

Item 8.1.2 Development Application for Material Change of Use of Premises (Showroom, Garden Centre and Restaurant, Service Station and Convenience Restaurant), Reconfigure a lot (1 lot into 4 lot) and Operational Works (Placing an Advertising Device)

Attachment 2 Concurrence Agency Response



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0116-027367
Council reference: DDR:RT015:MCU15/0298
Applicant reference: 102995-2 (Scheme C)

07 March 2016

The Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre QLD 4560

Dear Sir / Madam

Concurrence agency response—with conditions

39 Barns Lane, COOLUM QLD 4573
(Lot 102 SP161821)
(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 25 January 2016.

Applicant details

Applicant name: Bunnings Group Limited

Applicant contact details: PO Box 1559
FORTITUDE VALLEY QLD 4006
chris.austin@rpsgroup.com.au

Site details

Street address: 39 Barns Lane COOLUM BEACH QLD 4573
Lot on plan: 102 SP161821
Local government area: Sunshine Coast Regional Council

Application details

Proposed development:

- Development Permit for Material Change of Use of Premises (Showroom, Garden Centre and Restaurant (Bunnings Warehouse), Service Station and Convenience Restaurant);

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SEQ North Region
Level 8, Mike Ahern Building
12 First Avenue
PO Box 1129 Maroochydore QLD 4558

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- Development Permit for Operational Work (Placing an Advertising Device); and
- Development Permit to Reconfigure a Lot (reconfiguring 1 Lot into 4 Lots and access easement)

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Showroom, Garden Centre and Restaurant (Bunnings Warehouse), Service Station and Convenience Restaurant	Impact Assessment
Reconfiguring a Lot	Development permit	1 lot into 4 Lots and access easement	Impact Assessment
Operational Work	Development permit	Placing an Advertising Device (painted wall signs + pylon sign)	Impact Assessment

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 2, Item 2 – State-controlled road
	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.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

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Drawing/Report Title	Prepared by	Date	Reference No.	Version/ Issue
Aspect of development: material change of use				
Site Plan of Layout, Ground Floor Plan, Scheme C	Group 4 Architects	23 November 2015	10027	B
Stormwater Management Plan	Intelara Pty Ltd	25 November 2015	8662.01	B
Yandina – Coolum Rd / School Rd Intersection Concept Roundabout Upgrade Plan	TTM	28 September 2012	12BRT0037-01	A
Aspect of development: Reconfiguration of a lot				
Proposed Lots 1 – 4 over Lot 102 on SP161821 Allotment Layout	RPS Australia East Pty Ltd	25 November 2015	102995-207	
Stormwater Management Plan	Intelara Pty Ltd	25 November 2015	8662.01	B
Yandina – Coolum Rd / School Rd Intersection Concept Roundabout Upgrade Plan	TTM	28 September 2012	12BRT0037-01	A

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

For further information, please contact Rebecca Taylor, Principal Planning Officer, SARA SEQ North on 3882 8411, or email rebecca.taylor@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Garth Nolan
Manager (Planning)

cc: Bunnings Group Limited, chris.austin@rpsgroup.com.au
 enc: Attachment 1—Conditions to be imposed
 Attachment 2—Reasons for decision to impose conditions
 Attachment 3—Further advice
 Attachment 4—Approved Plans and Specifications

Item 8.1.2 **Development Application for Material Change of Use of Premises (Showroom, Garden Centre and Restaurant, Service Station and Convenience Restaurant), Reconfigure a lot (1 lot into 4 lot) and Operational Works (Placing an Advertising Device)**

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Our reference: SDA-0116-027367
 Council reference: DDR:RT015:MCU15/0298
 Applicant reference: 102995-2 (Scheme C)

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development Permit – Material Change of Use – Showroom, Garden Centre and Restaurant (Bunnings Warehouse), Service Station and Convenience Restaurant		
Schedule 7, Table 3, Item 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 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 Plan of Layout, Ground Floor Plan, Scheme C, prepared by Group 4 Architects, dated 23 November 2015, reference 10027 and revision B 	Prior to the commencement of use and to be maintained at all times.
2.	(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. (b) RPEQ certification with supporting documentation must be provided to the Department of Transport and Main Roads, North Coast District to North.Coast.IDAS@tmr.qld.gov.au (quote reference TMR16-016310) confirming that the development has been designed and constructed in accordance with part (a) of this condition.	(a) At all times (b) Prior to commencement of use.
3.	(a) The development must be in accordance with Stormwater Management Plan prepared by Intelara Pty Ltd dated 25 November 2015, reference 8662.01 and revision B. (b) RPEQ certification with supporting documentation must be provided to Department of Transport and Main Roads, North Coast District to North.Coast.IDAS@tmr.qld.gov.au (quote reference TMR16-016310), confirming that the development has been designed and constructed in accordance with part (a) of this condition.	(a) At all times (b) Prior to commencement of use
4.	(a) Road works comprising the upgrade of the Yandina – Coolum Road / School Road / South Coolum Road roundabout including realignment of the central island in a south west direction and two departure lanes on each leg of the roundabout, must be provided generally in accordance with Yandina – Coolum Rd / School Rd Intersection Concept Roundabout Upgrade Plan prepared by TTM dated 28 September 2012, reference 12BRT0037-01 and revision A.	Prior to the commencement of use.

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No.	Conditions	Condition timing
	(b) The road works must be designed and constructed in accordance with the Department of Transport and Main Road's Road Planning and Design Manual.	
Development Permit – Reconfiguration of a Lot – 1 into 4 and access easement		
Schedule 7, Table 2, Item 2 – 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 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):		
5.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> □ Proposed Lots 1 – 4 over Lot 102 on SP161821 Allotment Layout prepared by RPS Australia East Pty Ltd dated 25 November 2015, reference 102995-207. 	Prior to submitting the Plan of Survey to the local government for approval and to be maintained at all times.
6.	<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 the Department of Transport and Main Roads, North Coast Region to North.Coast.IDAS@tmr.qld.gov.au (quote reference TMR16-016310) 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 submitting the Plan of Survey to the local government for approval</p>
7.	<p>(a) The development must be in accordance with Stormwater Management Plan prepared by Intelara Pty Ltd dated 25 November 2015, reference 8662.01 and revision B.</p> <p>(b) RPEQ certification with supporting documentation must be provided to Department of Transport and Main Roads, North Coast Region to North.Coast.IDAS@tmr.qld.gov.au (quote reference TMR16-016310), 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 submitting the Plan of Survey to the local government for approval.</p>
8.	<p>(a) Road works comprising the upgrade of the Yandina – Coolum Road / School Road / South Coolum Road roundabout including realignment of the central island in a south west direction and two departure lanes on each leg of the roundabout, must be provided generally in accordance with Yandina – Coolum Rd / School Rd Intersection Concept Roundabout Upgrade Plan prepared by TTM dated 28 September 2012, reference 12BRT0037-01 and revision A.</p> <p>(b) The road works must be designed and constructed in accordance with the Department of Transport and Main Road's Road Planning and Design Manual.</p>	Prior to submitting the Plan of Survey to the local government for approval.

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Applicant reference: 102995-2 (Scheme C)

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 development and its construction does not cause adverse structural impacts on state-transport infrastructure.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.
- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.

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Attachment 3—Further advice

General advice	
1.	Vehicle access between the Sunshine Motorway and Lot 102 SP161821 is not permitted. Vehicle access between Yandina – Coolum Road and Lot 102 SP161821 is not permitted.
Further development permits, compliance permits or compliance certificates	
2.	Road works approval: Under section 33 of the <i>Transport Infrastructure Act 1994</i> , written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads, North Coast District on North.Coast.IDAS@tmr.qld.gov.au (quote reference TMR16-016310) 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). The road works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.
3.	Stormwater Compliance: To ensure compliance with Condition 3 (MCU and ROL), the applicant is requested to submit the detailed stormwater management design to the Development Assessment Team via North.Coast.IDAS@tmr.qld.gov.au of the Department of Transport and Main Roads for review and endorsement, before construction commences (quote TMR16-016310). The review and endorsement of the stormwater management design, will ensure that the detention basin and stormwater management system complies with the requirements of Condition 3 and achieve a “no worsening” outcome.
4.	Bonding of Works: A bond will be required to ensure that the works required in condition 4 are completed to the standard required by the Department of Transport and Main Roads. The bond requirement will be included as a condition of the road works approval (section 33 of the <i>Transport Infrastructure Act 1994</i>). If you would like any further information about the Department of Transport and Main Roads’ policy with regard to bonding please contact the Department of Transport and Main Roads, North Coast District on North.Coast.IDAS@tmr.qld.gov.au (quote reference TMR16-016310).
Assessment Manager only (SPA section 287(2))	
5.	Section 43 of the <i>Transport Infrastructure Act 1994</i> (TIA), requires that a local government must obtain the chief executive’s written approval if it intends to approve the erection of an advertising device that would be visible from a motorway. The Sunshine Motorway adjacent to the site is a state-controlled road and is a declared

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	<p>motorway under section 27 of the TIA.</p> <p>Any application for Roadside Advertising referred in accordance with the above will be assessed against the Roadside Advertising Guide (RAG) prepared by Department of Transport and Main Roads dated 2 Aug 2013.</p> <p>The Assessment Manager should ensure that the proposed Sign identified in application reference no. OPW15/0295 complies with the following:</p> <ul style="list-style-type: none">i. The sign is used for business identification purposes only (ie just business name and logo).ii. There are to be no variable message components on the sign.iii. Illumination is to be no more than 300 cd/m².
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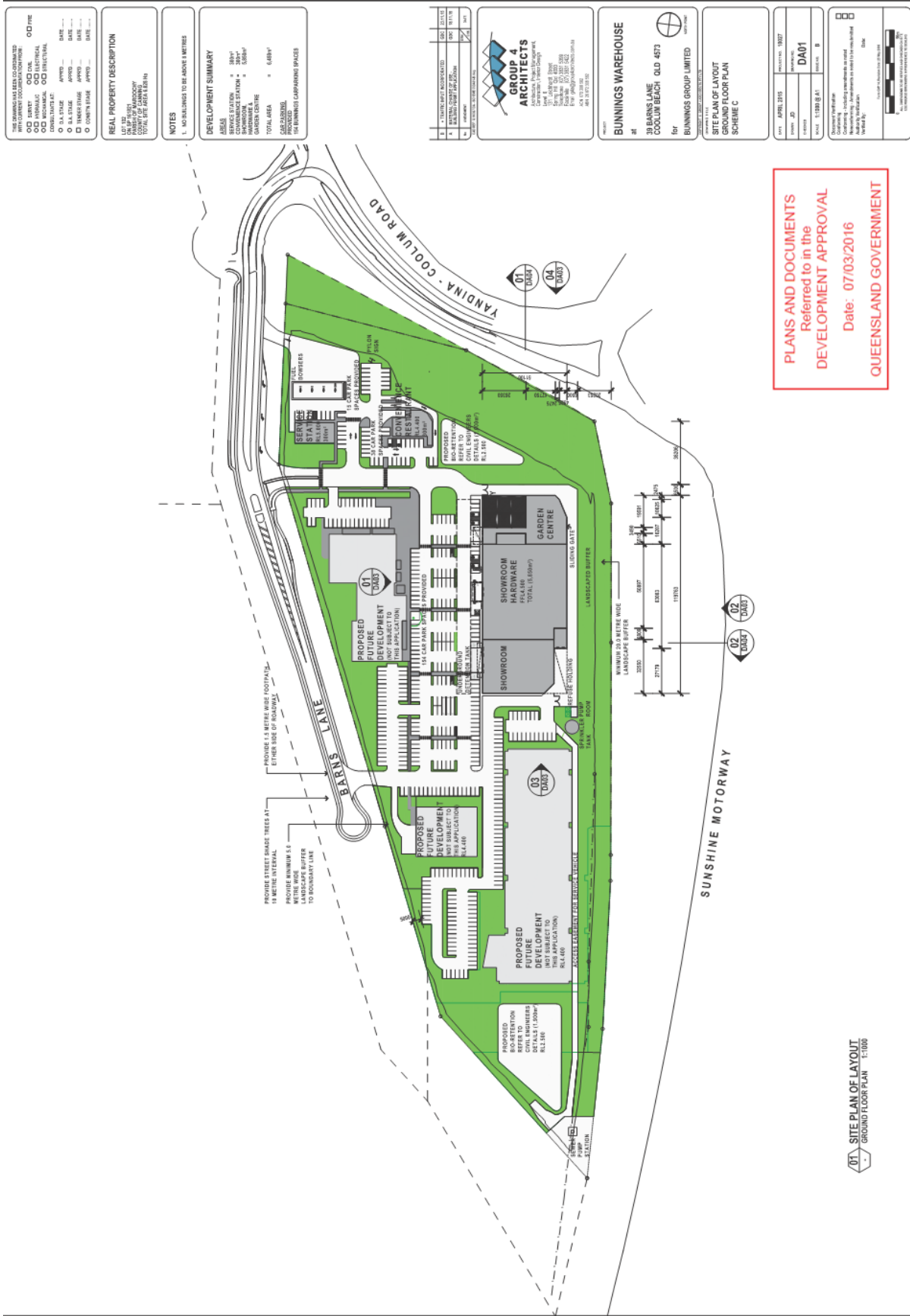
Our reference: SDA-0116-027367
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Attachment 4—Approved plans and specifications

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THE BUNNINGS GROUP HAS COMPLETED THE FOLLOWING REGULATORY REQUIREMENTS:	00 FIRE
00 ELECTRICAL	00 CIVIL
00 MECHANICAL	00 STRUCTURAL
00 PLUMBING	00 ENVIRONMENTAL
CONSULTANT AT:	NAME:
0 IN STATE	APPROD:
0 TRANSFER STAGE	APPROD:
0 COMPLETE STAGE	APPROD:
	DATE:
	DATE:

REAL PROPERTY DESCRIPTION	
LOT 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	

DEVELOPMENT SUMMARY	
AREAS	1000
CONFORMANCE STATEMENT	3000
LANDSCAPING	5000
GARDEN CENTRE	1000
TOTAL AREA	6000
CAR PARKING	100
FOR BUNNINGS CARPARKING SPACES	

1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4

GROUP 4 ARCHITECTS
 107 Lakeside Street
 Brisbane, Queensland 4000
 Telephone: 07 3221 2222
 Fax: 07 3221 2222
 Email: group4@group4.com.au
 www.group4.com.au

BUNNINGS WAREHOUSE
 39 BARNES LANE
 COOLM BEACH QLD 4573
 for BUNNINGS GROUP LIMITED

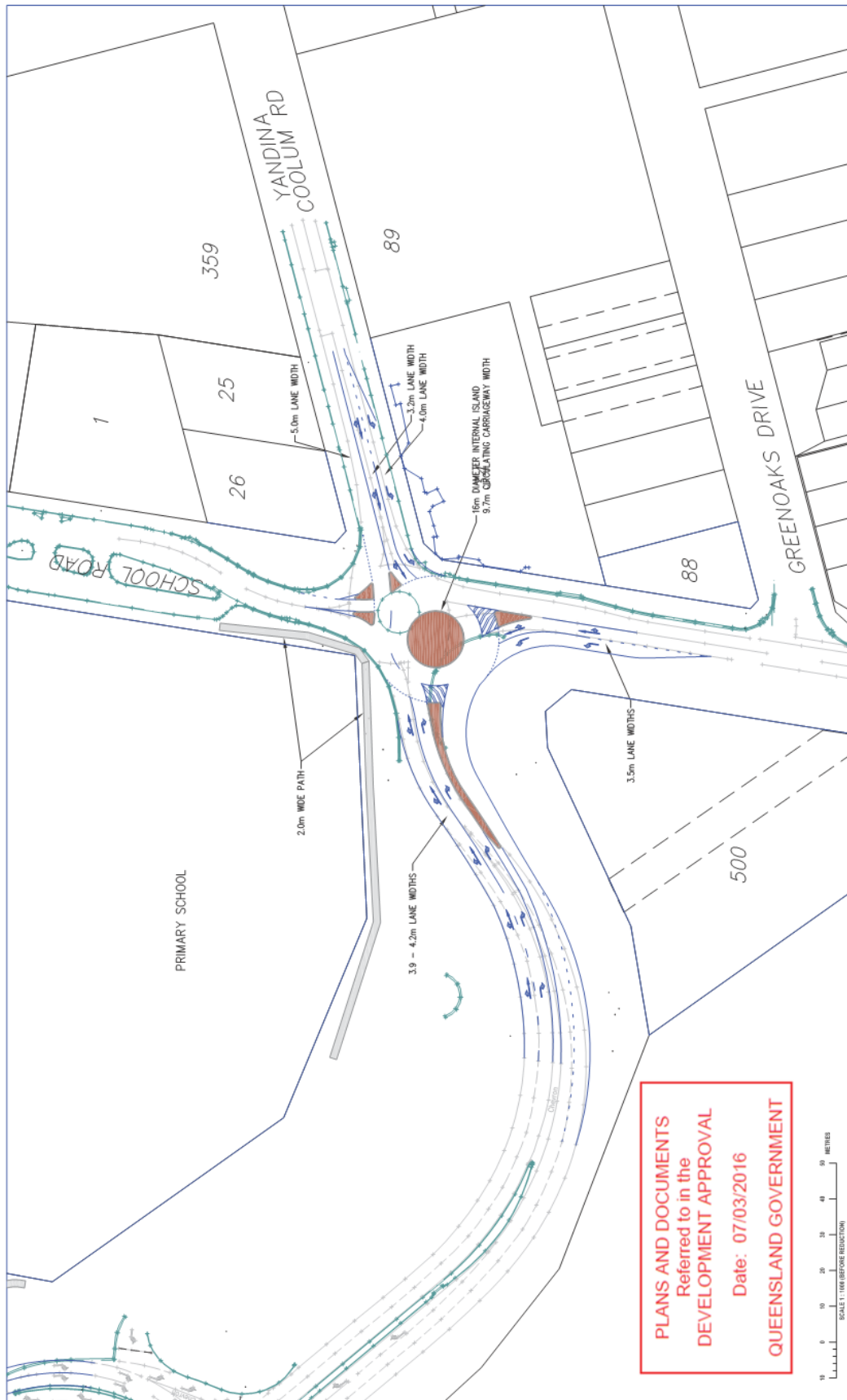
SITE PLAN OF LAYOUT GROUND FLOOR PLAN SCHEME C	
DATE	APRIL 2015
PROJECT NO.	19027
CLIENT	DA01
SCALE	1:1000 @ A1
DATE	07/03/2016

01 SITE PLAN OF LAYOUT GROUND FLOOR PLAN 1:1000

PLANS AND DOCUMENTS
 Referred to in the
DEVELOPMENT APPROVAL
 Date: 07/03/2016
QUEENSLAND GOVERNMENT

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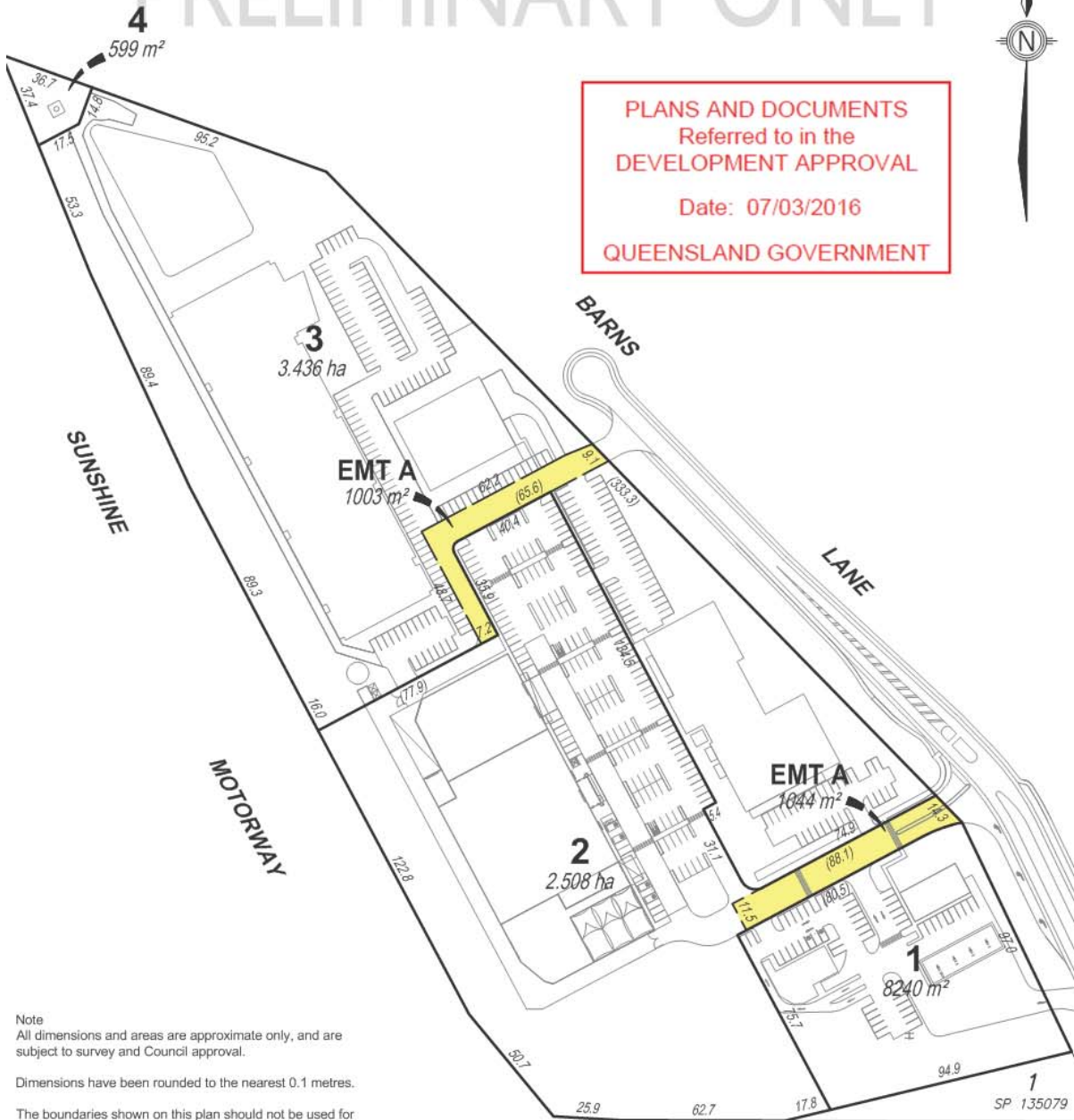
PLANS AND DOCUMENTS
 Referred to in the
DEVELOPMENT APPROVAL
 Date: 07/03/2016
QUEENSLAND GOVERNMENT

 TTM Consulting (Qld) Pty Ltd Traffic Planning / Academics 1/100 YANDINA RD PO BOX 1310 COOLMUN QLD 4551 PH (07) 5527 8000 FAX (07) 5527 8001		JOB No. 12BRT0037 No. 1 OF 1 DRAWING No. 12BRT0037-01 REV. A
PROPOSED BUNNINGS - COOLMUN BEACH YANDINA-COOLMUN RD / SCHOOL RD INTERSECTION CONCEPT ROUNDABOUT UPGRADE		
LEVEL DATA SCALE 1:1000 ON A3 SHEET	DEVOIDED D.G. E.G. NAME DATE	ASSOCIATED DRAWINGS AUTOCAD PLOT SCALE 1:1
NORTH POINT 		
ASSOCIATED CONSULTANTS		
D.G. NO. OF BY DATE	ORIGINAL ISSUE DESCRIPTION	RW APFD COMMENTS

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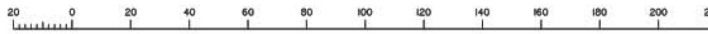
PRELIMINARY ONLY



Note
All dimensions and areas are approximate only, and are subject to survey and Council approval.
Dimensions have been rounded to the nearest 0.1 metres.
The boundaries shown on this plan should not be used for final detailed engineers design.

EASEMENTS	PURPOSE	LOTS	BENEFITS LOTS
EMT A	Access	2	1 & 3
EMT B	Access	3	2

YANDINA COOLUM ROAD



OBJECT BUNNINGS WAREHOUSE		CLIENT BUNNINGS GROUP LIMITED		<p>RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762 743 Ann Street PO Box 1559 Fortitude Valley QLD 4006 T+61 7 3237 8899 F+61 7 3237 8833 W rpsgroup.com.au</p>
Ref 102995-2 Date 25 NOVEMBER 2015 of Datum Comp By TJE in Checked By Dwg Name 102995-207-Pro	PROPOSED LOTS 1 - 4 OVER LOT 102 ON SP 161821 ALLOTMENT LAYOUT		©COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.	
Scale 1:500	Sheet 10	Plan Ref 102995-207	Rev	