

DETAILS FOR DECISION NOTICE FOR REC16/0153 AND OPW16/0788

APPLICATION DETAILS

Application No: REC16/0153 and OPW1616/0788
Street Address: Innovation Parkway BIRTINYA QLD 4575
Real Property Description: Lot 29 SP 181069
Planning Scheme: Caloundra City Planning Scheme 1996

DECISION DETAILS

The following type of approval has been issued:

Type of Approval:

- Development Permit for Reconfiguration of a Lot – Community Title Subdivision (1 Lot into 4 Lots plus common property)
- Development Permit for Operational Works (Roadworks, Stormwater and Landscaping);

Date of Decision: 25 January 2017

RELEVANT PERIOD OF APPROVAL

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

ASSESSMENT MANAGER CONDITIONS**DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT****PLANNING****When conditions must be complied With**

1. Unless otherwise stated, all works required by the conditions of this decision notice must be completed prior to submission of the subdivision plan to council for compliance assessment.

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 approved by Council prior to submission of any subdivision plan to council for compliance assessment*.
(*Refer Advisory Notes)
3. All lot numbering on the subdivision plan to be submitted to Council for compliance assessment must remain as shown on the Approved Plans.

Site Development Plan

4. All future development on the approved lots must be carried out in accordance with the approved Site Development Plan for the Site (Master Plan 98). A copy of the approved Site Development Plan must be included in the contract of sale for the approved lots, together with a clause which requires future development to be constructed in accordance with it.

Boundary Encroachments

5. Certification must be submitted to council from a cadastral surveyor which certifies that:
 - (a) all constructed access and roadworks (including associated fill batters and retaining walls) are fully contained within a dedicated reserve or registered easement
 - (b) all existing and proposed utility services and connections (eg electricity, telecommunications, water, sewerage) are wholly located within the lot they serve, or alternatively included within an easement where location within the lot is not possible
 - (c) all retaining walls and structures are fully contained within the lot they retain
 - (d) any fill, including fill batters, are wholly contained within the subject site and not on adjacent properties
 - (e) for the community title scheme, the road pavement changes required by this Decision Notice accurately demarcate the boundaries of the public and private land.

Community Management Statement

6. Any proposed Community Management Statement required for the development pursuant to the *Body Corporate and Community Management Act 1997* must be submitted to council for endorsement at the same time as submission of the subdivision plan to council for compliance assessment.
7. All clauses and by-laws of the proposed Community Management Statement must accord with the requirements of this decision notice and, in particular, must include the following additional clauses:
 - (a) The landscaping within the common property along the sides of the shared driveway must be maintained in accordance with the approved Landscape Plan listed within this Decision Notice (as amended).

ENGINEERING

8. An access driveway must be provided within the Common Property, with a minimum width of 7 metres with widening as necessary to connect neatly to the existing (approximately 10 metres wide) driveway crossing within the Innovation Parkway verge. A turnaround area designed to accommodate manoeuvring and turning of refuse collection vehicles must be provided at the end of the access driveway. A 1.5 metre wide concrete pathway must also be provided, within the Common Property, along one side of the access driveway, connecting to the existing pathway in the Innovation Parkway verge.

9. Clearly visible pavement changes must be constructed at the threshold of the internal road which clearly demarcates the transition from the public road system to the private community title scheme land. The length of the change in pavement must not be less than twelve (12) metres so that it is not mistaken for a pedestrian crossing. The applicant must arrange certification by a Cadastral Surveyor that the pavement changes accurately demarcate the boundaries of the public and private land.
10. Clearly visible signage must be erected at the threshold of the internal road, which clearly indicates to motorists and pedestrians that they are entering a private road.
11. Vehicular access to each of the proposed lots must only be via the proposed access driveway within the Common Property (no other driveway accesses to any of the street frontages will be permitted).
12. The existing constructed driveway crossover in the Innovation Parkway verge near the northern boundary of proposed lot 4 must be removed, and the kerb and channel and footpath area must be reinstated.
13. A 2.5 metre wide concrete pathway must be constructed within the Central Boulevard verge, along the full frontage of the site.
14. Extensions from the Council's existing underground stormwater system must be constructed to provide a stormwater connection for each proposed lot.
15. Reticulated electricity and telecommunication services must be provided to each lot in accordance with an approval for Operational Works and the standards and requirements of the relevant service provider.
16. Unless otherwise stipulated by telecommunications legislation at the time of construction, the development must be provided with all necessary conduits, pits and pipes to accommodate the future connection of optic fibre technology telecommunications.
17. Certification must be submitted to Council from all relevant service providers which certifies that the development has met the requirements of this Decision Notice and all applicable legislation at the time of construction.
18. An underground connection to reticulated water and sewerage must be provided to each lot in accordance with the standards and requirements of Northern SEQ Distributor-Retailer Authority (Unitywater).
19. A Certificate of Completion from the Northern SEQ Distributor-Retailer Authority (Unitywater) must be submitted to Council that certifies an underground connection to reticulated water and sewerage has been provided to each lot at the time of application for a plan of survey to create the lots.
20. Any damage caused to existing services and assets as a result of the development works must be repaired at no cost to the asset owner at the following times:
 - (a) where the damage would cause a hazard to pedestrian or vehicle safety, immediately; or
 - (b) where otherwise, upon completion of the works associated with the development.

Any repair work which proposes to alter the alignment or level of existing services and assets must first be referred to the relevant service authority for approval.

21. Works associated with the construction of the access driveway and concrete pathways, and with the provision of services to the lots must be undertaken in accordance with an Operational Works approval.

LANDSCAPE & ECOLOGY

Landscaping Works

22. 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 Landscape Concept Plan
 - (b) provision of one (1) street tree within the road reserve for every (6)m of road frontage for Central Boulevard and Kawana Way
 - (c) provision of trees along both sides of the shared driveway within common property in accordance as shown on the approved plans (as amended)
 - (d) control 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) *Sunshine Coast Local Government Area Pest Management Plan 2012-2016*.
23. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.
24. All entry statements, fences, batters, retaining walls and buffer/screen plantings must be located entirely within private land and not within the public road reserve.

DEVELOPMENT PERMIT FOR OPERATIONAL WORKS

PRIOR TO COMMENCEMENT OF WORKS

ENGINEERING

25. Prior to requesting a prestart meeting:
- (a) receipt of amended plans approval
 - (b) all necessary approvals from external service providers (eg Unitywater) and external parties on which the development works are proposed have been obtained and a copy supplied to council.
26. A prestart meeting must be organised with council prior to the commencement of any on site works. An OPW Pre-Start Meeting Request Form must be submitted to council together with payment of the relevant application fee. The applicant must organise for the certifying RPEQ or other certifying entity, as well as the principal contractor/s for the OPW works to be in attendance at the meeting.
27. A construction management plan must be submitted to council prior to the prestart meeting and must specifically address the following:
- (a) traffic management during all aspects of the construct phase including:

- (i) a traffic management control plan in accordance with *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 to the site during the construction phase of the development
 - (iv) approval of the traffic management control plan by Department of Transport & Main Roads (DTMR) for any works on state controlled roads
 - (v) adequate parking arrangements for construction workers
 - (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) works programme identifying key components of the works and their respective durations
 - (d) 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
 - (e) identification of complaint management procedures including:
 - (i) contact details for the onsite manager
 - (ii) dispute resolution procedures.
 - (f) Details on the location of external fill sites/sources, the haulage route, type of vehicle to be utilised during filling operations and frequency of usage. **NOTE:** any damage to the existing road system as a result of haulage operations must be fully repaired at the applicant's expense.
28. Any conflict between the development and an existing or proposed service must be referred to the relevant service authority for determination prior to commencement of works.

Erosion and Sediment Control

29. A Construction Phase Stormwater Management Program (including erosion and sediment control plans), a completed design certificate for erosion and sediment control and a schedule of registered business names must be provided to council's delegate in accordance with the requirements of the *Planning scheme policy for development works* prior to the onsite prestart meeting and prior to works commencing.

DURING CONSTRUCTION

ENGINEERING

General

30. Where damage occurs to any council asset as a result of the development works, it must be repaired immediately where it creates a hazard that presents risk to person or property. Other damage must be repaired prior to completion of works.
31. All works must be supervised by a Registered Professional Engineer of Queensland (RPEQ) who is independent of the developer and principal contractor, and they must certify that all works conform to the Operational Works approval. Where municipal

works are involved, such confirmation must be submitted for the respective hold points prior to any site inspection by council officers.

32. All works must be constructed and work procedure undertaken in accordance with:
- (a) the approved plans/documents and conditions detailed in this decision notice
 - (b) the relevant conditions of the higher order reconfiguring approval viz. REC16/0153 to which this approval relates.
 - (c) all relevant council planning scheme policies, standard drawings, standard specifications and guidelines
 - (d) the latest version of *Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (Healthy Waterways)* for all water quality devices to be constructed on site.

Erosion and Sediment Control

33. Information is to be provided and all works undertaken in accordance with the requirements of the *Planning scheme policy for development works* (SC6.14.6.5 Protecting waters from the impacts of developments) at all times from when land disturbing activities commence until such time as the site is effectively stabilised. This is to include, but is not limited to, the following specific actions in accordance with the *Planning scheme policy for development works*:
- (a) inspection certification is to be provided in the form and frequency specified in the *Planning scheme policy for development works*
 - (b) all actions are to be taken to avoid and minimise releases, flow and discharges of prescribed water contaminants in accordance with the requirements of the *Planning scheme policy for development works*
 - (c) prior to the sealing of the plan of survey for the subdivision the site is required to be effectively stabilised.

Works within Road Reserve/Reinstatement

34. The applicant is fully responsible for all costs associated with the development works including alterations, rectification or removal of public utility as well as any unforeseen or unplanned costs necessary to fulfil the requirements of this approval.
35. All works associated with the construction of water and sewerage services within existing road reserves must be undertaken in accordance with a Unitywater approval/s, council's standard engineering drawing SEQ R-100 *Typical service corridors and alignments* and with the conditions of this approval including traffic/construction management and rectification works.

Pathways and Access Points

36. All pathways must be constructed in accordance with the following requirements:
- (a) all footpath/cycleway must comply with council's IPWEAQ Standard Drawings RS-065
 - (b) provision must be made for disabled access at all kerb crossings associated with pathways, in accordance with IPWEAQ Standard Drawings RS-090 & RS-091
 - (c) all paths must have a slip resistant surface
 - (d) expansion and contraction joints must provide a flush finish. Installation of joints by saw cutting is preferred to ensure a smooth ride for cyclists

37. Pathways must:
- (a) terminate in a manner that ensures smooth transition to existing surfaces for public safety
 - (b) be designed and constructed to comply with the *Disability Discrimination Act (DDA)*, Access to Premises Standard, Austroads and relevant sections of *AS 1428 - Design for access and mobility*.

LANDSCAPING

General

38. All works must be constructed and work procedure undertaken in accordance with:
- (a) The approved plans/documents and conditions detailed in this Decision Notice.
 - (b) The relevant conditions of the higher order Reconfiguration of Lot to which this approval relates.
 - (c) All relevant council Planning Scheme Policies, standard drawings, standard specifications and guidelines.
 - (d) The latest version of *Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (Healthy Waterways)* for all water quality devices to be constructed on site.

Landscaping Works

39. Landscape works must be supervised, undertaken and certified by qualified persons*. All works must be completed in accordance with this Decision Notice.
(* Refer to Advisory Note)
40. Where damage occurs to any council asset as a result of the development works, it must be repaired immediately where it creates a hazard that presents risk to person or property. Other damage must be repaired prior to completion of works.
41. Landscape works must:
- (a) Delineate all planting to grassed area interfaces with a timber or concrete edge.
 - (b) Ensure amenity or sales signage and ancillary infrastructure is not installed within the road reserve.
 - (c) Ensure permanent irrigation is not installed within the road reserve.
 - (d) Ensure mulch is aged, comprised of leaf and limb material of varying sizes, free of foreign matter including anthropogenic waste, rock, soil/sediment contamination and is applied to all planting areas to ensure a minimum 100mm depth once settled. *(Refer to Advisory Notes)
42. Public amenity trees* must:
- (a) Meet *Specifying Trees – a guide to assessment of tree quality (NATSPEC)*.
 - (b) Be located in accordance with engineering requirements for safe vehicle and pedestrian sight lines.
 - (c) Be located from services and infrastructure a minimum distance so as to ensure that there is no interference between the tree and adjacent service.
- *(Refer to Advisory Note)
43. Turfed areas must be must be free of pest, diseases and weeds and level with adjoining surfaces.

FOLLOWING CONSTRUCTION

Supervision/Certification

44. Upon completion of the work a certificate must be issued by an RPEQ certifying that the works have been constructed in accordance with the Operational Works approval.

Bonds

45. Bonds must:
- (a) meet the requirements of council's relevant planning scheme policy for performance and uncompleted works
 - (b) be calculated using a schedule of works and relevant bond equation
 - (c) include GST
 - (d) have approval of the bond calculations and amount from council prior to lodgement
 - (e) be lodged with council and accompanied by the bond administration fee/s
 - (f) be requested for release by writing to council, when relevant approval requirements have been met.
46. An Uncompleted Works Bond must be lodged for the footpath within the common property being completed prior to commencement of use of any residential development on any of the approved lots.

As Constructed Plans

47. Prior to acceptance On Maintenance of civil works intended to become council assets, as-constructed records must be submitted to and approved by council. The as-constructed information must include:
- (a) drawings and data certified by a RPEQ for design intent, and certified by a licensed surveyor in regard to the cadastre and the location, level and type of all services and structures
 - (b) the data must be in accordance with council's *Planning scheme policy for development works* and fully detail levels for all engineering works including, but not limited to, drainage structures, finished ground levels and pavement surface levels. The data must be submitted in hardcopy form and digital format (Asset Design and As Constructed (ADAC)). Guidelines on the use of ADAC are available at www.adac.com.au.

On Maintenance

48. All municipal works must be accepted On Maintenance by council in accordance with council's relevant planning scheme policy at the cessation of the use as a display village and prior to any lots/houses being sold to residents for permanent accommodation. To achieve On Maintenance, the certifying RPEQ must submit to council:
- (a) certification that all works have been undertaken and completed in accordance with the requirements of this approval
 - (b) completed form: *Developer Contributed Asset SUMMARY* (available from council's website)
 - (c) as-constructed details in accordance with council's relevant Planning Scheme Policy
 - (d) maintenance and operational manuals for all proprietary devices

Off Maintenance

49. Prior to requesting an Off Maintenance inspection the applicant must provide:
 - (a) confirmation that all municipal land has been transferred to council
 - (b) written request of bond release.
50. A re-inspection fee in accordance with council's fees and charges register will be charged where:
 - (a) a council inspection reveals works do not comply with approval requirements
 - (b) submitted certification falsely states works comply with approval requirements.

LANDSCAPING

Bonds

51. Maintenance Bonds must be lodged for Streetscape and Amenity Landscape.
52. An Uncompleted Works Bond must be lodged for landscaping within the common property being completed prior to commencement of use of any residential development on any of the approved lots.

On Maintenance

53. Maintenance periods* must be 12 months for Streetscape and Amenity Landscape.
54. Prior to acceptance "on maintenance" of all works (civil and landscape) intended to become council assets, as constructed records must be submitted to and approved by council. The as constructed information must include:
 - (a) civil drawings and data certified by a RPEQ for design intent
 - (b) landscape drawings and data certified by the landscape consultant for design intent
 - (c) all drawing certified by a licensed surveyor in regard to the cadastre and the location, level and type of all services and structures
 - (d) the data must be contained in a single ADAC file and be in accordance with council's *planning scheme policy for development works* and guidelines for the creation and submission of ADAC. The data must be submitted in hardcopy form and digital format (Asset Design and As Constructed (ADAC). Guidelines on the use of ADAC are available at <https://www.sunshinecoast.qld.gov.au/Development/Development-Tools-and-Guidelines/Infrastructure-Guidelines-andStandards/As-Constructed-Data-Standards-and-Guidelines>
55. Prior to requesting an On Maintenance inspection, the following information package (prepared by respective qualified persons* and certifying compliance with approvals) must be submitted to council:
 - (a) Landscaping certification.
 - (b) *Specifying Trees: a guide to assessment of tree quality* (NATSPEC) certification (addressing each specimen) using the attached Tree Inspection Form.
 - (c) All required bonds.
 - (d) Completed form: *Developer Contributed Asset SUMMARY* (available from council's website)

56. On Maintenance management (in public land) includes:
- (a) Establishing and maintaining the works in accordance with the intent and requirements of all approvals.
 - (b) To aesthetically compliment the surrounding local area.
 - (c) Rectification of works failing 'on ground' to a solution that still meets approval intents.
 - (d) Regular mowing, weeding and fertilising of grass areas.
 - (e) Mulching, fertilising and aeration of garden areas.
 - (f) Cleaning of all external surfaces including prompt removal of graffiti.
 - (g) Replacement of dead or poorly performing plants.
 - (h) Repair and replacements of damaged landscape infrastructure (furniture and fixtures).

Off Maintenance

57. Prior to requesting an Off Maintenance inspection provide a written request of bond release.
58. Off Maintenance Inspection must be requested:
- (a) By contacting council.*
 - (b) Only after lodgement of a completed Pre-Off Maintenance Landscape Checklist and all other required certification and documentation.
 - (c) Only after all works are confirmed in good order including:
 - (i) Rectifying any damaged grassed areas.
 - (ii) Topdressing to grassed areas.
 - (iii) Remulching, fertilising and aeration of garden areas.
 - (iv) Replacement of plant material.
 - (v) Removal of plant material impeding regulation sightlines.

*(Refer to Advisory Note)

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 Queensland (North) Regional Office PO Box 1129 MAROOCHYDORE QLD 4558 Mydas (at www.dilgp.qld.gov.au) Email:SeqnorthSARA @dilgp.qld.gov.au	State controlled road matters and land contaminated because of unexploded ordnance	The agency provided its response on 28/11/2016 (Reference No. SPL-0916-033857). A copy of the response is attached.

A copy of any referral agency conditions is attached.

APPROVED PLANS

The following plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
SK-01		Proposed Subdivision Plan	18/11/2016
C6007/16/L01	B	Locality Plan and Schedule of Drawings	16/11/2016
C6007/16/R02	A	Road 1 Longitudinal and Cross sections	21/10/2016
C6007/16/R03	A	Concrete Jointing Details Plan	21/10/2016
C6007/16TP01	A	Waste Collection Vehicle Turn Paths	21/10/2016

The following plans require amendment prior to becoming Approved Plans for the development:

Plans Requiring Amendment

Plan No.	Rev.	Plan Name	Date
DA.08	D	<i>Common Property - Landscape Plan</i> , prepared by Innovative Planning Solutions	17/11/2016
Amendments		<ol style="list-style-type: none"> Amend landscape plan to be of an operational works standard, include specifications, tree planting details, accurate species and pot size. Street tree locations to be positioned accurately on plans. Provide street trees to Central Boulevard and Kawana Way at 6m centres. 	
C6007/16/R01	B	Roadworks Layout Plan	16/11/2016
Amendments		<ol style="list-style-type: none"> Show widening of access driveway to connect smoothly to existing driveway crossover in verge with tapers of 1 in 6 (refer conditions of reconfiguring approval) Include additional Note regarding removal of existing driveway crossover in Innovation Parkway near northern boundary of Lot 4, including reinstatements as required by conditions of reconfiguring approval. Include 1.5 metre wide pathway alongside access driveway as required by reconfiguring conditions. Include 2.5 metre wide pathway along Central Boulevard frontage as required by reconfiguring conditions. 	
C6007/16/D01	C	Stormwater Layout Plan	16/11/2016
Amendments		<ol style="list-style-type: none"> Amend design to show stormwater connections to Lots 2 and 4 discharging to existing street gully pit in Innovation Parkway near northern boundary of Lot 4. 	
C6007/16/D02	A	Stormwater Longitudinal Sections	21/10/2016

Amendments	1. Amend design to provide for stormwater connections to Lots 2 and 4 to discharge to existing street gully pit in Innovation Parkway near northern boundary of Lot 4.		
C6007/16/CA01	B	Stormwater Catchment Plan	16/11/2016
Amendments	1. Amend on basis of stormwater connections to Lots 2 and 4 discharging to existing street gully pit in Innovation Parkway near northern boundary of Lot 4.		
C6007/16/CA02	A	Stormwater Data Table	21/10/2016
Amendments	1. Amend on basis of stormwater connections to Lots 2 and 4 discharging to existing street gully pit in Innovation Parkway near northern boundary of Lot 4.		

REFERENCED DOCUMENTS

Not Applicable.

ADVISORY NOTES

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

PLANNING

Resubmission of Amended Plans Required

1. The conditions of this decision notice require resubmission of plans to council with amendments. Please address the amended plan to council's Major Urban Developments with the reference no. REC16/0153.

Aboriginal Cultural Heritage Act 2003

2. 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*.

Other Laws and Requirements

3. This approval relates to development requiring approval under the *Sustainable Planning Act 2009* only. It is the applicants 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 of the Sunshine Coast Council website (www.sunshinecoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.

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.

ENGINEERING

General advisory notes

5. Council has undertaken an audit check of the Operational Works drawings in relation to the proposed works. A detailed check of the calculations and drawings has not been undertaken, as they have been certified by a RPEQ. The RPEQ bears full responsibility for all aspects of the engineering design. Council reserves the right to require further amendments and/or additions at a later date should design errors become apparent.

On and Off Maintenance Inspections Request

6. Contact Council on 5475 9866 to arrange on and off maintenance inspections giving a minimum of five business days notice of preferred inspection time.

Reinspection Fee

7. A reinspection fee, in accordance with council's current Fees and Charges Register, will be required to be paid prior to any re-inspection of the same works where:
 - (a) The inspection revealed the works to be clearly non-compliant with the approval and drawings; and
 - (b) Insufficient preparation of the works necessitating additional inspection/s.

Reinspection fees **can be avoided** by ensuring that the works to be inspected by council officers have been sufficiently checked and deemed compliant by the certifying entity prior to scheduling an inspection with council officers.

8. The bond/guarantee will be reduced to an amount not less than 5% of the total value of the works upon formal acceptance On Maintenance of the works, and be retained by council during the maintenance period as security for the performance of the maintenance obligations. The bond will be returned upon formal acceptance Off Maintenance of the works.

9. A minimum maintenance period of 12 months will apply to all municipal works and thereafter until such time as the works are performing in accordance with the approved design unless notified otherwise.

Unitywater - Water and Sewerage Services

10. 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 RPEQ's 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.
11. 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.

LANDSCAPE & ECOLOGY

Qualified Person

12. For the purpose of preparing a landscape plan, a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of three (3) years current experience in the field of landscape design.

PROPERTY NOTES

MPC16/0011 - Master Plans

The following notation applies to proposed Lots 1, 2, 3 and 4:

1. This site is identified as Business Village Precinct 7 and is subject to the following Master Plans:-
- Master Plan No.5 (Detailed Planning Area Plan – Business Village) 2004;
 - Master Plan No. 98 (Site Development Plan – Business Village – Precinct 7) 2016.

These master plans provide detail with respect to, but not limited to land use areas, permitted land uses, lot layout, infrastructure networks, and urban design outcomes. All development is required to comply with the provisions of the applicable Master Plans and any conditions attached to the master Plan approvals.

MPC16/0011 – Development Yield

The following notation applies to proposed Lots 1, 2, 3 and 4:

2. Owners and prospective purchasers of this lot are advised that achievement of the maximum development yield permitted for the site under Master Plan 98 may only be possible with construction of 2 basement levels to meet minimum car parking requirements. Proposals with a single level basement or no basement may result in a lower yield.

REC16/0153 - Vehicular Access

The following notation applies proposed Lots 1, 2, 3 & 4:

3. Vehicle access to this lot must only be from the constructed driveway located within the Common Property.

PRELIMINARY APPROVAL OVERRIDING PLANNING SCHEME

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

Not Applicable.

SELF ASSESSABLE CODES

Not Applicable.

SUBMISSIONS

Not Applicable.

REASONS / GROUNDS FOR APPROVAL DESPITE CONFLICT WITH SCHEME

Not Applicable.

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".

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.

