

APPENDIX A - CONDITIONS OF APPROVAL**1. APPLICATION DETAILS**

Application No:	MCU16/0085
Street Address:	Bruce Highway Palmview QLD 4553
Real Property Description:	Lot 1, 2 & 3 RP 165741, Lot 345 CG 501 and Lot 505 SP 235650
Planning Scheme:	Sunshine Coast Planning Scheme (1 April 2016)

2. DECISION DETAILS

The following type of approval has been issued:

Preliminary Approval for Material Change of Use of Premises to Which Sections 242 and 899 of the Sustainable Planning Act 2009 Apply to Vary the Effect of the Planning Scheme for Area A of the Palmview Master Planned Area under the Palmview Structure Plan (see Other Plans Map OPM P5), being the Land the Subject of this Preliminary Approval

3. RELEVANT PERIOD OF APPROVAL

The relevant period for this development approval is 20 years starting the day that this development approval takes effect.

4. INFRASTRUCTURE

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

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

5. ASSESSMENT MANAGER CONDITIONS**PLANNING****When conditions must be complied with**

1. Unless otherwise stated, all conditions of this Decision Notice must be complied with prior to the start of a use and then compliance must be maintained at all times while the use continues.

Approved Development

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

Variations to the Effect of the Planning Scheme

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

Approved Plans

5. Development of the land the subject of this Preliminary Approval must be undertaken generally in accordance with the Approved Plans listed within this Decision Notice amended in accordance with condition 6.
6. The Approved Plans must, prior to the submission of any development application for the land the subject of this Preliminary Approval, be amended to incorporate the following amendments and resubmitted to the Council for approval:
 - (a) Amend OPM P1 title to correctly refer to OPM P1 Area A Development (Sub-regional Context) Plan;
 - (b) Update plan OPM P1 to include "Palmview Master Planned Area Boundary";
 - (c) Amend the alignment of proposed sewer infrastructure on OPM P4 - Area Development (Infrastructure Elements) Plan to avoid Regional Recreation Park 1;
 - (d) Amend the road network on OPM P4 - Area Development (Infrastructure Elements) Plan to reflect the requirements of the SARA conditions future bus route.
 - (e) Amend plan title to refer to 'OPM P5 - Area Development (Development Entitlements) Plan';
 - (f) Amend the details in the Table on OPM P6 - Area Development (Precincts and Sub-precincts) Plan to be comply with the Palmview Structure Plan, including: Area A Land Uses, Area Precincts and sub-precincts (ha), EDs and EPs;
 - (g) Amend the road network on OPM P7 - Area Development Plan (Development & Transport Infrastructure Network Sequencing) Plan to reflect the requirements of the SARA conditions for future bus route;
 - (h) Amend plan title to refer to 'OPM P8 - Area Development (Road Transport Infrastructure Network) Plan';
 - (i) Amend the road network on 'OPM P8 - Area Development (Road Transport Infrastructure Network) Plan' to reflect the requirements of the SARA conditions for future bus route;

- (j) Amend the road network on '*OPM P9 - Area Development (Public Transport Infrastructure Network) Plan*' to reflect the requirements of the SARA conditions for future bus route;
- (k) Amend plan OPM P13 title to refer to '*OPM P13 - Area Development (Community Facilities Infrastructure Network) Plan*';
- (l) Amend plan OPM P14 title to refer to '*OPM P14 - Area Development (Electricity Infrastructure Network) Plan*'; and
- (m) Amend plan '*Palmview – Typical Road Cross Sections*' to refer to include the following notations:
 - a. *Services infrastructure (water, sewerage, power, telecommunications, etc) within road reserves must be located within verges on the standard alignments in accordance with Council's policy, except where Council approves 'non-standard' alignments to address specific issues (e.g. 'deep' sewers located in road medians).*
 - b. *Non-standard road cross sections will only be approved where the road network has been demonstrated to accommodate all services and traffic including on –street parking provision, public transport, bus stops, etc.*

When Approval Lapses If Development Started But Not Completed

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

Sunset Date for Completion of Development under Preliminary Approval

- 8. Pursuant to s343 of the Sustainable Planning Act 2009, this approval lapses for any aspects of development consequential and/or related to the approval that are not completed by 31 October 2036.

Infrastructure Agreement

- 9. The applicant must comply with any infrastructure agreement relating to the land the subject of this Preliminary Approval, which at the date of this Preliminary Approval includes the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2)*.

Chargeable Lot Plans

- 10. To demonstrate compliance with the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2)*, the applicant must submit to the Council for approval as part of each development application for reconfiguring a lot on land the

subject of this Preliminary Approval, a Chargeable Lot Plan which must for each proposed new lot identify the type of the lot by reference to the following defined terms in the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2)*:

- (c) Chargeable Lot;
- (d) Development Lot;
- (e) Developed Lot;
- (f) Developable Lot.

11. The applicant must comply with an approved Chargeable Lot Plan.

Local Area Development (Land Use) Plans

12. To demonstrate compliance with the approved Area Development (Land Use) Plan[s], the applicant must submit to the Council for approval as part of each development application for a material change of use or reconfiguring a lot on land the subject of this Preliminary Approval, a Local Area Development (Land Use) Plan(s) which must include the following:

- (a) identification of the specific uses for which approval is being sought and the precinct and sub-precinct under the approved *Area A Development Plan* in which the uses are located;
- (b) identification of the proposed lot layout;
- (c) a table which outlines the following:
 - (i) the Water Infrastructure Demand Limit (in equivalent persons) and Prescribed Road Infrastructure Demand Limit (in equivalent dwellings) allocated for each precinct and sub-precinct in the approved Area Development (Land Use) Plan[s];
 - (ii) the accumulated demand (in equivalent persons and equivalent dwellings) which has been approved by the Council for each precinct and sub-precinct;
 - (iii) the demand (in equivalent persons and equivalent dwellings) which is proposed to be allocated under the development application.

13. The applicant must comply with an approved Local Area Development (Land Use) Plan.

14. The development within each precinct and sub-precinct must not exceed the allocations of the Water Infrastructure Demand Limit and Prescribed Road Infrastructure Demand Limit stated in an approved Local Area Development (Land Use) Plan.

Local Area Development (Neighbourhood) Plan(s)

15. Subsequent to the approval of this preliminary approval and prior to the approval of the first development application for a material change of use or reconfiguring a lot on land within each of the three Neighbourhoods shown on Page 6 of the Urban Design Report referenced in this Decision Notice, the applicant must submit to the Council for approval a Local Area Development (Neighbourhood) Plan(s), which must include the following:
- (a) plan(s) and any supporting information which must demonstrate how the proposed Neighbourhood(s) satisfy Performance Outcomes PO26 to PO33 in Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area) of the Palmview structure plan area code (Neighbourhood Design, Housing And Density Outcomes) and SC6.20.3 of the Neighbourhood design, housing and density outcomes of the Planning Scheme Policy for Palmview Structure Plan.
 - (b) plan(s) and any supporting information which must provide details on the following items, which are specific to this development approval, the relevant Neighbourhood and the land the subject of this Preliminary Approval:
 - (i) Local Linear Park;
 - (ii) 'Green Finger' streets;
 - (iii) Area(s) of unconstrained land within the urban open space network;
 - (iv) The location of any major infrastructure items required in Schedule 3 of the Palmview Structure Plan Schedule;
 - (v) the Palmview District Activity Centre; and
 - (vi) Any neighbouring incompatible, sensitive uses or infrastructure.

Local Area Development (Neighbourhood) Staging Plan(s)

16. Notwithstanding Condition 14, each Local Area Development (Neighbourhood) Plan(s) may be staged, for example in accordance with a series of sub-neighbourhoods as shown on Page 8 of the Urban Design Report referenced in this Decision Notice. If staged:
- (a) the applicant must provide supporting information to demonstrate how the proposed staging of the Neighbourhood(s) satisfies Performance Outcomes PO26 to PO33 in Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area) of the Palmview structure plan area code (Neighbourhood Design, Housing And Density Outcomes) and SC6.20.3 of the Neighbourhood design, housing and density outcomes of the Planning Scheme Policy for Palmview Structure Plan
 - (b) each sub-neighbourhood must be no less than 400 dwellings;
 - (c) the applicant must demonstrate on plan(s) and any supporting information how staging the overall Local Neighbourhood in sub-neighbourhoods will deliver the relevant items referred into Condition 15(b) of this approval; and
 - (d) Each neighbourhood is not required to develop sequentially in the stage order indicated on the Approved Local Area Development (Neighbourhood) Staging Plan(s).

Local Linear Park

17. As part of each development application for reconfiguring a lot on land the subject of this Preliminary Approval, which requires the delivery of a Local Park in accordance with Major Urban Open Space Infrastructure Table on OPM P11 Area Development (Urban Open Space Infrastructure Network) Plan and the Local Park Strategy shown on Page 13 of the Landscape Vision Report referenced in this Decision Notice, the applicant must submit a Local Park Concept Plan(s), which must include the following:
- (a) the location of the proposed Local Park in accordance with the approved Local Area Development (Neighbourhood) Plan referred into Condition 15 of this approval;
 - (b) plan(s) and any supporting information which must demonstrate how the proposed Local Park Concept Plan satisfies 10.3.4.17 (Performance Outcomes and Acceptable Outcomes for the Urban Open Space Precinct), Performance Outcomes PO31 to PO39 in Section 10.3.4.21 (Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services) of the Palmview structure plan area code (urban open space infrastructure network outcomes);
 - (c) plan(s) which must also provide details on the following items:
 - (i) Identify the area(s) of planned unconstrained provision of local park;
 - (ii) detailed levels and contours for the entire park which shows it is above Q20 (defined WSUD/flood event);
 - (iii) designated off street parking provision to service the park;
 - (iv) areas required to support stormwater management including conveyance through the park via sheet flow;
 - (v) any hazards and constraints as defined by SC6.20.9 (3) Standards for the urban open space infrastructure network outcomes of the Planning Scheme Policy for Palmview Structure Plan; and
 - (vi) internal and external connections to the pedestrian and bicycle network.
 - (d) A Local Park Concept Staging Plan(s) to demonstrate how the related local park will be delivered to function in the interim as a local park through to the proposed ultimate configuration as a linear park.

Green Finger Streets

18. As part of each development application for reconfiguring a lot or material change of use on land the subject of this Preliminary Approval, which requires a Local Green Finger Street, the applicant must submit to the Council for approval:
- (a) the location of the proposed Local Green Finger Street in accordance with the approved Local Area Development (Neighbourhood) Plan referred into Condition 15 of this approval;
 - (b) plan(s) and supporting information to demonstrate how each Local Green Finger Street complies with the principles and details as shown on Page 22 of the Landscape Vision Report referenced in this Decision Notice, including:

- (i) enhanced pedestrian connections between the neighbourhood and local park(s) or major urban open space infrastructure;
- (ii) feature tree plantings at strategic locations;
- (iii) groundcover planting under trees; and
- (iv) public art embellishments.

Local Area Development (Infrastructure Staging) Plans

19. As part of each development application for a material change of use or reconfiguring a lot on land the subject of this Preliminary Approval, the applicant must submit to the Council for approval a Local Area Development (Infrastructure Staging) Plan(s), which must include the following:
- (a) the location of any proposed Infrastructure in accordance with the approved Local Area Development (Neighbourhood) Plan referred into Condition 15 of this approval;
 - (b) identification on plan of the infrastructure to be provided under the development approval being sought;
 - (c) a table which includes the following details:
 - (i) the relevant Neighbourhood(s) in accordance with the approved Local Area Development (Neighbourhood) Plan referred into Condition 14 of this approval;
 - (ii) any infrastructure required to be provided under the development approval being sought.
 - (iii) timing for the provision of each item of infrastructure to be provided under the development approval being sought identified and on the Area Development (Infrastructure Staging) Plans referenced in this Decision Notice; and
 - (iv) the infrastructure shown on the Area Development (Infrastructure Staging) Plans referenced in this decision notice, which has already been provided.
20. The applicant must comply with an approved Local Area Development (Infrastructure Staging) Plan.

Local Area Development (District Activity Centre) Plan

21. As part of the first development application for reconfiguring a lot or material change of use on land within the Palmview District Activity Centre shown as Area 2 on Page 8 of the Urban Design Report referenced in this Decision Notice, the applicant must submit to the Council for approval, a Local Area Development (District Activity Centre) Concept Plan. The plan(s) and any supporting information must include:
- (a) the location extent of the Palmview District Activity Centre in accordance with the approved Local Area Development (Neighbourhood) Plan referred into Condition 15 of this approval;
 - (b) the intent for the Palmview District Activity Centre in accordance with 10.3.4.8 (5) of the Overall Outcomes for the District Activity Centre Precinct and PO1 of 10.3.4.9 Performance Outcomes and Acceptable Outcomes for the District

- Activity Centre Precinct, and SC6.20.5 (5) and Table SC6.20C of the Planning Scheme Policy for Palmview Structure Plan;
- (c) the following significant structural elements of the Palmview District Activity Centre:
- (i) a traditional street fronting main street layout,
 - (ii) a town park,
 - (iii) civic plazas, and
 - (iv) the major transit station.

Major Transit Station

22. In conjunction with the Local Area Development (District Activity Centre) Plan referred to in Condition 21 of this approval and as part of the first development application for reconfiguring a lot or material change of use on land within the Palmview District Activity Centre shown as Area 2 on Page 8 of the Urban Design Report referenced in this Decision Notice, the applicant must submit to the Council for approval, a *Major Transit Station Concept Plan* identifying the location of the Major Transit Station, which is indicatively shown on the Area Development Plans, OPM P1, P4, P6, P7, P9, P10, P11 and P13 and referenced in this Decision Notice. The Major Transit Station Concept Plan(s) and any supporting information must include:
- (a) the proposed location of the Major Transit Station;
 - (b) the intent for the Major Transit Station in accordance with PO1 (f) and (g) of 10.3.4.9 Performance Outcomes and Acceptable Outcomes for the District Activity Centre Precinct; and
 - (c) the intent for the Major Transit Station in accordance with PO17 of 10.3.4.21 Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services.

Infrastructure and Services

23. As part of each development application for reconfiguring a lot or material change of use on land the subject of this Preliminary Approval, which requires the provision of infrastructure conceptually shown on OPM P4 Area Development (Infrastructure Elements) Plan referenced in this Decision Notice, the applicant must submit to the Council for approval, appropriately detailed concept plans which demonstrate the provision of infrastructure and services:
- (a) complies with 10.3.4.20 (3) to (10) of the Overall Outcomes for the Development of Infrastructure and Services, and PO7, PO8, PO9, PO16, PO18, PO24, PO25, PO26, of 10.3.4.21 Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services;
 - (b) has sought to avoid or minimise vegetation clearing and habitat disturbance to the greatest extent practicable in compliance with PO7 of 10.3.4.21 Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services;

- (c) results in no reduction in the total planned unconstrained provision (ha) of urban open space infrastructure shown on Other Plans OPM P4 (Area Development (Infrastructure Elements) Plan referenced in this Decision Notice; and
- (d) are accommodated within road reserve where required.

Unconstrained Land within Urban Open Space

24. In conjunction with the relevant Local Area Development (Neighbourhood) Plan(s) referred into Condition 15 of this approval and prior to submitting a development application for reconfiguring a lot on land the subject of this Preliminary Approval, which requires the delivery of Urban Open Space Infrastructure as shown on Other Plans OPM P11 (Area Development (Urban Open Space Infrastructure Network) Plan referenced in this Decision Notice, the applicant must submit a plan for each urban open space area, which demonstrates:
- (a) the required provision of open space as detailed in Table on OPM P11 Area Development (Urban Open Space Infrastructure Network) Plan referenced in this Decision Notice;
 - (b) a total planned unconstrained provision as detailed in Table on OPM P11 Area Development (Urban Open Space Infrastructure Network) Plan referenced in this Decision Notice; and
 - (c) the location and appropriately detailed concept plans which demonstrate the provision of any proposed infrastructure and services within the Urban Open Space Infrastructure as shown on OPM P11 Area Development (Urban Open Space Infrastructure Network) Plan referenced in this Decision Notice.

Plan of Development

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

Sub-tropical and Sustainable Design

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

Landscape Concept Plan

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

Consolidated Services and Streetscape Landscaping Plan

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

ENGINEERING

29. As part of any future reconfiguring of a lot application, detailed traffic engineering assessment must be undertaken for intersections on roads of 'collector' category and above for all such intersections located within the stage or sub-stage which is the subject of the application. The associated reporting must be submitted to council and include an assessment of whether signalisation is required, and provide details of required auxiliary lanes, medians, provision for pedestrians, etc.
30. As part of any future reconfiguring of a lot application, the applicant must demonstrate that services infrastructure (water, sewerage, power, telecommunications, etc) within road reserves is located within verges on the standard alignments in accordance with Council's policy, except where Council approves 'non-standard' alignments to address specific issues (e.g. 'deep' sewers located in road medians).
31. As part of any future reconfiguring of a lot application, the applicant must demonstrate that non-standard 'Esplanade Section' road cross sections can accommodate all necessary services and traffic including on-street parking provision, public transport, bus stops, etc. In the event, that services and traffic cannot be accommodated, then the applicant is required to provide a standard road cross section in accordance with Council's policy.
32. If SEQ Water has requirements with respect to clearances from their existing trunk water main to other infrastructure, the future road reserve in which the existing SEQ water main is proposed to be located must be widened if and as necessary to satisfactorily accommodate all necessary infrastructure within the road verge areas.

ENVIRONMENT**Local Ecological and Landscape Protection and Rehabilitation Plans**

33. Subsequent to the approval of this preliminary approval and prior to the approval of the first development application on land the subject of this Preliminary Approval, the applicant must submit to the Council for approval a Local Ecological and Landscape Protection and Rehabilitation Plan(s), demonstrating compliance with :
- (a) Table 10.3.4.3A, Outcomes for Non-urban Open Space Infrastructure Area of the Palmview Structure Plan Area Code;
 - (b) Table 10.3.4.3B, Palmview Ecological and Landscape Protection and Rehabilitation Landscape Units of the Palmview Structure Plan Area Code;
 - (c) Section 10 (Requirements for Local Ecological and Landscape Protection and Rehabilitation Plan) of Appendix SC6.20A (Palmview Master Planned Area Ecological and Landscape Protection and Rehabilitation Plan) in Planning scheme policy SC6.20 (Planning Scheme Policy for Palmview Structure Plan);
34. Notwithstanding Condition 33, should the applicant choose to stage the lodgement of the Local Ecological and Landscape Protection and Rehabilitation Plan(s), the applicant must submit to council for approval:
- (a) a schedule detailing timings for lodgement of the Local Ecological and Landscape Protection and Rehabilitation Plan;
 - (b) supporting information to demonstrate the delivery of the Non-Urban Open Space Infrastructure in accordance with the proposed schedule and the timings specified in Item 5.1 of Schedule 3 of the Palmview Infrastructure Agreement 2010 (Consolidation No.2); and
 - (c) a plan showing how the staging will deliver the Non-Urban Open Space Infrastructure in accordance with the Area Development (Infrastructure Staging) Plans referenced in this Decision Notice.
35. Notwithstanding any approval to stage the delivery of the Local Ecological and Landscape Protection and Rehabilitation Plan(s) stated in Condition 34 of this Decision Notice. In the event that infrastructure, which is required to service the development traverses an ecologically important area, the Local Ecological and Landscape Protection and Rehabilitation Plan(s) must be submitted to Council for approval prior to the approval of the related infrastructure works.
36. Any advertising devices must be removed from the Scenic Amenity and Highway Acoustic Buffer prior to the completion of the Land Contribution and Work Contribution for the Scenic Amenity and Highway Acoustic Buffer specifically shown on the Other Plans Map OPM P12 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network) referenced in this Decision Notice and items 5.1.3 and 5.1.4 of the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2). The removal of all signs must be completed by the applicant at their own cost.

37. The Local Ecological and Landscape Protection and Rehabilitation Plan for the whole of the Scenic Amenity and Highway Acoustic buffer must include details for the removal of any advertising devices from the site, the premises and maintenance access(es) must be rehabilitated in accordance with the Work Contribution for the Scenic Amenity and Highway Acoustic Buffer specifically shown on the OPM P12 Area Development (Non-urban Open Space Infrastructure Network) Plan and items 5.1.3 and 5.1.4 of the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2)*.
38. The applicant must comply with an approved Local Ecological and Landscape Protection and Rehabilitation Plan.

Lots Backing on to Ecologically Important Areas

39. Any application for reconfiguration of a lot or material change of use of land the subject of this Preliminary Approval containing or adjoining ecologically important areas identified on the approved plans Local Area Development (Land Use) Plans must avoid layouts which result in private lots backing on to the ecologically important areas.

Biodiversity Offset Plan

40. At the time of lodgment of an Operational Works development application for the provision of infrastructure to service the development which traverses an ecologically important area of land the subject of this Preliminary Approval, the applicant must submit to the Council for approval a Biodiversity Offset Plan which:
- (a) demonstrates how the environmental offset satisfies the Performance Outcome PO6 in Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned Area) of the Palmview structure plan area code and SC6.20.2 Ecological and landscape protection outcomes of the Planning scheme policy for Palmview Structure Plan;
 - (b) is in accordance with Table 10.3.4.3C, Environmental Offset Requirements of the Palmview Structure Plan Area Code; and
 - (c) is subject to assessment against the requirements specified in this Preliminary Approval and any other relevant development approval matters stated.
41. The applicant must comply with an approved Biodiversity Offset Plan.
42. Notwithstanding Conditions 40 and 41 of this Preliminary Approval, the applicant may opt to provide a Financial Contribution in lieu of the Land Contribution and Work Contribution for non-urban open space infrastructure to offset an adverse impact by the Development of the infrastructure as stated in Item 5.2.2 of the Infrastructure Contribution Schedule of the *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2)*.

Fire Management Plan

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

HYDROLOGY AND WATER QUALITY

Acid Sulfate Soils

45. As part of each application for operational works on land subject to this Preliminary Approval involving disturbance of soils below 5m AHD the applicant must submit an Acid Sulfate Soil investigation in accordance with the SPP2/02 Guideline2, with reference to the Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland 1998 and the Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.

46. Based on the results of the Acid Sulfate Soil investigation required by the above Condition 45, prepare and implement an Acid Sulfate Soil Environmental Management Plan (ASS EM Plan) consistent with Appendix 4 of the SPP2/02 Guideline and the Management Principles of the Latest Version of the Queensland Acid Sulfate Soils Technical Manual: Soil Management Guidelines.

Flooding

47. In conjunction with the first lot reconfiguration development application on land subject to this Preliminary Approval and outside the Ultimate Northern Harmony Development of Area A shown on Figure 2.1 of the Flood Impact Assessment referenced in this Decision Notice a Flood Impact Assessment for the remainder of Area A shall be submitted and approved by Council's delegate. The Flood Impact Assessment for the remainder of Area A must demonstrate compliance with the Performance Outcomes of the Sunshine Coast Planning Scheme 2014 Flood hazard overlay code. The Flood Impact Assessment must specifically address detailed staging including specification at which stage any required flood mitigation work are required to be delivered.
48. All subsequent development applications on land subject to this Preliminary Approval within the remainder of Area A must be undertaken in accordance with the approved Flood Impact Assessment for the remainder of Area A required in Condition 45.
49. The development must be undertaken so that the development does not compromise the safety of people and damage to property both, external to the site and internal to the site, is minimised as far as practicable and include in particular:
- (a) the works included in the *Flood Impact Assessment* referenced in this Decision Notice with the exception of the proposed diversion drains within the Scenic Amenity and Highway Acoustic Buffer, which must be fully vegetated and designed in accordance with the Sunshine Coast Planning Scheme 2014 Planning scheme policy for development works and the Figure SC6.20A (Scenic Amenity and Highway Acoustic Buffer Typical Cross Section) in Planning Scheme Policy SC6.20 (Planning scheme policy for Palmview Structure Plan).
 - (b) All lot levels (excluding open space, road reserve and drainage reserve) must be a minimum of 0.5m above the post development 1% AEP flood levels with DIS hydrology at 2100 as reported in the referenced Flood Impact Assessment
 - (c) All road levels must be above the post development 1% AEP flood levels with DIS hydrology at 2100 as reported in the referenced *Flood Impact Assessment*
50. As part of the reconfiguration of a lot development application, which includes the 100th lot, on land the subject of the preliminary approval, the applicant must submit for approval an addendum to the Flood Impact Assessment referenced in this Decision Notice including:

- (a) details of which stage the proposed flood mitigation works detailed in the referenced Flood Impact Assessment are required to be delivered; and
 - (b) the proposed flood mitigation works which must be delivered in accordance with the approved addendum.
51. The minimum floor level of development on land subject to this Preliminary Approval must be in accordance with Table 8.2.7.3.3 of the Sunshine Coast Planning Scheme 2014 Flood Hazard Overlay Code,
52. Aged Care Facilities and other uses involving the housing vulnerable people must be provided with minimum floor levels at the level of the probable maximum flood and not require evacuation during any flood event.
53. As part of the relevant development application for each lot created on land the subject of this Preliminary Approval (excluding open space, road reserve and drainage reserve) sufficiently detailed information must be provided for Council to issue flood search certificates specifying the defined flood event level and minimum floor level.

Stormwater Management

54. As part of the first reconfiguration of a lot development application over land outside the Ultimate Northern Harmony Development shown on Figure 2.1 of the Concept Stormwater Management Plan referenced in this Decision Notice, a Stormwater Management Plan for the remainder of land the subject of this Preliminary Approval, must be submitted to Council for approval. The Stormwater Management Plan for the remainder of land the subject of this Preliminary Approval, must demonstrate compliance with the Stormwater Management Code. The Stormwater Management Plan must specifically address the following:
- (a) Sizing of major system overland flowpaths / channels through the remainder of Area A with sufficient detail to set minimum allotment levels.
 - (b) Detail how the waterway stability objective of limiting 63% AEP peak flows to pre-development rates will be achieved.
55. All development within the remainder of land the subject of this Preliminary Approval, must be undertaken in accordance with the approved Stormwater Management Plan required in Condition 54 of this approval.
56. All allotments within the mixed density residential precinct and medium density residential precincts shall fall at least 1:200 to the road reserve.
57. Stormwater quantity management must include in particular:
- (a) Channels and detention generally in accordance with *Concept Stormwater Management Plan* referenced in this Decision Notice;
 - (b) Channels in accordance with the Sunshine Coast Planning Scheme 2014 Planning scheme policy for development works;

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- (c) All lot levels (excluding open space, road reserve and drainage reserve) must be a minimum of 0.5m above the post development 1% AEP flood levels with DIS hydrology at 2100 as reported in the referenced Concept Stormwater Management Plan;
 - (d) All lot levels (excluding open space, road reserve and drainage reserve) must be a minimum of above the post development 1% AEP flood levels with DIS hydrology at 2100 with Mannings 'n' of 0.15 as reported in the referenced Concept Stormwater Management Plan;
 - (e) All roads which function as evacuation routes must be above the post development 1% AEP flood levels with DIS hydrology at 2100 as reported in the referenced Concept Stormwater Management Plan;
 - (f) Relief major system overland flowpaths provided in all situations;
 - (g) Linear Park to be provided with underground stormwater drainage system with minimum 39% AEP capacity with flows up to the 1% AEP major storm conveyed through park meeting low risk criteria ($d \leq 250\text{mm}$, $dv \leq 0.4\text{m}^2/\text{s}$). Width of overland flow and frequency of inlets to be provided so that open space functions are not compromised.
58. Stormwater from the development must be treated to current best practice using WSUD treatment devices and must include in particular
- (a) WSUD devices generally in accordance with *Water Sensitive Urban Design Strategy for Harmony* referenced in this Decision Notice.
 - (b) WSUD devices in accordance with the Sunshine Coast Planning Scheme 2014 Planning scheme policy for development works
 - (c) Field inlet pits must only be used in devices where a side inlet pit is impracticable and where the following criteria is met:
 - (i) footpath provided adjacent to the device;
 - (ii) closest point of the field inlet a minimum of 2m away from the footpath;
 - (iii) dome grates provided over the field inlet;
 - (iv) device is a minimum of 3m wide.
 - (d) If trees are proposed, the maximum density is 1 tree per 20m² of filter media, planted as tubestock following the temporary cover being removed and species suited to growing in filter media which do not shade out groundcovers.
 - (e) Fully vegetated at source bioretention devices are only to be used if entire verge either side of the device is proposed to be vegetated. For example if entire verge for length of street is proposed to be vegetated then device can be fully vegetated. If not then no vegetation within 1m of back of kerb.
 - (f) Average of not less than six lots being treated by one at source bioretention device.
59. Stormwater from all development within the district activity centre precinct, local employment area precinct and medium density residential precinct with the exception of dwelling houses and dual occupancy dwellings must be treated to current best practice prior to discharge into Council's stormwater system.

60. With each lot reconfiguration and material change of use application on land subject to this Preliminary Approval the applicant must submit a Detailed Stormwater Management Plan which demonstrates compliance with the flooding and stormwater management conditions of this Decision Notice.
61. With each lot reconfiguration and material change of use application on land subject to this Preliminary Approval the applicant must submit a plan for approval by Council, which identifies all roads utilising one-way crossfall to support at source WSUD treatment devices, generally in accordance with Water Sensitive Urban Design Strategy for Harmony referenced in this Decision Notice.
62. With each lot reconfiguration and material change of use application on land subject to this Preliminary Approval the applicant must submit a plan to demonstrate that at source WSUD treatment devices can be incorporated into the road reserve without conflicting with driveway locations and other infrastructure.
63. With each lot reconfiguration and material change of use application on land subject to this Preliminary Approval the applicant must amend lot boundaries adjacent to at source WSUD treatment devices if the road reserve does not provide enough space for necessary infrastructure.

LED STREET LIGHTING

64. Future development must incorporate an LED Street lighting system for all streets, and footpaths and bike paths within road reserves. With each lot reconfiguration and material change of use application on land subject to this Preliminary Approval, the applicant must provide concept details for the proposed LED street lighting system. With each subsequent applicable operational works application, the applicant must provide detailed design which is to be certified by an RPEQ. The design of the LED street lighting system must:
 - (a) meet the relevant standards of the electricity supplier/asset owner;
 - (b) be acceptable to the electrical supplier as 'Rate 3' (Council owned and maintained lighting);
 - (c) be endorsed by Council as the Energex 'billable customer'; and
 - (d) be in accordance with Australian Standards AS1158-Lighting for Roads and Public Spaces, and where provided as 'Rate 3' compliance with the Wiring Rules (AS3000) is required.

6. REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	SARA at DSDIP South East Queensland (North) Regional Office PO Box 1129 MAROOCHYDORE QLD Online: Mydas (at www.dsdip.qld.gov.au)	<ul style="list-style-type: none"> State-controlled road Development Impacting on State Transport Infrastructure (Thresholds) Clearing Vegetation Regional Plans 	The agency provided its response on 16 September 2016 (Reference No. SDA-0416-029516). A copy of the response is attached.

7. APPROVED PLANS

The following plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
22470-288d	N/A	<i>OPMP2(a) - Area Development (Flood Prone Land) Plan prepared by RPS</i>	June 2016
22470-289d	N/A	<i>OPMP2(B) - Area Development (Ecologically Important Areas) Plan prepared by RPS</i>	June 2016
22470-279d	N/A	<i>OPM P3 - Area Development (Land Use Structure) Plan prepared by RPS</i>	June 2016
22470-285d	N/A	<i>OPM P10 - Area Development (Bicycle and Pedestrian Infrastructure Network) Plan prepared by RPS</i>	June 2016
22470-286d	N/A	<i>OPM P11 - Area Development (Urban Open Space Infrastructure Network) Plan prepared by RPS</i>	June 2016
22470-291d	N/A	<i>OPM P12 - Area Development (Non-urban Open Space Infrastructure Network) Plan prepared by RPS</i>	June 2016

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

Plans Requiring Amendment

Plan No.	Rev.	Plan Name	Date
22470-287d	NIA	<i>OPM P1 - Sub-regional Context</i> prepared by RPS	June 2016
Amendments		<ol style="list-style-type: none"> 1. Amend OPM P1 title to correctly refer to OPM P1 Area A Development (Sub-regional Context) Plan 2. Update plan OPM P1 to include "Palmview Master Planned Area Boundary" 	
22470-280d		<i>OPM P4 - Area Development (Infrastructure Elements) Plan</i> prepared by RPS	June 2016
Amendments		<ol style="list-style-type: none"> 1. Amend the alignment of proposed sewer infrastructure on OPM P4 - Area Development (Infrastructure Elements) Plan to avoid Regional Recreation Park 1. 2. Amend the road network on OPM P4 - Area Development (Infrastructure Elements) Plan to reflect the requirements of the SARA conditions future bus route. 	
22470-290d		<i>OPM P5 - Area Development Plan (Development Entitlements)</i> prepared by RPS	June 2016
Amendments		<ol style="list-style-type: none"> 1. Amend plan title to refer to 'OPM P5 - Area Development (Development Entitlements) Plan' 	
22470-281d	N/A	<i>OPM P6 - Area Development Plan (Precincts and Sub-precincts)</i> prepared by RPS	June 2016
Amendments		<ol style="list-style-type: none"> 1. Amend the details in the Table on OPM P6 - Area Development (Precincts and Sub-precincts) Plan to comply with the Palmview Structure Plan, including: Area A Land Uses, Area Precincts and sub-precincts (ha), EDs and EPs. 	
22470-282d	N/A	<i>OPM P7 - Area Development (Development & Transport Infrastructure Network Sequencing) Plan</i> prepared by RPS	June 2016

Amendments	1. Amend the road network on OPM P7 - Area Development Plan (Development & Transport Infrastructure Network Sequencing) Plan to reflect the requirements of the SARA conditions for future bus route.		
22470-283d	N/A	<i>OPM P8 - Area Development Plan (Road Transport Infrastructure Network)</i> prepared by RPS	June 2016
Amendments	<ol style="list-style-type: none"> 1. Amend plan title to refer to 'OPM P8 - Area Development (Road Transport Infrastructure Network) Plan' 2. Amend the road network on 'OPM P8 - Area Development (Road Transport Infrastructure Network) Plan' to reflect the requirements of the SARA conditions for future bus route. 		
22470-284d	N/A	<i>OPM P9 - Area Development (Public Transport Infrastructure Network) Plan</i> prepared by RPS	June 2016
Amendments	1. Amend the road network on 'OPM P9 - Area Development (Public Transport Infrastructure Network) Plan' to reflect the requirements of the SARA conditions for future bus route.		
22470-292d	N/A	<i>OPM P13 - Area Development Plan (Community Facilities Infrastructure Network)</i> prepared by RPS	June 2016
Amendments	1. Amend plan OPM P13 title to refer to 'OPM P13 - Area Development (Community Facilities Infrastructure Network) Plan'		
22470-293d	N/A	<i>OPM P14 - Electricity Infrastructure Network</i> prepared by RPS	June 2016
Amendments	1. Amend plan OPM P14 title to refer to 'OPM P14 - Area Development (Electricity Infrastructure Network) Plan'		
22470-242k	N/A	<i>Palmview – Typical Road Cross Sections</i> prepared by RPS	29 June 2016
Amendments	<ol style="list-style-type: none"> 1. Amend plan '<i>Palmview – Typical Road Cross Sections</i>' to refer to include the following notations <ol style="list-style-type: none"> a. <i>Services infrastructure (water, sewerage, power, telecommunications, etc) within road reserves must be located within verges on the standard alignments in accordance with Council's policy, except where Council approves 'non-standard' alignments to address</i> 		

	<p><i>specific issues (e.g. 'deep' sewers located in road medians).</i></p> <p><i>b. Non-standard road cross sections will only be approved where the road network has been demonstrated to accommodate all services and traffic including on –street parking provision, public transport, bus stops, etc.</i></p>
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8. APPROVED AREA DEVELOPMENT PLAN

Document No.	Rev.	Document Name	Date
No. 1	1	Area Development Plan for Area A (No. 1) 2016	September 2016

9. REFERENCED DOCUMENTS

Plan No.	Rev.	Plan Name	Date
22470-237C	N/A	Area Development (Infrastructure Staging) Plan - Stage 1 prepared by RPS	30 June 2016
22470-237C	N/A	Area Development (Infrastructure Staging) Plan - Stage 2 prepared by RPS	30 June 2016
22470-237C	N/A	Area Development (Infrastructure Staging) Plan - Stage 3 prepared by RPS	30 June 2016
22470-237C	N/A	Area Development (Infrastructure Staging) Plan - Stage 4 prepared by RPS	30 June 2016
22470-237C	N/A	Area Development Sequencing Phase 2 prepared by RPS	28 June 2016
22470-237C	N/A	Area Development (Infrastructure Staging) Plan - Stage 5 prepared by RPS	30 June 2016
22470-237C	N/A	Area Development Sequencing Phase 3 prepared by RPS	30 June 2016
22470-237C	N/A	Area Development (Infrastructure Staging) Plan - Stage 6 prepared by RPS	30 June 2016
22470-237C	N/A	Area Development Sequencing Phase 4 prepared by RPS	30 June 2016
22470-237C	N/A	Area Development (Infrastructure Staging) Plan - Stage 7 prepared by RPS	30 June 2016
15-003546-03A	A	Concept Stormwater Management Plan, prepared by Calibre	01 July 2016
N/A	D	Water Sensitive Urban Design Strategy for Harmony, prepared by Netgain Environments	04 July 2016

22470	N/A	<i>Harmony Urban Design Report</i> prepared by RPS	June 2016
127648_VISIONING_[I]	N/A	<i>Landscape Visioning Report</i> prepared by RPS	June 2016

10. REFERENCED DOCUMENTS REQUIRING AMENDMENT

Document No.	Rev.	Document Name	Date
22470-237C	N/A	<i>Area Development (Landuse Plan) Plan prepared by RPS</i>	30 June 2016
Amendments Required	1. Amend the Table on plan to be comply with the Palmview Structure Plan, including: Area A Land Uses, Area Precincts and sub-precincts (ha), EDs and EPs.		
22470-237C	N/A	<i>Area Development - Phasing Plan prepared by RPS</i>	30 June 2016
Amendments Required	1. Amend the legend detail for Phase 2.		
22470-237C	N/A	<i>Area Development Sequencing Phase 1 prepared by RPS</i>	30 June 2016
Amendments Required	1. Amend the legend detail for Phase 2.		
22470-237C	N/A	<i>Area Development Sequencing Phase 1 - Density Plan prepared by RPS</i>	30 June 2016
Amendments Required	1. Amend the calculations for density as per IA or Structure Plan.		

11. ADVISORY NOTES

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

PLANNING

Other Laws and Requirements

1. This approval relates to development requiring approval under the *Sustainable Planning Act 2009* only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the Sunshine Coast Council website (www.sunshinecoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.

Equitable Access and Facilities

2. The plans for the proposed building work have NOT been assessed for compliance with the requirements of the National Construction Code - Building Code of Australia (Volume 1) as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:
 - the *Disability Discrimination Act 1992* (Commonwealth)
 - the *Anti-Discrimination Act 1991* (Queensland) and
 - the Disability (Access to Premises – Buildings) Standards

Aboriginal Cultural Heritage Act 2003

3. There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The *ACH Act* establishes a cultural heritage duty of care which provides that: “A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.” It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the *ACH Act*.

Easements and Future Works over External Land

4. Should the conditions of this Decision Notice require easements or works to be undertaken over land external to the site, Council recommends that easement and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over Council owned or controlled land, please liaise directly with Council’s Property Management Branch and note that compensation may be payable.

Landscape Concept Plans

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

Road Naming Procedure

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

Restriction on Building Approval until all other Permits are Effective

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

Unitywater - Water and Sewerage Services

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

Consent for Water and Sewerage works in existing roads

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

as part of the development works. The alignment within the existing roads should be in accordance with the water and sewerage approved allocations within road corridors as detailed on the Council's standard engineering drawing SEQ R-100 Typical service corridors and alignments.

ENGINEERING

11. Any proposals for staged construction of dual carriageway District Collector Roads generally as outlined in Section 7.2.2 of the TTM Traffic Engineering Report (July 16) will need to be appropriately justified, including with detailed traffic assessments, at the time of the relevant subsequent development applications.
12. Any proposals to utilise 'Esplanade Section' road cross sections as shown on the RPS "Palmview – Typical Road Cross Section" plan (29 June 2016) will be subject to review and assessment at the time of the relevant subsequent development applications, taking into account whether reduced verge widths will accommodate required infrastructure, and in the case of the 'Neighbourhood Collector (Esplanade Section)' also taking into account whether there is a need for kerbside parking on the open space side of the carriageway.

Qualified Person

13. 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
14. For the purpose of preparing a Bushfire Management Plan, and for certifying compliance with the bushfire requirements of this Decision Notice, a qualified person is considered to be an ecologist with a minimum of 3 years current experience in the field of bushfire assessment and management.

12. PROPERTY NOTES

The following notations applies to Lots 1, 2 & 3 RP 165741, Lot 345 CG 501 and Lot 505 SP 235650

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

- (ii) *The development of Area A of the Palmview Master Planned Area, being the land the subject of this development approval is subject to a Sunset Clause pursuant to s343 of the Sustainable Planning Act 2009. This approval lapses for any aspects of development consequential and/or related to the approval that are not completed by 31 October 2036.*

13. PRELIMINARY APPROVAL OVERRIDING PLANNING SCHEME

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

14. FURTHER DEVELOPMENT PERMITS REQUIRED

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

15. SELF ASSESSABLE CODES

Not Applicable.

16. SUBMISSIONS

Not Applicable.

17. REASONS / GROUNDS FOR APPROVAL DESPITE CONFLICT WITH SCHEME

Not Applicable.

18. 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”.

19. 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.

