

## APPENDIX A - CONDITIONS OF APPROVAL

### 1. APPLICATION DETAILS

|                            |                                      |
|----------------------------|--------------------------------------|
| Application No:            | MCU12/0173                           |
| Street Address:            | 2 Malones Road KIELS MOUNTAIN        |
| Real Property Description: | Lot 23 RP 837923                     |
| Planning Scheme:           | Maroochy Plan 2000 (24 October 2011) |

### 2. DECISION DETAILS

The following type of approval has been issued:

Development Permit for Material Change of Use of Premises (Church)

### 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. 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. The Approved Plans must be amended to incorporate the amendments listed within this Decision Notice and resubmitted to Council prior to the issue of any Development Permit for Operational Works\*

*\*(Refer to Advisory Note)*

##### **Nature and Extent of Approved Use**

3. The total seating capacity of the approved church must not exceed 360 people
4. The approved use must not operate outside the hours of:
  - (a) 7am to 9:30pm Monday to Saturday
  - (b) 8am to 2pm Sunday or any public holiday

##### **Utilities**

5. The applicant is responsible for the alteration, relocation or re-instatement of public utility services, stormwater drainage structures, driveways, landscaping and other features affected by the development works. Any alterations or repairs of existing infrastructure required as a result of the development are to be completed at no expense to Council or the service provider
6. Electricity supply to the proposed development in accordance with Planning Scheme Policy No. 5 – Operational Works, and must be designed by a Registered

Professional Engineer of Queensland (RPEQ) experienced in electrical reticulation engineering

## **ENGINEERING**

### **External Works**

7. The eastern intersection of Malones Road and Eudlo Flats Road is to be modified in accordance with an Operational Works approval and must include in particular:
  - (a) Establishment of a basic right turn treatment (BAR) to facilitate the right turn movements from Eudlo Flats Road to Malones Road.
  - (b) Remove vegetation to re-establish sight distances at the intersection. Sight line diagrams are to be submitted with the Operational Works application.
  - (c) Repaint centre line, give way line marking and paint edge lines / turn out lines at the intersection.
  - (d) Install additional guide posts along the edge of the existing BAL turn facility.
  - (e) Install an appropriately sized sight board opposite Malones Road at the Tee intersection.
  - (f) Remove vegetation inhibiting any of the intersection signage.
  
8. Malones 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) Removal of roadside vegetation along the southern side of Malones Road to ensure that sight distances are achieved for the required site access. The establishment of the sight distance as part of an Operational Works approval must include submission of sight line diagrams and detail for the extent of any vegetation modification or removal within the road reserve.
  - (b) Provision of a one (1.0) metre gravel road shoulder and modification of roadside table drains, as required:
    - (i) on the southern side of the road reserve for a distance of thirty (30) metres from the new site access.
    - (ii) for sixty (60.0) metres to the northern side of Malones Road, centred on the proposed southern site access.
  - (c) Widening works are to be undertaken in a manner that does not cause the owners of existing points of access along Malones Road to be disadvantaged. The Applicant will be responsible for any required modifications to meet the gravel road shoulder widening requirements along the north side of Malones Road.
  - (d)
  
9. **Site Access and Driveways**

A sealed access driveway must be provided from Malones Road as indicated within the Greg Alderson and Associates Pty Ltd Drawing 12007-02/06 dated 30/1/2013. The works must be undertaken in accordance with an Operational Works approval and must include in particular:

  - (a) driveway crossover in accordance with IPWEAQ standard drawing R-051 (current version).
  - (b) driveway widths of minimum 7.5 metres at the property boundary and 14 metres at the join to the road pavement
  - (c) modification of the road verge and associated table drains to accommodate the required access.
  
10. **Car Parking**

Car parking for the development may be staged in accordance with the approved plans (as amended). Stage 1 must include a minimum of 78 spaces and Stage 2 must include a minimum of 88 spaces. A total of 166 car parking spaces must be

provided within 12 months of commencement of the use and must be marked on the site generally in accordance with the approved plans (as amended).

11. The car parking layout must include a minimum of 2 disabled parking bays in accordance with AS2890.1:2009. The bays are to be in close proximity to the main entrance to the church.
12. 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**

13. Service vehicle parking, manoeuvring and standing spaces must be provided on the site and must include in particular accommodate regular access for a small rigid vehicle (SRV) with occasional medium rigid vehicle (MRV) access.

#### **Stormwater Drainage**

14. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an Operational Works approval and QUDM, and must include in particular:
  - (a) the works shown on the works described in section 2.0 and 3.0 of the concept stormwater management report listed in this Decision Notice
  - (b) collection and discharge\* of stormwater to Eudlo Creek
  - (c) extension of the site stormwater system to accommodate stormwater from Malones Road external to the site, including registration of any required drainage easements.
  - (d) the use of gravity stormwater drainage and not surcharge pits.

\*(Refer to Advisory Note)

#### **Stormwater Quality Management**

15. A stormwater quality treatment system must be provided for the development. The works must be undertaken in accordance with an Operational Works approval and the latest version of the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, and must include in particular:
  - (a) stormwater quality treatment devices of a size and location generally in accordance with those shown in section 4.0 of the of the concept stormwater management report listed in this Decision Notice
  - (b) bioretention devices which:
    - (i) are designed generally in accordance with IPWEQA Standard Drawing No. WSUD-001
    - (ii) incorporate a coarse sediment forebay (in addition to the required filter media surface area), which is sized in accordance with the latest version of the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland and designed generally in accordance with IPWEQA Standard Drawing No. WSUD-005
    - (iii) have safe, unobstructed and all weather access from the road frontage for maintenance purposes, particularly for the coarse sediment forebay
    - (iv) are provided with a high flow bypass to ensure that flows which exceed the treatment capacity of the device are bypassed in order to avoid damaging of the filter media or subjecting the filter media to excessive sediment loads.
    - (v) are provided with a free-draining outlet from the sub-soil drainage system

16. Permanent educational signage\* must be erected to educate the parishioners of the development about the function of the bioretention device(s). The dimensions, standard, presentation and location of the educational signage must be in accordance with an Operational Works approval.

\*(Refer to Advisory Note)

### **Flooding**

17. Submit a revised Emergency Preparedness and Management Plan, published by a suitably qualified RPEQ. The Emergency Preparedness and Management Plan must be prepared in accordance with the CSIRO report, Floodplain Management in Australia: Best Practise Principles and Guidelines [SCARM report 73] (CSIRO 2000) and must detail the following:
- (a) nature of the flood threat;
  - (b) flooding constraints and flood risks for the site (including consideration of any residual flood risk);
  - (c) sources of flood intelligence;
  - (d) considerations for flood management;
  - (e) procedures to manage the flood risk;
  - (f) roles and responsibilities before, during and after the flood episodes;
  - (g) triggers for plan activation;
  - (h) arrangements for education of workers and visitors;
  - (i) evacuation of site;

### **Vegetated Devices**

18. All stormwater quality treatment devices must be maintained in accordance with the Water by Design (2009) Maintaining Vegetated Stormwater Assets (Version 1). The approved Operational Works drawings for the stormwater quality treatment system and detailed life cycle costing of the system must be attached as an addendum to this document. Records of all maintenance activities undertaken must be kept and made available to Council upon request.

### **Easements**

19. An easement for drainage purposes must be registered against the title of the property in favour of Council over the land area identified as being below the 1 in 100 year ARI flood level on the subject site

### **Acid Sulfate Soils**

20. All works must be carried out in accordance with an Acid Sulfate Soil and Groundwater Management Plan for the development prepared by a qualified person\* and referenced in a Development Permit for Operational Works. \*(Refer to Advisory Note)

## **LANDSCAPING & ECOLOGY**

### **Landscaping Works**

21. The development site must be landscaped\*. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
- (a) the works shown on the approved Landcon conceptual landscape plans
  - (b) a 20 metre wide landscaping strip along the Malones Road frontage of the subject site, exclusive of the access driveway, uncompromised by infrastructure items
  - (c) vegetated screening of any bin storage areas and the like from the road frontage
  - (d) removal of all weeds 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) *Maroochy Pest Management Plan 2006-2010* pest species of significance in Group 1, Group 2 and Group 6.

*\*(Refer to Advisory Note)*

22. All landscape works must be established and maintained in accordance with horticultural best practice with construction techniques and irrigation that allow for 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.
23. All landscape works must be maintained generally in accordance with the approved design for the life of the development.

#### **Land Rehabilitation**

24. The land area identified on Council mapping as being below Q100 on the subject site must be allowed to undertake a process of assisted natural rehabilitation. The rehabilitation works must be undertaken in accordance with an Operational Works approval for a Natural Rehabilitation Management Plan to be attached to the vegetation protection covenant required in these conditions. The Natural Rehabilitation Management Plan is to:
- (a) clearly identify for protection existing and occurring naturally regenerating areas
  - (b) identify species and areas of required active weed control
  - (c) state that all natural regeneration will be protected from slashing or other weed control methods
  - (d) identify the location of proposed paths and picnic spots\* to allow passive recreation on the site, such areas may take up to a maximum of 1% of the covenanted land.
  - (e) provide an estimate of the cost of the natural regeneration works (not including paths and picnic spots) over a 20 year period from which Council will calculate a bond of the works to be paid at the time of lodgement of the first Operational Works.

*\*(Refer to Advisory Note)*

#### **Ecological Preservation**

25. A vegetation protection covenant, pursuant to Section 97A of the Land Title Act 1994, must be registered against the title of the property over at least the land area identified on Council mapping as being flood prone on the subject site. The covenant document and a survey plan must be submitted to Council for endorsement at the time of lodgement of the first operational works application for any works on the site prior to lodgement with the relevant titles authority for registration of title. The covenant document must:
- (a) incorporate the requirements of this Decision Notice.
  - (b) include Sunshine Coast Regional Council as Covenantee.
  - (c) be generally in accordance with the Queensland Land Title Registry Standard Terms Document No. 713966030 or Council latest version.
  - (d) Have attached Natural Rehabilitation Management Plan as required in these conditions.
  - (e) Have attached payment for a rehabilitation bond of at least \$10,000, or 1.5 x the estimate of the natural rehabilitation works (whichever is greater) as required under these conditions.
  - (f) Be lodged with the relevant titles authority for registration on title within 3 months of the approval of the first operational works over the subject site.

## **UNITYWATER**

26. Construction activities must not impede the access of Unitywater or Fire Brigade personnel to vital infrastructure (eg. valves, fire hydrants).
27. Reticulated water supply must be provided to the development.
28. The fire-fighting demand on Unitywater's water supply system from the development must not exceed 15 litres per second.
29. Water meters must be located on alternative boundaries to electrical pillars.
30. Tree plantings must maintain a minimum horizontal clearance of 1.0 metre from Unitywater water mains. Landscaping plants within these clearances must be low growing when mature and suitable approved varieties.
31. Construction works undertaken in the vicinity of Unitywater water supply infrastructure must not adversely affect the integrity of the infrastructure. All costs associated with repair, replacement or alteration of infrastructure must be met by the applicant.

## **ENVIRONMENT**

### **Waste Management**

32. Refuse storage, removal and collection facilities must be provided in accordance with the Approved Plans and the following:
  - (a) Provision of separate bins on-site for the storage of general and recyclable waste for the site.
  - (b) Provision of a communal hardstand impervious area for the permanent storage location of all wheelie bins, having minimum dimensions of 0.36 m<sup>2</sup> (600mm x 600mm) per bin and/or bulk bins, having minimum dimensions of 1.5 m<sup>2</sup> (1100mm x 1300mm) per bin.
  - (c) Provision of a 1.5m high purpose built enclosure to the communal bin store, which is screened from the street and adjoining properties by landscaping.
  - (d) Provision of a wash-down area in the vicinity of the permanent storage location fitted with a hose-cock and a drain connected to the sewer that has a stormwater catchment area of no more than 1m<sup>2</sup>

### **Outdoor Lighting**

33. 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.

### **Waste Water Treatment and Disposal**

34. 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)*

## **5. REFERRAL AGENCIES**

Not Applicable.

## **6. APPROVED PLANS**

The following plans are Approved Plans for the development:

## Approved Plans

| Plan No. | Rev. | Plan Name  | Date       |
|----------|------|--|------------|
| SK03     | -    | Ground Floor Plan 1:500, prepared by Cornerstone | 23/08/2012 |
| SK04     | -    | Elevations prepared by Cornerstone               | 23/08/2012 |
| SK07     | -    | Plan 1:500 prepared by Cornerstone               | 23/08/2012 |

## Plans Requiring Amendment

| Plan No.          | Rev. | Plan Name   | Date       |
|-------------------|------|---|------------|
| SK01              | -    | Site Plan 1:1000 78 car bays (Stage 1), prepared by Cornerstone   | 23/08/2012 |
| <b>Amendments</b> |      | 1. Relocate the future car park (Stage 2 car park - spaces 79 to 166) to the south towards the building and away from Malones Road. |            |
| SK01a             | -    | Site Plan 1:2000 166 car bays, prepared by Cornerstone  | 24/09/2012 |
| <b>Amendments</b> |      | 1. Relocate the future car park (Stage 2 car park - spaces 79 to 166) to the south towards the building and away from Malones Road. |            |
| SK02              | -    | Site Plan 1:1000 166 car bays (Stage 1), prepared by Cornerstone  | 23/08/2012 |
| <b>Amendments</b> |      | 1. Relocate the future car park (Stage 2 car park - spaces 79 to 166) to the south towards the building and away from Malones Road. |            |
| SK02a             | -    | Site Plan 1:2000 78 car bays , prepared by Cornerstone  | 24/09/2012 |
| <b>Amendments</b> |      | 1. Relocate the future car park (Stage 2 car park - spaces 79 to 166) to the south towards the building and away from Malones Road. |            |
| SK05              | -    | Site Plan 1:1000 78 car bays, prepared by Cornerstone   | 23/08/2012 |
| <b>Amendments</b> |      | 1. Relocate the future car park (Stage 2 car park - spaces 79 to 166) to the south towards the building and away from Malones Road. |            |
| SK05a             | -    | Site Plan 1:2000 166 car bays, prepared by Cornerstone  | 24/09/2012 |
| <b>Amendments</b> |      | 1. Relocate the future car park (Stage 2 car park - spaces 79 to 166) to the south towards the building and away from Malones Road. |            |
| SK06              | -    | Site Plan 1:1000 166 car bays, prepared by Cornerstone  | 23/08/2012 |
| <b>Amendments</b> |      | 1. Relocate the future car park (Stage 2 car park - spaces 79 to 166) to the south towards the building and away from Malones Road. |            |
| SK06a             | -    | Site Plan 1:2000 78 car bays, prepared by Cornerstone   | 24/09/2012 |
| <b>Amendments</b> |      | 1. Relocate the future car park (Stage 2 car park - spaces 79 to 166) to the south towards the building and away from Malones Road. |            |

## 7. REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

### Referenced Documents

| Document No.              | Rev. | Document Name   | Date         |
|---------------------------|------|---|--------------|
| 12007 Stormwater Report 1 | orig | Concept Stormwater Management Report – Proposed Church Development at Lot 23 on RP837923, 2 Malones Road, Kiels Mountain prepared by Greg Alderson and Associates Pty Ltd | 13 July 2012 |

## 8. ADVISORY NOTES

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

### Infrastructure Charges

1. This Development Permit may trigger an “Adopted Infrastructure Charge Notice” (if applicable) to be issued in accordance with Council’s “*Adopted Infrastructure Charges Resolution*” under the State Planning Regulatory Provision (Adopted Charges) and the *Sustainable Planning Act 2009*.

### ENGINEERING

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

2. From 1 January 2000, the Building and Construction Industry (Portable Long Service Leave) Levy must be paid prior to the issue of a development permit where one is required for the 'Building and Construction Industry'. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the *Sustainable Planning Act 2009*, where the works are \$80,000 or more and matching the definition of 'Building and Construction Industry' under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*. Council will not be able to issue a Decision Notice without receipt of details that the Levy has been paid. Should you require clarification in regard to the amendments to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

#### Preparation of Operational Works Application

3. The applicant is advised to refer to section 2.1.2 of Planning Scheme Policy No. 5 – *Operational Works* prior to preparation of any Operational Works application for the development.

#### Co-ordination of Operational Works Assessment

4. To assist Council to undertake an integrated assessment of the operational works application, all aspects of the works must be included in one (1) application and be in accordance with Council’s planning scheme. Additional application fees apply to applications where the different aspects of the works are lodged separately. Significant savings in application fees will result if all works are lodged in a single application.

#### Preparation of a Preliminary Construction Management Plan

5. The works identified in this Decision Notice will be required to be carried out in accordance with a Construction Management Plan endorsed by Council through an approval for Operational Works. To ensure expedient assessment of any Operational



Works application, the applicant is advised to submit a preliminary Construction Management Plan that addresses the requirements of the planning scheme. In particular, the preliminary Construction Management Plan should address the following:

- (a) traffic management during all aspects of the construction phase including:
  - (i) a Traffic Management Control Plan in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) detailing all temporary signage and traffic control measures prior to construction
  - (ii) maintenance of safe pedestrian access across the frontage of the site both during daily construction and after daily construction has ceased
  - (iii) proposed fencing (as appropriate) to the site during the construction phase of the development
- (b) maintenance and protection of water quality and existing drainage lines through the construction site, through the implementation of appropriate erosion and sediment control measures
- (c) establishment of a communication protocol with the general public, adjoining owners, emergency services and local businesses to advise of agreed construction times, impacts on traffic and services and other relevant issues
- (d) identification of complaint management procedures including:
  - (i) contact details for the on-site manager
  - (ii) dispute resolution procedures

It is acknowledged that the Construction Management Plan will be a draft document requiring finalisation upon appointment of the Principal Contractor employed to construct the works and a final document will be required to be submitted at the Pre-Start Meeting for the project.

#### **Qualified Person**

6. 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.

#### **Integrated Water Management Guidelines**

7. The applicant is advised that when addressing the requirements of Council's Integrated Water Management Code and Section 7 of Planning Scheme Policy No. 5 – *Operational Works*, reference should also be made to Council's Integrated Water Management Guidelines for further guidance on stormwater management outcomes.

#### **Bioretention Basin Educational Signage**

8. Suggested wording for the permanent educational signage required by this Decision Notice is as follows:

*"BIORETENTION BASIN - This bioretention basin reduces the pollution of our waterways by reducing the amount of heavy metals, litter, suspended solids, and nutrients discharged to Eudlo Creek."*

#### **Unitywater**

9. Connection to Unitywater live water mains and the Unitywater live sewer system must be undertaken by Unitywater at the applicants cost.

A 100mm diameter AC type watermain is located within the road boundary fronting the development site in Malones Road. Construction works, heavy traffic crossing the main, excessive vibration and excavation close to the main may cause damage to the pipe. Extreme care is required when working close to this infrastructure. All costs

associated with repair, replacement or alteration of infrastructure must be met by the applicant.

### **Contaminated Land**

10. It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware that a Notifiable Activity (as defined by Schedule 2 of the *Environmental Protection Act 1994*) had been 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 determination that the land area subject to the development has not been subject to a Notifiable Activity or has not been affected by a hazardous contaminant is by the site assessment in accordance with *Appendix 5 of the Draft Guidelines for the Assessment & Management of Contaminated Land in Queensland May 1998* prior to the undertaking of operational works for the construction of the development.

### **Waste Water Treatment and Disposal System**

11. The establishment of a waste water 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*". Where a development exceeds the accommodation or use of 21 or more equivalent persons a copy of an Operator's Licence from The Department of Environment and Heritage Protection (DEHP) will also be required.

### **Equitable Access and Facilities**

12. 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**

13. 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 and Resources Tribunal, 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 Co-ordination Unit on 07 3239 3647 to discuss any obligations under the *ACH Act*.

## 9. PROPERTY NOTES

Not Applicable

## 10. PRELIMINARY APPROVAL OVERRIDING PLANNING SCHEME

Not Applicable.

## 11. FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Works (Water Reticulation, Stormwater Drainage, Access, Car Parking, Landscaping)
- Development Permit for Building Work

## 12. SELF ASSESSABLE CODES

Not Applicable.

## 13. SUBMISSIONS

There were 224 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.

## 14. REASONS / GROUNDS FOR APPROVAL DESPITE CONFLICT WITH SCHEME

The Assessment Manager considers the decision conflicts with the planning scheme and the following are sufficient grounds to justify the decision despite the conflict:

- The site is generally well suited for the church use, being located in reasonable proximity to the urban areas and other community uses.
- The proposal will enable the church to relocate from their existing premises at Forest Glen, releasing 8 hectares of land suitable for Business and Industry uses.
- The applicant has demonstrated that the potential impacts of the church are able to be satisfactorily mitigated for residents and the development has been designed in a manner that will not adversely impact on the rural character of the area.
- The development will protect and enhance the ecological values of the site.

## 15. 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”.

## 16. 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.