



Our ref TMR12-005009
Your ref BFM:TS:
Enquiries Richard Day

Department of
Transport and Main Roads

17 June 2013

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

Attention: Bryce McKay

Dear Sir

CONCURRENCE AGENCY RESPONSE – CONDITIONS

Proposed Development: Development Permit for Material Change of Use of Premises for an extension Integrated Tourist Facility to add new tourist attractions comprising:

1. A vintage car museum/gallery/exhibition space.
2. A mini dinosaur exhibit (up to 50 small animated statues).

Real Property Description: Lot 10SP238215, 13SP238215, 27SP238215
Street Address: 157 Warran Road, Yaroomba QLD 4573
Assessment Manager ref.: BFM:TS:
Local Government Area: Sunshine Coast Regional Council

Reference is made to the referral agency material for the development application described above which was received by the Department of Transport and Main Roads (the department) under section 272 of the *Sustainable Planning Act 2009* (SPA) on 31 January 2013.

An assessment of the proposed development has been undertaken against the purposes of the *Transport Infrastructure Act 1994* for state-controlled roads and the purpose mentioned in section 258(2) of the *Transport Infrastructure Act 1994* for railways and land use and transport coordination under the *Transport Planning and Coordination Act 1994*. Based on this jurisdiction, the department provides this concurrence agency response under section 285 of the SPA.

Program Delivery and Operations
North Coast Region / Sunshine Coast Office
12 First Avenue Maroochydhore Queensland 4558
PO Box 1600 Sunshine Plaza Post Shop Maroochydhore Queensland 4558

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Facsimile +61 7 5451 7098
Website www.tmr.qld.gov.au
Email northcoast@tmr.qld.gov.au
ABN: 29139 407 690

The department advises the assessment manager that it requires conditions to attach to any development approval for the application. The department would also like to provide advice about the application to the assessment manager under section 287(6) of the SPA.

Under section 325(1) of the SPA, the assessment manager must therefore attach this response, including the enclosed Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons, to any approval for the application.

The department may change its concurrence agency response in accordance with section 290(1)(b) of the SPA.

The department must be provided with a copy of the assessment manager's decision notice regarding the application within five (5) business days after the day the decision is made in accordance with section 334 of the SPA.

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

If you have any questions or wish to seek clarification about any of the details in this response, please contact Richard Day on 07 5451 7059.

Yours sincerely



Stuart Duncan
Principal Advisor (Development Assessment)

Enc. (1)

C/c Palmer Coolum Resort Pty Ltd
PO Box 78
Coolum Beach QLD 4573



Queensland
Government

Department of
Transport and Main Roads

Our ref TMR12-005009
Your ref Tourist Attractions

C/c Palmer Coolum Resort Pty Ltd
PO Box 78
Coolum Beach QLD 4573

Attention: David Craven

Please find attached correspondence for your information and action as required. Should you wish to discuss this correspondence, please contact Richard Day on 07 5451 7059.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Stuart Duncan', with a long horizontal line extending to the right.

Stuart Duncan
Principal Advisor (Development Assessment)

17 June 2013

Enc. (1)

Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons

Proposed Development: Development Permit for Material Change of Use of Premises for an extension Integrated Tourist Facility to add new tourist attractions comprising:

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Street Address: 157 Waran Road, Yaroomba QLD 4573
Our ref.: TMR12-005009
Assessment Manager ref.: BFM:TS:
Local Government Area: Sunshine Coast Regional Council

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
1	<p>The development must be carried out generally in accordance with the following plans, except as modified by these concurrence agency conditions:</p> <ul style="list-style-type: none"> • Sub Precinct 1A & 1B Extent of Works Plan, AK Building Design, 30/04/2013, Dwg No: 13103A/02 • Transport Site Plan (Drawing Number 13103A/40) and Clubhouse Portico Bus Sweep Plan & Taxi Rank Plan 	Prior to the commencement of use and to be maintained at all times	<p>The purposes of the <i>Transport Infrastructure Act 1994</i>.</p> <p>Land use and transport coordination under the <i>Transport Planning and Coordination Act 1994</i>.</p> <p>The Department of Transport and Main Roads' assessment of the development application was</p>

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
2	<p>(Drawing Number 13103A/41), both prepared by AK Building Design and dated 06/03/2013 as amended by the Department of Transport and Main Roads on 15/05/2013.</p> <p>The 'shared drop-off/pick-up area' shown on Transport Site Plan (Drawing Number 13103A/40) and Clubhouse Portico Bus Sweep Plan & Taxi Rank Plan (Drawing Number 13103A/41), both prepared by AK Building Design and dated 06/03/2013 as amended by the Department of Transport and Main Roads on 15/05/2013, must be designed to ensure it is capable of accommodating at least one taxi suitable for use by people with disabilities in accordance with the following:</p> <ul style="list-style-type: none"> Disability Standards for Accessible Public Transport 2002 - subsection 31(1) of the <i>Disability Discrimination Act 1992</i>; AS1428.1 – Design for Access and Mobility; and AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities. 	<p>Prior to the commencement of use and to be maintained at all times</p>	<p>undertaken on the basis of the cited plans which depict how the proposed development will be carried out.</p> <p>Land Use and Transport Coordination under the <i>Transport Planning and Coordination Act 1994</i> (TPCA).</p> <p>The way the object of s.8A of the TPCA is to be achieved includes ensuring as far as practicable that public passenger transport offers an attractive alternative to private transport. It also seeks to promote urban development that maximises the use of public passenger transport and ensure, as far as practicable, the provision of public passenger transport infrastructure to support public passenger transport.</p> <p>Comments or additional information: The 'shared drop-off/pick-up area' is not required to include a dedicated taxi rank but must be capable of accommodating at least one taxi suitable for use by people with disabilities.</p>
3	<p>(a) A bus setdown area and bus parking area must be provided in accordance with the Transport Site Plan (Drawing Number</p>	<p>(a) and (b) Prior to the commencement</p>	<p>Land Use and Transport Coordination under the <i>Transport Planning and Coordination Act 1994</i></p>

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>13103A/40) and Clubhouse Portico Bus Sweep Plan & Taxi Rank Plan (Drawing Number 13103A/41), both prepared by AK Building Design and dated 06/03/2013 as amended by the Department of Transport and Main Roads on 15/05/2013, and designed to accommodate 14.5m single unit rigid buses.</p>	<p>of use and to be maintained at all times</p>	<p>(TPCA). The way the object of s.8A of the TPCA is to be achieved includes ensuring as far as practicable that public passenger transport offers an attractive alternative to private transport. It also seeks to promote urban development that maximises the use of public passenger transport.</p>
	<p>(b) The bus setdown area beside the existing clubhouse portico must be in accordance with the Disability Standards for Accessible Public Transport 2002 - subsection 31(1) of the <i>Disability Discrimination Act 1992</i>.</p>		



Stuart Duncan
Principal Advisor (Development Assessment)

17 June 2013

Advice for state controlled roads
<p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a state-controlled road. Please contact the Department of Transport and Main Roads on 5451 7055 to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p>
<p>Pursuant to Section 580 of the <i>Sustainable Planning Act 2009</i> it is a development offence to contravene a development approval, including any condition in the approval.</p>
<p>Pursuant to Section 80 of the <i>Transport Infrastructure Act 1994</i>, the construction, augmentation, alteration or maintenance of a public utility plant on a state-controlled road reserve, must be in accordance with the Department of Transport and Main Roads' requirements.</p>
Advice for public passenger transport and railways
<p>The Department of Transport and Main Roads' technical standards and publications can be accessed at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx</p>
<p>The <i>Transport Planning and Coordination Regulation 2005</i> is available at: www.legislation.qld.gov.au</p>
<p>TransLink's TransLink Public Transport Infrastructure Manual 2007 is available at: http://translink.com.au/about-translink/what-we-do/public-transport-planning/public-transport-infrastructure-manual</p>

INFORMATION ATTACHMENT TO CONCURRENCE AGENCY RESPONSE

Representations on Referral Agency Response

If the applicant intends to make a representation to the Department of Transport and Main Roads (the department) regarding the attached concurrence agency response, the applicant needs to do this before the assessment manager decides the application.

The applicant will need to give the assessment manager written notice under section 320(1) of the *Sustainable Planning Act 2009* (SPA) to stop the decision-making period to make a representation to the department and subsequently contact the department to make the representation. The decision making period cannot be stopped for more than 3 months.

Planning and Environment Court Appeals

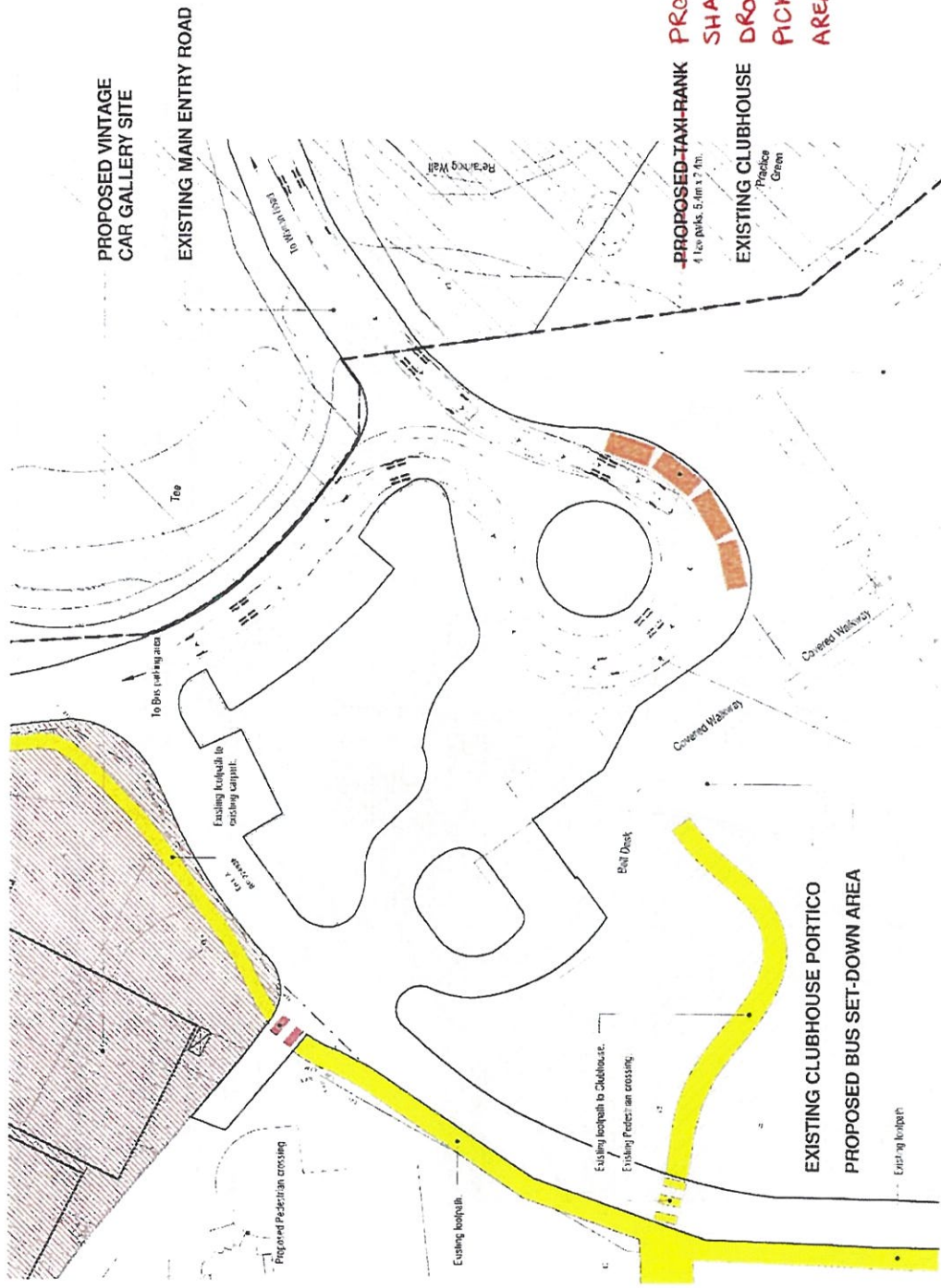
If an appeal is lodged in the Planning and Environment Court in relation to this application, the appellant must give written notice of the appeal to the department under section 482(1) of the SPA. This notice should be given to:

Chief Executive Officer
Department of Transport and Main Roads
C/- Planning Law Team
Planning Management Branch
GPO Box 213
Brisbane QLD 4001

This notice should be given within 2 business days if the appeal is started by a submitter, or otherwise within 10 business days after the appeal is started.



AMENDED BY
THE DEPARTMENT
OF TRANSPORT AND
MAIN ROADS
15/05/2013



CLUBHOUSE PORTICO BUS SWEEP PATH & TAXI RANK PLAN
Scale 1:500



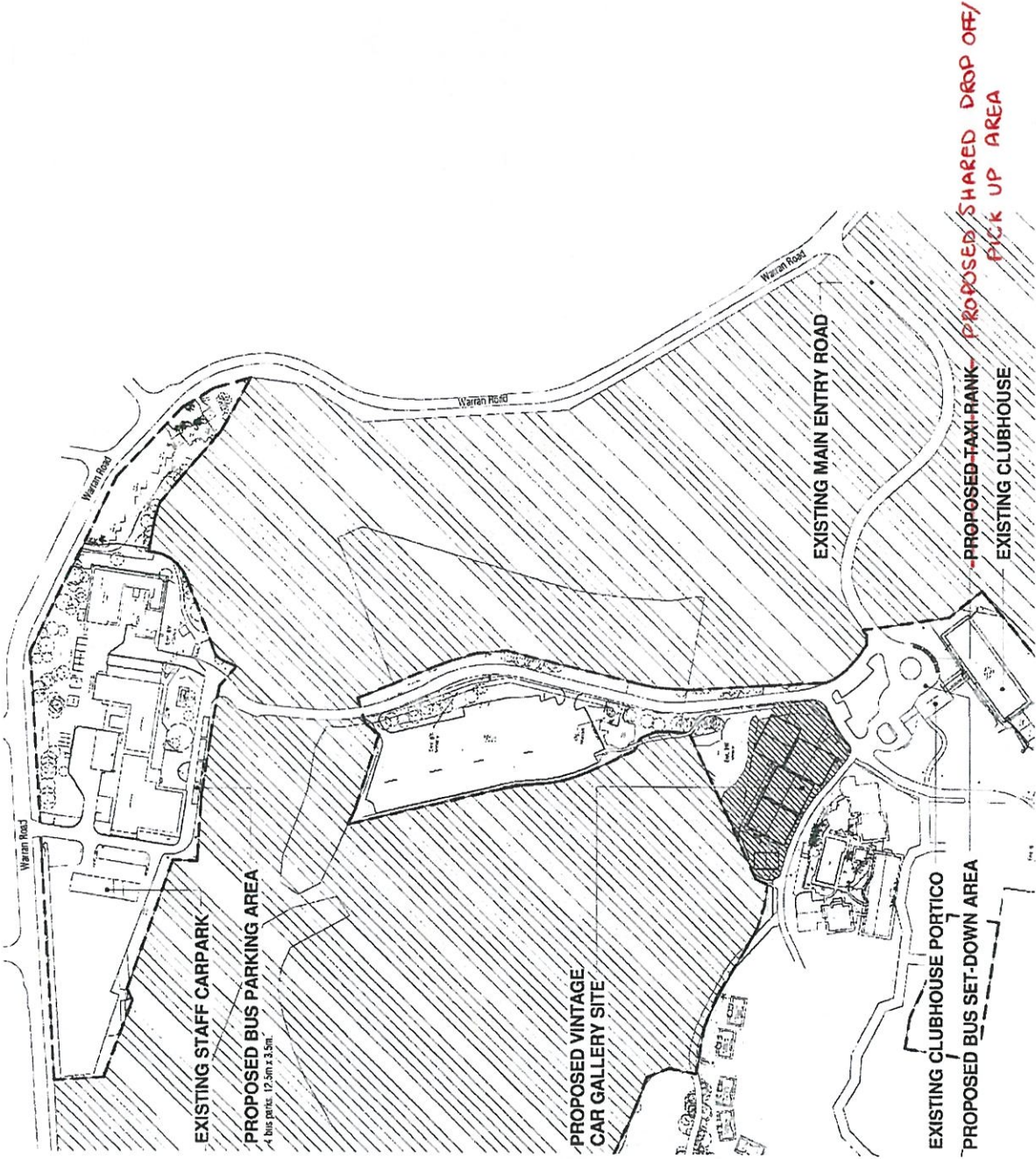
AK BUILDING DESIGN
AGN 95 621 039 731
OBSA 1060563
T. 07 5443 4200 E. info@akbd.com.au
F. 07 5443 3391 A. Suite 850 Aerodrome Rd Maroochydore
P.O. Box 116 Cullen Tree Qld 4558

Palmer Coolum Resort Pty. Ltd.
Warran Road
Yaroomba

DATE:	06/03/2013	Rev:	
DRAWING No:	13103A / 41		
			A3



AMENDED BY THE
DEPARTMENT OF
TRANSPORT AND
MAIN ROADS
15/05/2013



TRANSPORT SITE PLAN
Scale 1:2500

Rev.	DATE: 06/03/2013	DRAWING NO:	13103A/40
A3			

Palmer Coolium Resort Pty. Ltd.
Warran Road
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