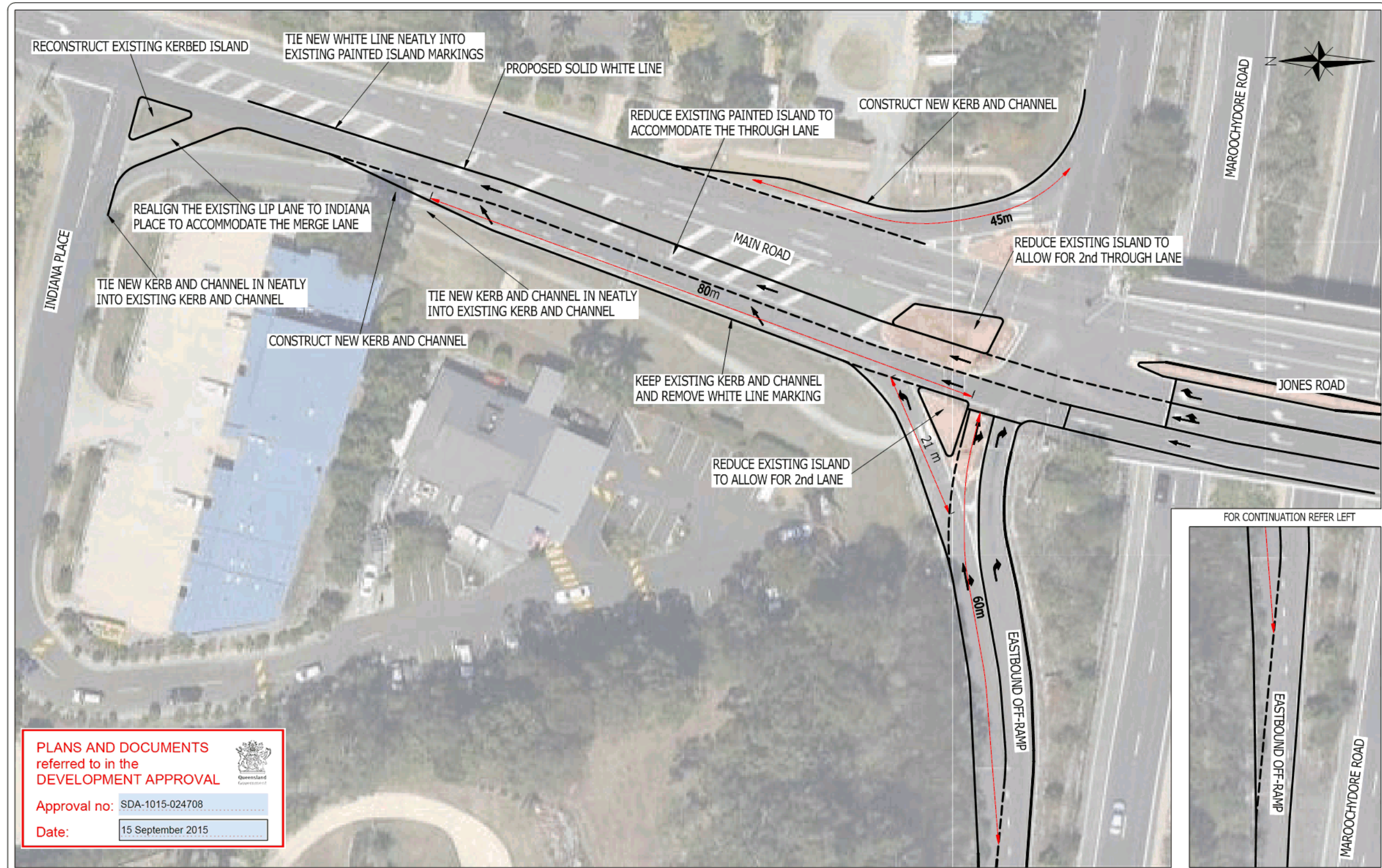
POWE ARCHITECTS

Buderim Retail Centre
 FOR Taylor Bridge Capital
 AT 141 Jones Road Buderim QLD
 RP Lot 1 on SP 105435
 County of Canning
 Parish of Mooloolah

Site Layout

NO.	DATE	DESCRIPTION
1	15/09/2015	ISSUE FOR APPROVAL
2	15/09/2015	REVISIONS TO PLAN
3	15/09/2015	REVISIONS TO PLAN
4	15/09/2015	REVISIONS TO PLAN
5	15/09/2015	REVISIONS TO PLAN
6	15/09/2015	REVISIONS TO PLAN
7	15/09/2015	REVISIONS TO PLAN
8	15/09/2015	REVISIONS TO PLAN
9	15/09/2015	REVISIONS TO PLAN
10	15/09/2015	REVISIONS TO PLAN

SCALE: 1:500
 DATE: 21/04/2016
 SHEET: AZ
 PROJECT: 274-06 SD-1-101



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Date: 15 September 2015



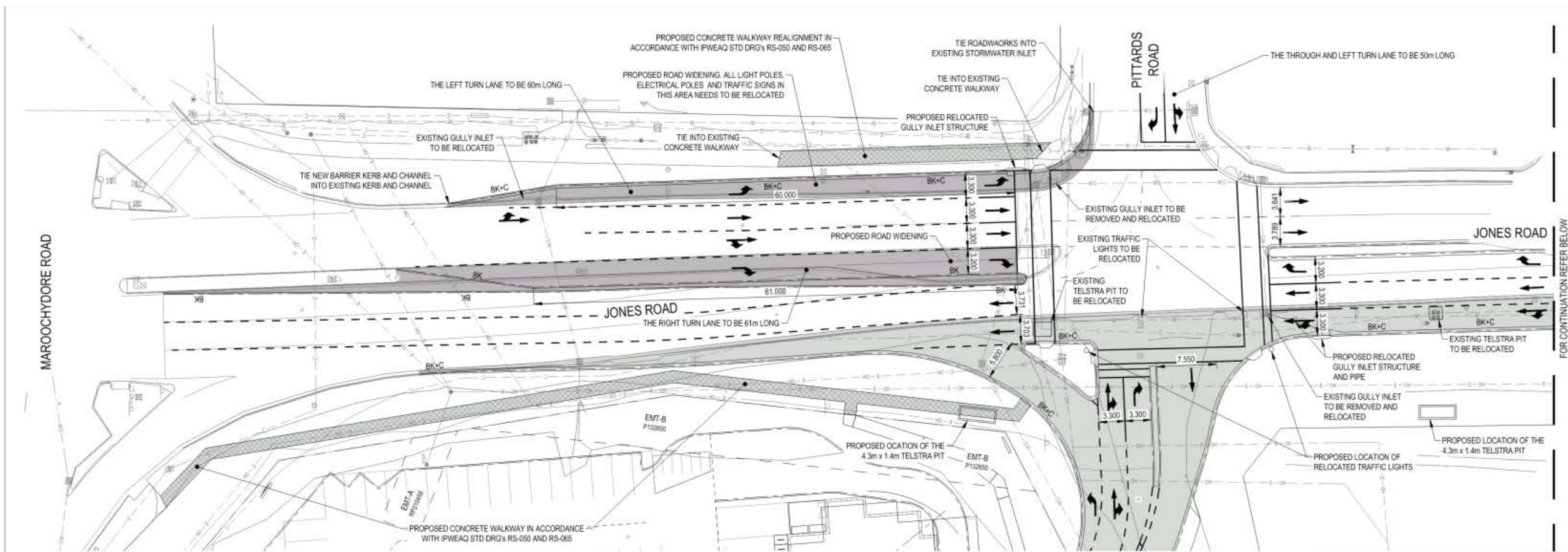

PEKOL TRAFFIC & TRANSPORT
 ABN 96 067 593 962
 P 07 3839 6771 WWW.PTT.COM.AU
 Level G 67 St Pauls Tce Spring Hill Q 4000

PROJECT TITLE:
JONES ROAD - BUDERIM

DRAWING TITLE:
JONES AND MAROOCHYDORE ROADS INTERCHANGE

CLIENT:
TAYLOR BRIDGE CAPITAL

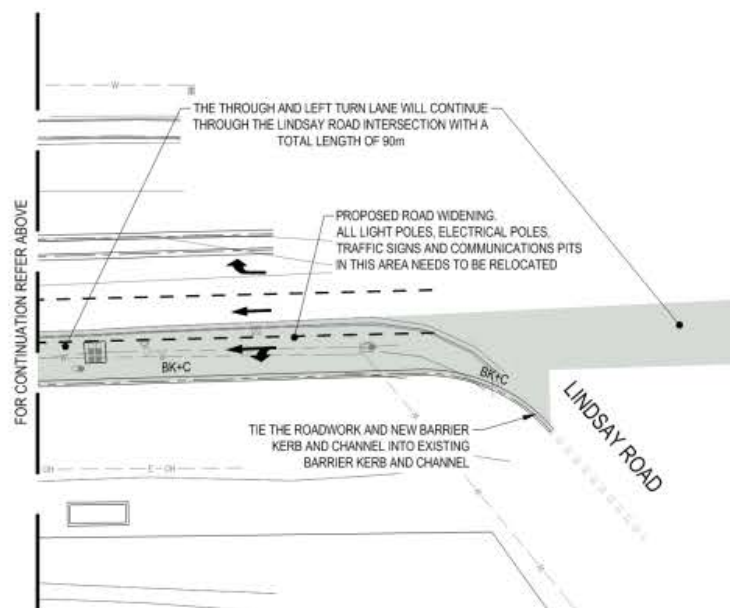
DATE: 12/09/16	SCALE: 1:500 @ A3	DRAWN: BB
DRAWING NO. 15-190-SK001	REV C	JOB NO. 15-190



LAYOUT PLAN
SCALE: 1:250



LOCALITY PLAN
SCALE: 1:2000



NOTES:
1. ALL LINEMARKINGS AND SIGNS TO BE IN ACCORDANCE WITH THE LATEST VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL BARRIER KERB AND BARRIER KERB AND CHANNEL TO BE IN ACCORDANCE WITH IPWEAQ STD DRG RS-060.

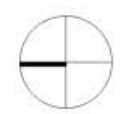
NOTE:
THE CONTRACTOR TO CONFIRM THE LOCATION AND DEPTH OF ALL EXISTING SERVICES IN THE VICINITY OF THE WORKS PRIOR TO THE COMMENCEMENT OF ANY WORK.

LEGEND

- PROPERTY BOUNDARY
- ▨ PROPOSED ACCESS ROAD CONSTRUCTION
- ▨ PROPOSED ROAD WIDENING ON JONES ROAD
- ▨ PROPOSED WALKWAY REALIGNMENT
- BK+C --- PROPOSED BARRIER KERB AND CHANNEL
- BK --- PROPOSED BARRIER KERB
- EXISTING STORMWATER
- EXISTING WATER
- EXISTING ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- EXISTING TELECOMMUNICATION

0 5m 10m 15m 20m 25m
0 100m 200m
1:250 (A1)
1:2000 (A1)

DO NOT SCALE THIS DRAWING. P IN DOUT: A9K



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Approval no: SDA-1015-024708
Date: 15 September 2015

CLIENT:

McVeigh

ABN: 50 699 881 822
Pty Ltd ACN: 069 883 923
35 Duggell Street
Newmarket, Qld 4059

PO Box 2481
Fairbairn Valley, Qld 4059
Ph: 07 3552 9881
Fax: 07 3552 0111

Revision	Issue Details	Issued	Date
A	FOR INFORMATION	GOL	25.06.15
B	FOR APPROVAL	GOL	31.08.15
C	FOR APPROVAL	GOL	28.01.16
D	FOR APPROVAL	GOL	22.03.16
E	FOR APPROVAL	GOL	03.05.16
F	FOR APPROVAL	GOL	02.09.16
G	FOR APPROVAL	GOL	12.09.16

PROJECT:
BUDERIM RETAIL CENTRE
141 JONES ROAD, BUDERIM, QLD
LOT 1 ON SP105435

LOCAL AUTHORITY:
SUNSHINE COAST REGIONAL COUNCIL

Drawn: GOL Checked: OT
Approved: Daniel Ting R.P.E.Q. 5784
On Behalf Of McVeigh Consultants

NOT FOR CONSTRUCTION

JONES ROAD FUNCTIONAL LAYOUT

SCALE: 1:250 AT A1
8355-C-03-01
REV: G