

Minutes Appendices

Ordinary Meeting

Thursday, 24 March 2022

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1.1	CONFIRMATION OF ORDINARY MEETING MINUTES - 24 FEBRUARY 2022	
	APPENDIX A SIGNED MINUTES 24 FEBRUARY 2022	5
8.2	DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE (RESORT COMPLEX, FOOD & DRINK OUTLET, SHOPS, FUNCTION FACILITY AND BAR) AND OPERATIONAL WORKS AT 10 & 16 BRISBANE RD AND 7 & 9 FIRST AVE, MOOLOOLABA	
	APPENDIX A RECOMMENDED CONDITIONS OF APPROVAL	25
8.3	MANAGEMENT OF REQUESTS FOR ROAD CLOSURE APPLICATIONS	
	APPENDIX A DRAFT STRATEGIC POLICY FOR MANAGEMENT OF REQUESTS FOR ROAD CLOSURE APPLICATIONS...	69
8.4	INFRASTRUCTURE CHARGES RESOLUTION AMENDMENTS	
	APPENDIX A SUNSHINE COAST REGIONAL COUNCIL INFRASTRUCTURE CHARGES RESOLUTION (NO. 9) 2022.....	75



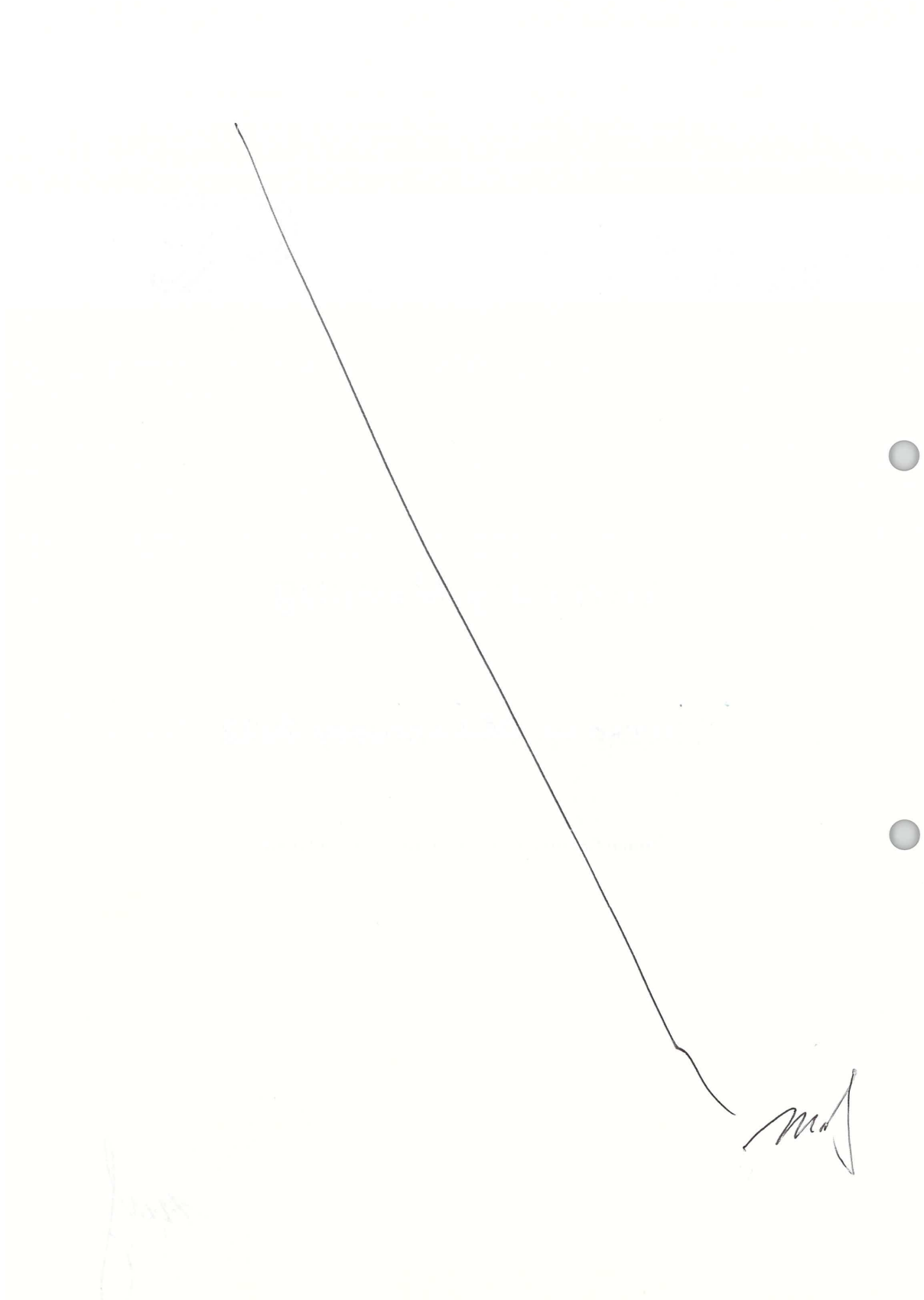
Minutes

Ordinary Meeting

Thursday, 24 February 2022

Council Chambers, 1 Omrah Avenue, Caloundra

A handwritten signature in black ink, appearing to be "M. J. ...", located in the bottom right corner of the page.



ORDINARY MEETING MINUTES

24 FEBRUARY 2022

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	DECLARATION OF OPENING	5
2	WELCOME AND OPENING.....	5
3	RECORD OF ATTENDANCE AND LEAVE OF ABSENCE	5
4	RECEIPT AND CONFIRMATION OF MINUTES.....	6
5	MAYORAL MINUTE.....	6
6	INFORMING OF CONFLICTS OF INTEREST	6
6.1	PREScribed CONFLICTS OF INTEREST.....	6
6.2	DECLARABLE CONFLICTS OF INTEREST.....	6
7	PRESENTATIONS / COUNCILLOR REPORTS	8
7.1	YEARS OF SERVICE - COUNCILLOR W JOHNSTON	8
8	REPORTS DIRECT TO COUNCIL.....	9
8.1	QUARTERLY PROGRESS REPORT - QUARTER 2 2021/22.....	9
8.2	FLOOD MAPPING AND INFORMATION COMMUNITY ENGAGEMENT OUTCOMES.....	10
8.3	DISPOSAL OF LAND - WHITECROSS ROAD, BLI BLI.....	12
8.4	BUDGET REVIEW 2 - 2021/22.....	14
8.5	JANUARY 2022 FINANCIAL PERFORMANCE REPORT	15
8.6	AUDIT COMMITTEE MEETING 24 JANUARY 2022	16
9	NOTIFIED MOTIONS.....	17
10	TABLING OF PETITIONS.....	18
10.1	PETITION - MALENY COMMUNITY REQUEST TO AMEND DEVELOPMENT APPLICATION	18
11	CONFIDENTIAL SESSION	19
12	NEXT MEETING	20
13	MEETING CLOSURE.....	20

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

Please Note: The resolutions as shown in italics throughout these minutes are the resolutions carried by the Council.

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

1 DECLARATION OF OPENING

The Chair declared the meeting open at 9:00am.

2 WELCOME AND OPENING

Councillor E Hungerford acknowledged the Traditional Custodians of the land on which the meeting took place.

Pastor Ian Jack from Nambour Christian Church read a prayer.

3 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE**COUNCILLORS**

Councillor M Jamieson	Mayor (Chair)
Councillor R Baberowski	Division 1 (Deputy Mayor)
Councillor T Landsberg	Division 2
Councillor P Cox	Division 3
Councillor J Natoli	Division 4
Councillor W Johnston	Division 5
Councillor C Dickson	Division 6
Councillor E Hungerford	Division 7
Councillor J O'Pray	Division 8
Councillor M Suarez	Division 9
Councillor D Law	Division 10

COUNCIL OFFICERS

Chief Executive Officer
Group Executive Built Infrastructure
A/ Group Executive Customer Engagement and Planning Services
Group Executive Economic and Community Development
Group Executive Business Performance (Via Teams)
A/ Group Executive Liveability and Natural Assets
A/ Chief of Staff
Director, Major Projects and Strategic Property (Via Teams)
Executive Manager
A/ Coordinator CEO Governance & Operations
Coordinator, Corporate Planning and Performance
Coordinator Flooding and Stormwater
Property Officer
Coordinator Financial Services
Acting Manager Audit & Assurance

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

4 RECEIPT AND CONFIRMATION OF MINUTES

Council Resolution

Moved: Councillor C Dickson

Seconded: Councillor J Natoli

That the Minutes of the Ordinary Meeting held on 27 January 2022 be received and confirmed.

Carried unanimously.

5 MAYORAL MINUTE

Nil.

6 INFORMING OF CONFLICTS OF INTEREST

6.1 PRESCRIBED CONFLICTS OF INTEREST

Nil.

6.2 DECLARABLE CONFLICTS OF INTEREST

Councillor J Natoli informed the meeting that he no longer has a Declarable Conflict of Interest of the nature notified to Council on 14 October 2021.

Councillor M Jamieson notified Council of a Declarable Conflict of Interest in relation to Item 8.3 Disposal of Land – Whitecross Road, Bli Bli.

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

NOTIFICATION OF INTEREST

In line with the intent of clause 33 of the Standing Orders, I wish to update Councillors on the status of an interest that I have previously notified to the Chief Executive Officer and Council.

Councillors may recall that on 14 October 2021, I notified this Chamber under section 150EQ (3)(c)(i) of the Local Government Act 2009, that I have a declarable conflict of interest in any matter that may relate to, or originate from, certain current Council employees who were the subject officers in an investigation of a Public Interest Disclosure.

My declarable conflict of interest arose due to the fact I had agreed to act as a support person for the complainant and in my capacity as support person, I had participated in investigation interviews conducted with the complainant.

I have been informed this week that the aforementioned investigation has now concluded.

Further, I have been advised that the basis for my Declarable Conflict of Interest as originally made, no longer exists.

Accordingly, I am informing the Chamber that I no longer have a Declarable Conflict of Interest of the nature notified to Council on 14 October 2021.

In line with my previous advice to Council, due to the confidentiality obligations under section 65 (1) of the Public Interest Disclosure Act 2010, I am not able to disclose any information relating to the details of the public interest disclosure.

Whilst I recognise this is not notification of a Conflict of Interest, may I respectfully request that this statement be incorporated into the Minutes of this meeting as a record of the advice which I have provided to Council.

Sunshine Coast Regional Council

OM Minutes Page 7 of 20

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

7 PRESENTATIONS / COUNCILLOR REPORTS

7.1 YEARS OF SERVICE - COUNCILLOR W JOHNSTON

Council Resolution

Moved: Councillor M Jamieson

Seconded: Councillor M Suarez

That Council recognise Councillor Johnston's years of service to Local Government.

Carried unanimously.

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

8 REPORTS DIRECT TO COUNCIL

8.1 QUARTERLY PROGRESS REPORT - QUARTER 2 2021/22

File No: Council Meetings

Author: Coordinator, Corporate Planning and Performance
Office of the CEOAppendices: App A - Chief Executive Officer's Quarterly Highlight Report
Quarter 2, 2021/22
App B - Operational Plan Activities Report Quarter 2, 2021/22

Council Resolution (OM22/9)

Moved: Councillor W Johnston

Seconded: Councillor E Hungerford

That Council:

- (a) receive and note the report titled "**Quarterly Progress Report - Quarter 2 2021/22**"
- (b) note the Chief Executive Officer's Quarterly Highlights Report - Quarter 2, 2021/22 (Appendix A) and
- (c) note the Operational Plan Activities Report - Quarter 2, 2021/22 (Appendix B) reporting on implementation of the Corporate and Operational Plans.

Carried unanimously.

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

8.2 FLOOD MAPPING AND INFORMATION COMMUNITY ENGAGEMENT OUTCOMES

File No:	Council meetings
Author:	Coordinator Flooding and Stormwater Built Infrastructure Group
Appendices:	App A - Maroochy River Flood Study App B - Mooloolah River Flood Study App C - Pumicestone Flood Study App D - Cornmeal Creek Flood Study App E - Addendum to Cornmeal Creek Flood Study App F - Doonan and Yandina Creek Flood Study App G - Obi Obi Creek Flood Study App H - Mary River Flood Study App I - Sunshine Coast Storm Tide Study App J - Flood Modelling of Catchments Upstream of Ewen Maddock Dam App K - Alexandra Headland Master Drainage Study App L - Caloundra Master Drainage Study App M - Landsborough Master Drainage Strategy App N - Nambour East Master Drainage Strategy App O - School Road, Maroochydore Master Drainage Study App P - Cotton Tree to Picnic Point Master Drainage Plan App Q - Coolum Beach Master Drainage Study App R - Kings and Shelly Beach Master Drainage Study App S - Maroochy North Shore Master Drainage Plan App T - Kawana Master Drainage Plan App U - Maroochydore West Master Drainage Plan App V - Nambour West Master Drainage Plan App W - Beerwah Master Drainage Plan App X - Nambour North Master Drainage Plan App Y - SMDB Cane Drain Sizing Investigation App Z - Sunshine Coast Council Flood Risk Assessment Methodology
Attachments:	Att 1 - Flood Mapping and Information Marketing and Engagement Report

Council Resolution (OM22/10)

Moved: Councillor M Suarez

Seconded: Councillor P Cox

That Council:

- (a) receive and note the report titled "**Flood Mapping and Information Community Engagement Outcomes**" and
- (b) note the outcomes of community engagement
- (c) endorse the following studies:
 1. Maroochy River Flood Study (Appendix A)
 2. Mooloolah River Flood Study (Appendix B)
 3. Pumicestone Flood Study (Appendix C)

Sunshine Coast Regional Council

OM Minutes Page 10 of 20

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

4. *Cornmeal Creek Flood Study (Appendix D)*
5. *Addendum to Cornmeal Creek Flood Study (Appendix E)*
6. *Doonan and Yandina Creek Flood Study (Appendix F)*
7. *Obi Obi Creek Flood Study (Appendix G)*
8. *Mary River Flood Study (Appendix H)*
9. *Sunshine Coast Storm Tide Study (Appendix I)*
10. *Flood Modelling of Catchments Upstream of Ewen Maddock Dam (Appendix J)*
11. *Alexandra Headland Master Drainage Study (Appendix K)*
12. *Caloundra Master Drainage Study (Appendix L)*
13. *Landsborough Master Drainage Strategy (Appendix M)*
14. *Nambour East Master Drainage Strategy (Appendix N)*
15. *School Road, Maroochydore Master Drainage Study (Appendix O)*
16. *Cotton Tree to Picnic Point Master Drainage Plan (Appendix P)*
17. *Coolum Beach Master Drainage Study (Appendix Q)*
18. *Kings and Shelly Beach Master Drainage Study (Appendix R)*
19. *Maroochy North Shore Master Drainage Plan (Appendix S)*
20. *Kawana Master Drainage Plan (Appendix T)*
21. *Maroochydore West Master Drainage Plan (Appendix U)*
22. *Nambour West Master Drainage Plan (Appendix V)*
23. *Beerwah Master Drainage Plan (Appendix W)*
24. *Nambour North Master Drainage Plan (Appendix X)*
25. *SMDB Cane Drain Sizing Investigation (Appendix Y) and*
26. *Sunshine Coast Council Flood Risk Assessment Methodology (Appendix Z).*

Carried unanimously.

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

8.3 DISPOSAL OF LAND - WHITECROSS ROAD, BLI BLI

File No: F20/00235
Author: Property Officer
Office of the CEO

NOTIFICATION OF INTEREST - MAYOR

In accordance with s150EQ(3)(c) of the *Local Government Act 2009* Councillor M Jamieson gave notice of a Declarable Conflict of Interest in relation to Agenda Item 8.3 Disposal of Land – Whitecross Road, Bli Bli.

I, Councillor Mark Jamieson, notify that I may have a Declarable Conflict of Interest in Item 8.3 "Disposal of Land – Whitecross Road, Bli Bli" to be considered at the Ordinary Meeting on Thursday, 24 February 2022 due to the fact that the owner of the subject property, Chris Camp, is a director and member (shareholder) of Covey Associates Pty Ltd. I received an electoral donation of \$2,000 on 11 February 2016 from Covey and Associates.

This electoral donation was received outside of my relevant term as a Councillor – which commenced on 5 April 2016 – and therefore, is not a Prescribed Conflict of Interest within the context of the Local Government Act 2009.

Furthermore, the landowner was not a director of Covey Associates at the time the donation was made. I do not recall ever meeting Chris Camp nor do I have any contact with him.

On this basis, I have formed the view that I can appropriately manage any conflict, should it exist, and that I can impartially make a decision in the public interest on the matter which is the subject of Agenda Item 8.3.

The Mayor vacated the Chair at this time.

The Deputy Mayor took the Chair at this time.

In accordance with s150ES of the *Local Government Act 2009* Councillor M Jamieson sought permission from the eligible Councillors to participate in discussion/deliberations/decision relating to Agenda Item 8.3.

Council Resolution

Moved: Councillor E Hungerford
Seconded: Councillor P Cox

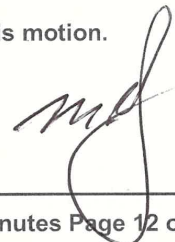
That despite Councillor M Jamieson's declarable conflict of interest, in accordance with s150ES(3)(b)(i) of the Local Government Act 2009, Councillor M Jamieson may participate in the discussions and decision relating to Agenda Item 8.3 due to the interest not being considered sufficient enough to undermine the ability of the Councillor to form an impartial view and exercise their vote in the public interest.

Carried unanimously.

In accordance with s150ET(2) of the *Local Government Act 2009*, Councillor M Jamieson was not eligible and did not vote on this matter.

Councillor C Dickson was absent for the discussion and vote on this motion.

The Mayor returned to the chair at this time.



ORDINARY MEETING MINUTES

24 FEBRUARY 2022

Council Resolution (OM22/11)

Moved: Councillor M Suarez

Seconded: Councillor P Cox

That Council:

- (a) receive and note the report titled "**Disposal of Land - Whitecross Road, Bli Bli**" and
- (b) resolve pursuant to section 236(2) of the Local Government Regulation 2012, that an exception to dispose of an interest in land over Lot 968 on SP272653 and Lot 1 on RP92714 other than by tender or auction applies, as the disposal pursuant to section 236(1)(c)(iv) is in exchange for other land, and is in the public interest, and is otherwise in accordance with sound contracting principles.

Carried unanimously.

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

8.4 BUDGET REVIEW 2 - 2021/22

File No: Council Meetings
Author: Coordinator Financial Services
Business Performance Group
Appendices: App A - 2021/22 Amended Budget Financial Statements
App B - Minor Capital Works Program

Council Resolution (OM22/12)

Moved: Councillor E Hungerford
Seconded: Councillor J Natoli

That Council:

- (a) receive and note the report titled "**Budget Review 2 - 2021/22**"
- (b) adopt Appendix A as tabled, pursuant to sections 169 and 170 of the Local Government Regulation 2012, Council's amended budget for 2021/22 financial year incorporating:
 - (i) the statement of income and expenditure
 - (ii) the statement of financial position
 - (iii) the statements of changes in equity
 - (iv) the statement of cash flow
 - (v) the relevant measures of financial sustainability
 - (vi) the long-term financial forecast
- (c) note the follow documentation applies as adopted 24 June 2021
 - (i) the Debt Policy
 - (ii) the Revenue Policy
 - (iii) the total value of the change, expressed as a percentage, in the rates and utility charges levied for the financial year compared with the rates and utility charges levied in the previous budget, and
 - (iv) the Revenue Statement and the rates and charges to be levied for the 2021/22 financial year and other matters as adopted 24 June 2021 and
- (d) endorse the Minor Capital Works Program (Appendix B).

Carried unanimously.

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

8.5 JANUARY 2022 FINANCIAL PERFORMANCE REPORT

File No: Council Meetings

Author: Coordinator Financial Services
Business Performance GroupAttachments: Att 1 - January 2022 Financial Performance Report
Att 2 - 2021/22 Capital Grant Funded Project Report January
2022

Council Resolution (OM22/13)

Moved: Councillor E Hungerford

Seconded: Councillor J Natoli

*That Council receive and note the report titled "January 2022 Financial Performance Report".*Carried unanimously.

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

8.6 AUDIT COMMITTEE MEETING 24 JANUARY 2022

File No: Council Meetings

Author: Acting Manager Audit & Assurance
Office of the CEOAppendices: App A - Audit Committee Minutes - 24 January 2022

Council Resolution (OM22/14)

Moved: Councillor J Natoli

Seconded: Councillor E Hungerford

That Council:

- (a) receive and note the report titled "**Audit Committee Meeting 24 January 2022**"
- (b) endorse the Audit Committee Minutes 24 January 2022 (Appendix A)
- (c) approve an amendment to the composition of the Audit Committee to increase the number of independent members to three persons and
- (d) authorise the Chief Executive Officer to commence a process to recruit the additional independent member of the Audit Committee.

Carried unanimously.

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

9 NOTIFIED MOTIONS

Nil.

A handwritten signature in black ink, appearing to be 'm.d.', located in the bottom right area of the page.

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

10 TABLING OF PETITIONS

10.1 PETITION - MALENY COMMUNITY REQUEST TO AMEND
DEVELOPMENT APPLICATIONCouncil Resolution (OM22/15)

Moved: Councillor W Johnston

Seconded: Councillor C Dickson

That the petition tabled by Councillor W Johnston relating to the Maleny Community request to amend development application be received and referred to the Chief Executive Officer to determine appropriate action.

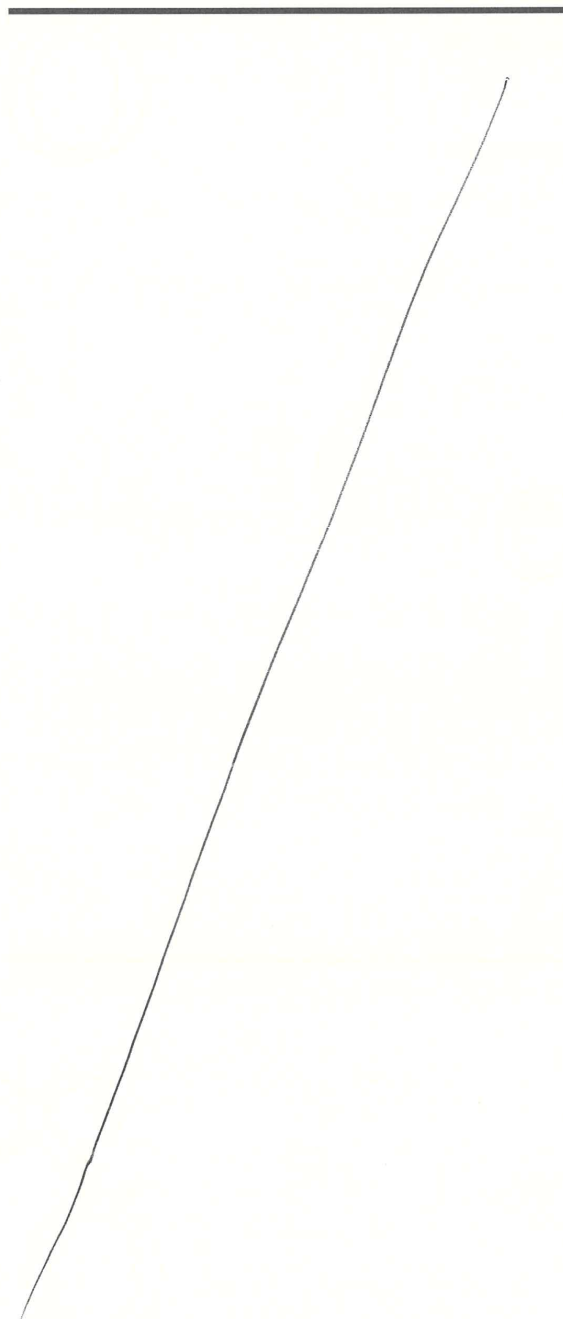
Carried unanimously.

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

11 CONFIDENTIAL SESSION

Nil.



A handwritten signature in black ink, located in the bottom right corner of the page.

ORDINARY MEETING MINUTES

24 FEBRUARY 2022

12 NEXT MEETING

The next Ordinary Meeting will be held on 24 March 2022 in the Council Chambers, 1 Omrah Avenue, Caloundra.

13 MEETING CLOSURE

The meeting closed at 11:30am.

Confirmed 24 March 2022.


CHAIR

ASSESSMENT MANAGER CONDITIONS**DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE****WHEN CONDITIONS MUST BE COMPLIED WITH**

1. Unless otherwise stated, all conditions of this development approval must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

APPROVED PLANS AND DOCUMENTS

2. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans & Documents listed within this development approval. Where indicated, the Approved Plans & Documents must be amended to incorporate the amendments listed within the conditions of this development approval and within the list of plans and documents requiring amendment. Plan amendments must be approved by Council prior to undertaking operational work, receipt of building approval or or commencement of use, where indicated.

RESUBMISSION OF AMENDED PLANS REQUIRED

3. The conditions of this development approval require resubmission of amended plans and/or documents to Council.

SUNSET DATE FOR COMPLETION OF APPROVED DEVELOPMENT

4. Pursuant to s88 of the *Planning Act 2016*, the uncompleted aspects of this development approval lapse if the whole of the approved use has not happened within 6 years starting the day that this development approval first took effect.

NATURE AND EXTENT OF APPROVED USE

5. The development must provide for a 4.5 star international hotel as per the Approved Plans.
6. Prior to commencement of construction, the applicant must submit written evidence to council that the applicant has entered into an enduring and binding hotel management agreement or hotel franchise agreement that has a minimum 4.5 star rating in accordance with the Star Ratings scheme administered by the Australian Tourism Industry Council (ATIC) and Star Ratings Australia.
7. Prior to commencement of use and at all times while the use continues to operate, the development must maintain a minimum 4.5 star or higher international hotel rating under the Star Ratings scheme administered by the Australian Tourism Industry Council (ATIC) and Star Ratings Australia and must not supplant this rating requirement with any other form of temporary accommodation or hotel of a lower rating. Where that rating scheme is discontinued, or is superseded, the rating scheme to be applied must be the equivalent independent rating scheme in force at the time administered by the official accrediting body for hotel ratings in Australia at that time or as otherwise determined in writing by Council.

8. The approved Resort complex (hotel) must be used to provide short-term accommodation for tourists or travelers for a temporary period of time (i.e. not exceeding three consecutive months). The accommodation must not be occupied by persons for the purpose of permanent accommodation, excluding those persons in a manager's residence for the premises. The requirements of this condition must be included in the Community Management Statement / Building Management Statement for any body corporate for the subject site.
9. The whole of the approved hotel component of the development must be operated for the life of the development by a single entity and must not be fragmented into separate titles nor parts of it leased to separate entities.
10. Security measures must be installed such that building users do not have access to areas that are intended for the exclusive use of guests and visitors.
11. The 'Public Plaza Forecourt' identified on the Approved Plans consisting of an area of approximately 180m² is to be provided for casual community interaction.

IDENTIFICATION

12. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name.
13. The building entrance lobby and reception area must be clearly visible and identifiable from the street or otherwise provided with signage and lighting at strategic locations to direct people to the building entrance.

TREATMENT OF TEMPORARILY VACANT LAND

14. Where some or all of the land remains vacant or undeveloped for more than three (3) months, or buildings are demolished and redevelopment is delayed for more than three (3) months, the following works must to be carried out:
 - (a) the site must be cleared of all rubble, debris and demolition materials;
 - (b) the site must be graded to prevent ponding (to the same level as the adjoining footpath wherever practicable), turfed and mown at a minimum three (3) weekly intervals;
 - (c) the site must be landscaped with perimeter planting consisting of advanced specimens of fast growing tree species;
 - (d) the site must be maintained to ensure no nuisance to adjacent premises, roads or footpaths;
 - (e) where fencing is installed to secure boundaries:
 - (i) the fencing must be durable and not capable of being pushed or blown over;
 - (ii) the fencing type must not detract from local amenity (barbed wire is not acceptable);
 - (iii) vandalism must be promptly repaired and any graffiti removed.

BUILDING HEIGHT

15. The maximum height of the development must not exceed the following as shown on the Approved Plans:
 - (a) Level 13 rooftop floor level of RL 45.25m AHD
 - (b) Level 13 rooftop ceiling/roof level of RL 48.55m AHD
 - (c) Roof lift overrun of RL 50.05m AHD
 - (d) Roof plant screening of RL 51.10m AHD
16. Certification must be submitted to council from a cadastral surveyor which certifies that the buildings do not exceed the maximum height requirement of this development approval.

BUILDING APPEARANCE

17. The approved building must be constructed such that its external appearance achieves a high quality design finish, including the degree of building form articulation, window coverage, clear glazing, openings, roof overhangs, feature cladding materials, finishes, varied building treatments and finishes, sun and rain protection screening, landscaping, glazed balustrades shown on the Approved Plans, with no inclusions or future alterations being made without approval in writing by council.
18. All air conditioning units or other mechanical equipment must be visually integrated into the design and finish of the building, or otherwise fully enclosed or screened such that they are not visible from the street frontages nor adjoining properties.
19. All deck and balcony areas above ground floor must not be enclosed by permanent fixtures such as fixed shutters, louvres, glass panelling or the, except where required to satisfy any privacy condition of this development approval.
20. Ground floor glazing along the street frontages must be fully transparent to a minimum of 65% of the street frontage to allow passive surveillance and encourage social interaction, and must be provided at full height (floor to ceiling). Internal walls and shelving must not be erected within one (1) metre of the glazing where they would prevent views from the street into the retail space, unless otherwise agreed to in writing by council.
21. Any security screens on the premises consist of grille or translucent screens and not solid shutters, screens or roller-doors.
22. All mechanical equipment and other service infrastructure located on the site must be fully enclosed or screened such that they are not visible from the street frontage/s, other public space, or adjoining properties
23. No part of the site may be used for outdoor storage of materials unless specified on the Approved Plans or the conditions of this development approval.
24. Building materials and hard surfaces used in landscape or streetscape works must not be highly reflective, or likely to create glare, slippery or otherwise hazardous conditions.

FINAL ARCHITECTURAL BUILDING DETAIL

25. Prior to any building work commencing, detailed architectural plans and perspectives must be prepared and submitted to Council for approval and review against the Approved Plans and Documents. The drawings must show the final developed details of the facade treatments and materials, screening for privacy, rooftop/building capping elements, etc. that depict a higher level of documentation detail and refinement than that shown on the Approved Plans and Documents. The drawings must:
- (a) nominate materials, colours, finishes and landscaping;
 - (b) have title blocks, revision numbers, scale details, north point and be cross referenced to larger scaled drawings;
 - (c) include elevation and facade treatment drawings for all floor levels that demonstrate the final design outcome for all elevations of the built form including:
 - (i) detailed plans, sections and elevations at 1:50 or 1:20 scale for elements at the facade including structural elements, balustrading, screening for privacy, doors, windows, and planter beds/trellises;
 - (ii) all servicing and infrastructure, including but not limited to, padmount transformers, pump rooms, fire hydrant boosters etc.;
 - (iii) rooftop or building capping elements, awnings and soffits
 - (d) include one rendered perspective for each stage / building and street façade showing the intended finished built form;
 - (e) include dimensions for the extent of projecting elements, balustrade height and door and windows/glazing configurations;
 - (f) show the final height and position of the building/s on the site with dimensioned setbacks matching the Approved Plans;
 - (g) show how the building/s coordinates with the approved landscaping for the site.
26. All building works must be undertaken in accordance with the Approved Plans referred to in this development approval.

WIND

27. Prior to obtaining building work approval, a detailed quantitative Wind Assessment report, including wind tunnel testing, must be prepared and submitted to Council for approval and review against the Approved Plans and Documents. The drawings must show the final developed details of the facade treatments and materials, screening and integrated landscape treatments to achieve wind speed in the streetscape, public plaza and pool deck areas with a Pedestrian Sitting criterion (4 m/s – often associated with café-style dining) for approximately 75% of the year daytime use.

EXTERNAL WORKS (NON-TRUNK)

28. Undertake streetscape and road upgrades in accordance with the Approved Plans along the Brisbane Road and First Avenue frontages of the site.
29. The site frontages of Brisbane Road and First Avenue are to have:
- (a) Effective verge widths (i.e. edge of building façade to the general kerb). alignment inclusive of loading bays and driveways) of at least 4.5m.
 - (b) Effective unobstructed footpath widths (edge of building facade or outdoor dining area to bollards / edge of kerb / edge of planter bed) of at least 2.5m.

- (c) Kerb and channelling and underground stormwater drainage.
 - (d) Removal of the all redundant existing property accesses and reinstatement of the kerb.
 - (e) Footpath, streetscaping and other verge improvements.
 - (f) Awnings:
 - (i) that are at least 2.7m wide (measured from the property boundary) and extend the length of the street frontage (excluding the Brisbane Road driveway);
 - (ii) with a typical height range above the finished floor level of the footpath of 3.1m to 4.2m, unless greater height is required in proximity to driveways, service vehicle areas, set down areas and/or the transformer;
 - (iii) with a minimum setback of 1.5m from kerb or loading bay edge;
 - (iv) with a minimum 0.5m clearance to any street tree trunk and main branches;
 - (v) with underside lighting.

A separate permit, and any other necessary approvals and licenses must be obtained for all street awning structures in accordance with council's Local Laws*. The applicant must not make an application for the awning structures under council's Local Laws prior to obtaining council's endorsement of the design in accordance with the above condition.

*(Refer to Advisory Note)
 - (g) installation of street lighting on Brisbane Road and First Avenue.
- Amended plans are to be submitted to Council for approval prior to undertaking Operational Work.

30. Construct an elevated crossing within First Avenue (at the corner First Avenue and Brisbane Road) in accordance with the Road Safety Audit (RSA) prepared by PSA Consulting dated 14 February 2022 that includes the following:
- (a) loading zone signage;
 - (b) pedestrian priority and give way signs;
 - (c) correct line marking treatments;
 - (d) give way line marking on approach to the ramped sections;
 - (e) the eastern ramp section / give way line marking is to be set in 2m from the edge of the adjacent Brisbane Road through lane;
 - (f) surface treatment on the top of the crossing to match / compliment the surrounding footpath, whilst the ramped sections are to be of a contrasting colour;
 - (g) replace fencing / guard rail proposed on the northern side of the crossing with street level landscaping;
 - (h) provide low level planting within the verge that extends from the edge of the Tactile Ground Surface Indicators (TGSIs) on both sides of the crossing;
 - (i) along the western side Brisbane Road in both north and south directions, and
 - (ii) along the northern side First Avenue to the west.
 - (i) ensure that Tactile Ground Surface Indicators TGSIs only extend the width of the crossing location, not including the ramps, and be designed and installed as per AS1428 Design for access and mobility;
 - (j) increase the gradient of the ramped sections to a minimum of 1:15 but preferably 1:6 to better control vehicle speeds;
 - (k) appropriate street lighting;
 - (l) provision of adequate lighting on the platform (minimum 3.5 lux);

- (m) clarify the notes on the plan to reflect the correct references for the line marking treatment.

Amended plans and a statement from the author of the RSA identifying that the plan amendments adequately incorporate the recommendations of the RSA are to be submitted to Council for approval prior to undertaking Operational Work.

LANDSCAPING

31. The development must be appropriately landscaped and include:
- (a) Revised landscaping in proximity to the First Avenue raised pedestrian crossing that reflects the recommendations of the Road Safety Audit (RSA) prepared by PSA Consulting dated 14 February 2022 the includes replacement of the proposed fencing / guard rail with street level landscaping, and extending low level planting to the edge of the crossing platform and around the corner on both sides of the street (as above condition).
 - (b) Planting width along the road frontages of the site.
 - (c) Provision of street trees within the road reserve.
 - (d) Statement landscaping within and surrounding the public forecourt at the corner of Brisbane Rd and First Avenue consisting of advanced stock size vegetation.
 - (e) Materials schedules specifications are to include:
 - (i) all furnishings/ fixings to be: Marine grade SS
 - (ii) suitable sealant to timber bench seat slats: Intergrain 'Ultradeck' or approved equivalent
 - (iii) detail and specification for the concrete pavement sealant (currently no specification provided)
 - (iv) consider RSA recommendations for the materials finish treatment to the Pedestrian raised crossing.
 - (v) include GB3 specification
 - (f) Provision of the following street furniture:
 - (i) seating
 - (ii) rubbish bins
 - (iii) drinking fountains
 - (iv) bicycle parking
 - (v) bollards
 - (vi) cigarette bins

Amended plans are to be submitted to Council for approval prior to undertaking Operational Work.

32. 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.
33. Except where otherwise specified in the conditions of this development approval, all landscape works must be established in deep natural ground that is open to the ground below and open to the sky above.

STREET TREE LANDSCAPING

34. The street tree landscaping must be provided in accordance with the following:

- (a) be established in a planting bed that is positively drained;
- (b) include structured soil design;
- (c) be co-ordinated with building awning design to allow canopy growth to full maturity;
- (d) have a balanced canopy and roots free of container deformation;
- (e) be provided to meet the intent of shading the road verge / pedestrian paths / seating to 80% at maturity;
- (f) be located so as to facilitate ingress and egress from kerbside;
- (g) be provided with a drainage connection to the tree pit and structured soils if individually planted;
- (h) comply with *AS2303:2015 Tree stock for landscape use*;
- (i) comply with council's *Planning scheme policy for the transport and parking code*;
- (j) be designed so that any soil areas less than 2m² are provided as planting (not turf).

ENGINEERED LANDSCAPE PLANTING

35. Engineered landscape planting on the podium and roof levels of the building or attached to a building façade must:
- (a) have minimum dimensions of:
 - (i) Small shrubs, groundcover, trailing plants and grasses: minimum planting media depth of 200mm, and width of 400mm
 - (ii) Medium sized shrubs, bushes and plants: minimum planting media depth of 400mm, and width of 700mm
 - (iii) Small trees: minimum planting media depth of 500mm, and width of 700mm
 - (iv) Large trees: minimum planting media depth of 800mm, and width of 1m
 - (b) be appropriately irrigated via automatic or drip feed irrigation system;
 - (c) be designed to soften and integrate the built form.
- Amended Landscape Plans are to be prepared and provided to Council for approval that identify the podium and roof top minimum planting media depths and widths for each planter and the specific tree / shrub type and size. This is to include the central outdoor play aisle on Level 3.

PUBLIC ART

36. Public art must be established on the premises or a contribution towards public art for the Mooloolaba area in accordance with a public art master plan prepared by a qualified person, approved by Council, and consistent with Mooloolaba Centre Design Palette guidelines.
37. Where the public art master plan proposes works to be located on public land or an alternative location as agreed to by Council, written agreement must be obtained from the relevant authority prior to the works being undertaken.

PROPERTY ACCESS AND DRIVEWAYS

38. A sealed access driveway must be provided from Brisbane Road to the parking and manoeuvring areas of the development. The driveway is to be configured generally in accordance with the Approved Plans and Documents and in particular include:

- (a) a 7.5m wide (at the property boundary) Type B driveway crossover generally in accordance with IPWEAQ standard drawing RS-051.
- 39. The use of the existing driveway located within the easement gaining access from Brisbane Road to the adjoining multi-storey carpark must not be impeded at any time during construction or operation of the development.

ON-SITE PARKING

- 40. A minimum of 133 car parking spaces (including 2 people with disabilities spaces) and 9 motorcycle parking spaces must be provided on the site subject to the following:
 - (a) parking is to be available and accessible at all times while the use is open for business;
 - (b) parking for ground level tenancies not accessed via the hotel lobby:
 - (i) a minimum of 22 car parking spaces (including 1 people with disabilities space) and 3 motorcycle spaces. General car parking spaces are to be provided in accordance with AS2890.1 user class 3 requirements
 - (ii) no more than 2 sets of tandem car parking spaces (i.e. 4 spaces in total) are to be provided, and the encumbered spaces (i.e. rear 2 spaces) are to be identified as staff parking.
 - (iii) all spaces must clearly be marked for the identified tenancies and be always accessible while the tenancies are open for business. The spaces are not to be restricted by way of boom gates, or deterred by any valet parking system or electronic smart parking system established for the development. The retail tenancy parking must remain available for those staff and customers at all times, and must not be occupied by hotel staff, guests or visitors, at any time. The requirements of this condition must be included in the Community Management Statement / Building Management Statement for the subject site.
 - (c) parking for hotel guests:
 - (i) a minimum of 73 car parking spaces and 4 motorcycle spaces.
 - (d) parking for visitors of hotel guests, function areas and tenancies / non-residential uses accessed via the hotel lobby (i.e. ground level restaurant and bar / café, and roof top restaurant, bar, outdoor dining and pool area):
 - (i) a minimum of 34 spaces (including 1 people with disabilities space). General car parking spaces are to be provided in accordance with AS2890.1 user class 2 requirements
 - (ii) no more than 4 sets of tandem car parking spaces (i.e. 8 spaces in total) are to be provided, and the encumbered spaces (i.e. rear 4 spaces) are to be identified as staff parking
 - (iii) all spaces must clearly be marked for the identified tenancies and be always accessible while the tenancies are open for business.
 - (e) safe pedestrian routes are to be line marked within carparking areas;
 - (f) provision of vandal resistant public lighting with intensities to satisfy the requirements of AS 1158 – *Lighting for roads and public spaces*;
 - (g) dimensions, crossfalls, gradients, signage and line marking in accordance with AS 2890 - *Parking facilities*.

41. Prepare a Traffic and Carpark Management Plan to be approved by Council prior to the commencement of use and include:
- (a) explanation of car park operation for both public and private users;
 - (b) on site car parking guidance, porte-cochere and vehicular servicing area signage;
 - (c) parking on site must be aided by clear directional signage located in the porte cochere, driveway entrance from Brisbane Road and prior to the ramp entrance to the carpark;
 - (d) the use of electronic carpark vacancy monitoring and display information located prior to the entry of the access ramp
 - (e) implementation of operational strategies to manage on-site carparking, such as, but not limited to, the following examples:
 - (i) At the time of booking a room, it will be clear to guests whether or not they will be allocated a car parking space.
 - (ii) There may be an additional charge (charge should be equal to or less than adjacent Park N Go public parking facility) if a car parking space is required or for an extended stay (e.g. 4 days or more).
 - (iii) Guests may be picked up from the airport and chauffeured to the hotel.
 - (iv) Organising logistics between airlines, coach providers and the hotel to ensure a seamless transport outcome for guests.
 - (v) Organising logistics between coach providers and the hotel regarding the set-down and pick-up of guests.
 - (vi) Should there be an event or function, that may create a greater car parking demand compared to typical operations, event shuttle bus services may be arranged for collection and return of guests.
 - (vii) The 24 hour valet parking service will be used to manage peak car parking demands through the combination of dedicated tandem spaces and unused guest spaces.
 - (viii) There is opportunity for alternative travel for staff, such as active transport and through ride share applications and on demand services, which may be incentivised by Hotel Management.
 - (f) details relating to the operation and management of the porte-cochere facility (e.g. how demands will be managed, steps to be taken if various issues arise such as facility demand exceeding capacity);
 - (g) details relating to the logistics between airlines, coach operators and the hotel regarding transport;
 - (h) details relating to the operation and management of the vehicular servicing area (e.g. how demands will be managed, steps to be taken if various issues arise such as area demand exceeding capacity);
 - (i) strategies and infrastructure which will be put in place to allow safe car park and vehicular servicing area egress movements at all times. It is to be clearly demonstrated that required infrastructure can be accommodated.
42. All on-site parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.

SERVICE VEHICLES

43. Service vehicle parking, manoeuvring and standing spaces must be provided on the site. The works must be undertaken in accordance with *AS 2890.2 - Off-street commercial vehicle facilities* and must include in particular:
- (a) a minimum of two (2) Medium Rigid Vehicle (MRV) spaces (3.5m x 9m).

44. Service vehicle parking, manoeuvring and standing spaces must be provided on the site within the private carparking area.

PEDESTRIAN AND BICYCLE FACILITIES

45. Pedestrian and bicycle facilities must be provided for the development as follows:
- (a) pedestrian pathways between the proposed car parking area and vertical transport, dedicated walkways between parking bays and aisles are required to the perimeter of the parking levels;
 - (b) adequate separation of all specific pedestrian routes from vehicle access and manoeuvring areas, and clear demarcation by pavement marking, signposts or changes in surface materials or levels;
 - (c) signage and lighting at strategic locations to direct people to building entries and public toilet facilities;
 - (d) pedestrian refuge areas at strategic locations within the carpark to ensure safe and convenient congregating of pedestrians waiting to cross major access driveways;
 - (e) a minimum of 23 bicycle parking spaces for staff, in accordance with AS 2890.3 – Bicycle parking;
 - (f) staff end of trip facilities at ground level and readily accessible, including:
 - (i) a minimum of 23 personal lockers;
 - (ii) separate male and female change rooms, each with a minimum of 2 showers, 2 sanitary compartments and 1 wash basin.
 - (g) a minimum of 16 bicycle parking spaces for visitors, in accordance with AS 2890.3 – Bicycle parking.

STORMWATER DRAINAGE

46. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with the Approved Stormwater Management Plan and the Sunshine Coast Planning Scheme, Planning Scheme Policy for Development Works that results in zero afflux and impact to adjoining properties.

STORMWATER QUALITY MANAGEMENT

47. A stormwater quality treatment system must be provided for the development. The works must be undertaken in accordance with an operational works approval, and include stormwater quality treatment devices of a size and location generally described in the Approved Stormwater Management Plan.
48. The development must incorporate Water Sensitive Urban Design (WSUD) initiatives such as rain water harvesting as identified within the Approved Stormwater Management Plan.
49. Proprietary stormwater quality treatment devices must be routinely checked, serviced and cleaned in accordance with the manufacturer's recommendations. Records of all maintenance activities undertaken must be kept and made available to council upon request. Where replacement cartridges or other necessary components for the system become unavailable, an alternative system must be

retrofitted into the development to achieve an equivalent pollutant reduction outcome.

50. Any proposed Community Management Statement / Building Management Statement required for the development must include the operations and maintenance manual for the stormwater quality treatment devices and must include the full cost of maintaining the system in accordance with the manual including replacement of the stormwater quality treatment devices.
51. A copy of a signed supply agreement between the body corporate OR site operator and the stormwater quality treatment devices supplier for the replacement of the stormwater quality treatment devices must be provided to council. The supply agreement must be for the replacement of each stormwater quality treatment devices at least ten (10) times.
52. A certification or endorsement letter from Stormwater Australia confirming similar or better performance of the adopted proprietary device must be submitted to Council.

FLOOD IMMUNITY

53. A minimum floor level of all buildings of RL 3.2m AHD must be constructed in accordance with the Approved Plans.
54. All essential infrastructure must achieve minimum 300mm freeboard to the Defined Flood Event (DFE).

FLOOD MANAGEMENT

55. An easement for drainage purposes must be registered against the title of the property in favour of council over the land area identified as being below the flood level for the Defined Flood Event on the subject site.
56. A Flood Emergency Preparedness and Management Plan must be prepared by a Registered Professional Engineer of Queensland (RPEQ) and implemented. This plan must be endorsed by council's delegate prior to commencement of use. The Flood Emergency Preparedness and Management Plan must be prepared in accordance with *Floodplain Management in Australia: Best Practise Principles and Guidelines* (SCARM Report 73, CSIRO Publishing, 2000) and must detail the following:
 - (a) nature of the flood threat;
 - (b) flooding constraints and flood risks for the site (including consideration of any residual flood risk);
 - (c) sources of flood intelligence;
 - (d) considerations for flood management;
 - (e) procedures to manage the flood risk;
 - (f) roles and responsibilities before, during and after the flood episodes
 - (g) how the assisted ease of movement of the frail, aged and those that are immobile/bedridden will be managed when the base of the lift shaft is inundated;
 - (h) triggers for plan activation;
 - (i) arrangements for education of workers and residents;

- (j) resources needed to shelter in place during a flood episode;
- (k) management of a medical emergency during a flood episode;
- (l) management of equipment and buildings; and
- (m) recovery.

The site and the Flood Emergency Preparedness and Management Plan must be registered with the Local Disaster Management Coordination Centre.

ACID SULFATE SOILS

- 57. All works must be carried out in accordance with the Approved Geotechnical and Acid Sulfate Soil Investigation Report.
- 58. All waters, including stormwater runoff, groundwater seepage and leachate from acid sulfate soils must achieve the following quality prior to release from the site:
 - (a) a pH range of 6.5-8.5 pH units;
 - (b) 50mg/L maximum total suspended solids concentration;
 - (c) 0.3mg/L maximum total iron concentration;
 - (d) 0.2mg/L maximum total aluminium concentration;
 - (e) No visible plume at either the point of release from the site or within a waterway.
- 59. All treated material must undergo verification testing at the rate of one sample per 250m³ throughout the duration of the excavation phase of the development. The verification testing must be undertaken by a qualified person* using the SPOCAS or Chromium Reducible Sulphur testing suite, and the results for each sample must be submitted to council.

UTILITY SERVICES

- 60. Underground reticulated electricity and telecommunication services must be provided to the subject site in accordance with an approval for operational works and the standards and requirements of the relevant service provider.
- 61. An underground connection to reticulated water and sewerage must be provided to the development site in accordance with the standards and requirements of Northern SEQ Distributor-Retailer Authority (Unitywater).
- 62. Internal private water and sewer reticulation must be constructed in accordance with a compliance approval for plumbing and drainage work issued by council. Evidence of the compliance approval must be submitted to council prior to endorsement of the survey plan.
- 63. Certification must be submitted to council from all relevant service providers which certifies that the development has met the requirements of development approval and all applicable legislation at the time of construction.

UNDERGROUNDING OF EXISTING OVERHEAD POWERLINES

- 64. The existing overhead electricity reticulation across the frontages of the site must be placed underground for Brisbane Road frontage. The works must be undertaken in accordance with an operational works approval and must include in particular:

- (a) placement on council's standard alignment as shown on Standard Drawings RS-100 and RS-101

EARTHWORKS AND RETAINING WALLS

65. All excavation and fill, and associated batters must be undertaken in accordance with an operational works approval, and contained entirely within the subject site unless written permission from the respective landowner(s) is provided to council.
66. Where the development involves excavation or filling over, or adjacent to drainage infrastructure access chamber surface levels must be adjusted to provide a freeboard of 100mm above the finished ground surface level.
67. All retaining walls must be designed and constructed in accordance with the planning scheme and must be certified by a Registered Professional Engineer of Queensland (RPEQ) where exceeding 1m in height. All retaining walls that are publicly accessible and exceed 1m in height must be fitted with a commercial grade safety fence.

POTABLE WATER

68. The development must be provided with a safe and adequate potable water supply system having a capacity sufficient for the use.

DAMAGE TO SERVICES AND ASSETS

69. 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.

CLOTHES DRYING AREAS

70. Each hotel room must be provided with a non-mechanical (natural) clothes drying area, or alternatively, each room must have access to a communal outdoor clothes drying area that is fitted with a dedicated robust clothes lines. Where individual clothes drying areas are provided on balconies, they are to be concealed or screened from public view.

COMMUNITY MANAGEMENT STATEMENT / BUILDING MANAGEMENT STATEMENT

71. Any proposed Community Management Statement / Building Management Statement required for the development pursuant to the *Body Corporate and Community Management Act 1997* must be submitted to council for approval at the same time as submission of the building format plan (or similar) for approval.

72. All clauses and by-laws of the proposed Community Management Statement / Building Management Statement must accord with the requirements of this development approval.

SAFETY AND SECURITY

73. Bollard or overhead lighting must be provided along all internal footpaths and internal roads with intensities to satisfy the requirements of *AS 1158 – Lighting of Roads and Public Spaces and the Sunshine Coast Public Lighting Plan*.
74. All pathways and land used for outdoor recreation must have grades of 5% or less, with paths having hard, slip resistant surfaces.

DISASTER RESILIENCE

75. The development must have access to a reliable alternative power supply in the event of prolonged power outage or disconnection from grid supplied electricity.
76. A site evacuation plan for the evacuation of all persons on-site to the nearest activity centre must be prepared and implemented.

OUTDOOR DINING & PUBLIC FORECOURT

77. An outdoor dining plan and public forecourt plan must be prepared and approved by Council prior to the commencement of use, including detailed design and operation.

PUBLIC SAFETY

78. All ground floor shopfront glazing must be protected against unlawful entry by the use of a form of safety glass such as toughened or laminated glass. All other windows provided at the ground floor must include toughened or laminated glass, or security screens.
79. Vandal proof materials and anti-graffiti paint must be used in the building construction.
80. Anti-social behaviour management and security strategies are required to be detailed within a Community Management Statement / Building Management Statement for the site and implemented.
81. Signs must be provided and located to direct people to entries and exits and to parking spaces within the site. Public parking areas must be clearly designated as such and have clearly defined access points.
82. Public toilets must be located where they can be monitored by other persons, including motorists.
83. Bicycle parking facilities must be located so that they are visible from the street, and/or signage provided to direct people to bicycle parking areas within the site.

84. During operating hours, all building entrances, parking areas, pedestrian areas and entrances/exits to all stairwells, travelators, lifts, foyers/reception areas, loading docks and public toilets must be well lit with vandal resistant lighting and with intensities to satisfy the requirements of AS 1158 – Lighting for Roads and Public Spaces and the Sunshine Coast Public Lighting Plan. Lighting must be directed onto the site or building and away from neighbouring sites. Lighting must be designed to reduce the contrast between shadows and well lit areas. In particular, appropriate security lighting must be provided in areas of concealment.
85. After-hours access to loading docks and storage areas must be restricted by a security gate, lockable doors and/or other suitably appropriate means. Any after-hours staff parking must be well lit and located in close proximity to staff access points.
86. Multi-level car parks must include the following:
- (a) emergency telephones to security personnel;
 - (b) mechanical surveillance;
 - (c) alarms or poles;
 - (d) other similarly effective safety and security measures.

WASTE MANAGEMENT

87. Non-residential uses must achieve the environmental values and air quality objectives set out in the *Environmental Protection (Air) Policy* at all times.
88. Kitchen exhaust points for the development must be located and operated in accordance with AS 1668.2 - *The use of ventilation and airconditioning in buildings* (specifically Section 3.10 – *Air Discharges*).
89. The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the use must not cause a nuisance at any nuisance sensitive or commercial place.
90. Refuse storage, removal and collection facilities must be provided in accordance with the Approved Plans and the following:
- (a) for general waste: 10 x 1.1m³ skip bins;
 - (b) for recycling: 2 x 1.1m³ skip bins;
 - (c) waste and recycling waste is to be collected once daily;
 - (d) collection by service vehicles from within the site only in a safe, efficient and unobstructed manner; and
 - (e) provision of a functionally accessible communal hardstand impervious area/s for the permanent storage location and service collection of all bulk bins, as shown on Approved Plans;
 - (f) provision of a readily accessible wash-down area in the vicinity of the permanent bin storage area fitted with a hosecock, bin roll over bund, and drain connected to the sewer that has a stormwater catchment area of no more than 1m²;
 - (g) provision of waste chute/s connected to each floor of the building/s for the disposal of general waste. The waste chute/s must be:
 - (i) vertical and cylindrical with a minimum diameter of 450mm
 - (ii) constructed of non-corrosive, smooth, impervious and noise-dampening materials

- (iii) contained within fire rated shafts
 - (iv) constructed to finish at least 25mm below the ceiling level of the collection room and not more than 300mm above the height of the waste containers
 - (v) ventilated without causing odour within the building
 - (vi) fly and vermin proof
 - (vii) fitted with maintenance access and cleaning appliances
 - (viii) fitted with self-closing hoppers on each level located between 1m and 1.5m above the floor level, and with wall and floor surfaces around the hopper of an impervious easy to clean material
 - (h) provision of a waste room at the bottom of the waste chute/s for the collection and permanent storage location of general waste. The waste room must be:
 - (i) constructed of fire rated, impervious and smooth materials to all walls, floors, doors and junctions
 - (ii) constructed with access doors sized to permit unobstructed entry and exit of the bulk bins
 - (iii) fly and vermin proof
 - (iv) fitted with a lock capable of being opened from the inside without a key at any time
 - (v) refrigerated or otherwise ventilated to reduce odour
 - (vi) co-located with a hosecock and drain connected to the sewer.
 - (i) provision of an on-site tow vehicle or other mechanical means to haul bulk bins from the basement refuse storage area to the temporary collection embayment located at street level.
91. Certification must be submitted to council from a qualified person which certifies that all waste chutes and waste rooms have been constructed in accordance with the requirements of this development approval.
92. Medical and clinical wastes must be stored in appropriate waste containers, in an enclosed secure facility such that the area is not accessible to persons or animals, other than the operator of the premises.
93. Council's Waste and Resources Management Branch coordinates waste collection within the Sunshine Coast Council area, in conjunction with the appointed waste collection contractor. Waste collection services for developments are available, with varying bin sizes and service frequency to achieve safe, efficient and unobstructed servicing for the development. Please contact council's Waste and Resources Management Branch via the Customer Service Centre for further information regarding available bin sizes.
94. The design and construction of waste handling facilities must comply with the following sections of the Planning Scheme Policy for Waste Management Code:
- (a) Waste storage bins are to be made of non-combustible materials.
 - (b) Waste bin wash-down area must comply with SC6.18.4(e) and (k).
 - (c) Waste chute ventilation must comply with SC6.18A and SC6.18.4(g).
 - (d) Waste disposal points must comply with SC6.18.4(h).
 - (e) Waste Container Storage Rooms must comply with SC6.18.4(j)(vii) and (viii).
 - (f) Plans for the installation of compactors must be submitted for the approval of Council's Manager Waste and Resources Management.
 - (g) Waste storage area must comply with SC6.18.6(g).

- (h) Waste storage containers must comply with SC6.18.6(i).
95. Waste water associated with a non-residential use must be disposed of to the reticulated sewerage system or to an on-site industrial waste treatment system.
96. Liquid wastes that cannot be disposed of to the reticulated sewerage system must be disposed of off-site to an approved waste disposal facility.
97. No discharge of waste occurs to stormwater systems, local waterways (including dry waterways) or wetlands.
98. The movement of bins from the retail waste storage room to the loading dock holding room is to occur outside of peak hours to minimise conflict with vehicles and pedestrians.

ACOUSTIC AMENITY

99. Acoustic measures and treatments must be incorporated into the development in accordance with the Approved Acoustic Report where modified by conditions of this approval.
100. Any fixed plant and equipment that causes noise (e.g. from basement car-park exhausts, air conditioning units, pool filtration units, refrigeration units, pumps and generators or kitchen exhaust units), must be enclosed, shielded and/or positioned to ensure that the following sound pressure levels for a noise sensitive land use are achieved:

Location where criteria applies at a noise sensitive land use	Adjusted equivalent continuous sound pressure level ($L_{Aeq,adj,T}$) to be achieved during the day, evening and night time periods			Maximum sound pressure level (L_{Amax}) to be achieved during the night time period
	Day 7am-6pm	Evening 6pm-10pm	Night 10pm-7am	Night 10pm-7am
Sensitive receivers (external)	47 dBA	45 dBA	42 dBA	50 dBA

Note: Measurements must be in accordance with AS 1055.1 - Acoustics – Description and measurement of environmental noise – General procedures. Measurements must be adjusted for tonality and impulsiveness where required.

101. The carpark surface should be brush finished concrete to minimise tyre squeal noise. Any alternative surface will require a separate acoustic report by a qualified person to demonstrate through field measurements that carpark noise levels (sound power levels) are not increased beyond those used in the noise impact assessment report.
102. The loading dock is to be restricted to the following hours:
- (a) Non-refrigerated vehicles: Daytime and evening hours of 7am to 6pm Monday to Saturday, and 7am to 6pm Sunday;

- (b) Refrigerated vehicles: Daytime hours of 7am to 6pm from Monday to Saturday, unless an updated noise report which demonstrates compliance in other periods is submitted; and
 - (c) Refuse collection: Daytime hours of 7am to 6pm from Monday to Saturday.
103. Service vehicle movements associated with non-residential uses on the premises (including loading and unloading), where not utilising the loading dock (i.e. loading, drop off, set-down bays) must not occur outside the hours of 7am to 6pm Monday to Saturday and not at all on Sundays or public holidays. The requirements of this condition must be included in the Community Management Statement / Building Management Statement for any body corporate for the subject site.
104. Non-residential uses are to be limited to the following hours:
- (a) Level 12 and 13 outdoor areas and balconies: 7am to 12am midnight.
 - (b) Level 12 and 13 indoor areas (with openable external doors which are not soundlocked to external areas): 7am to 10pm.
 - (c) Level 12 and 13 indoor areas (with no external doors, locked external doors, or with soundlock to external areas): 7am to 12am.
 - (d) Children play areas: 7am to 6pm.
 - (e) Ground floor shops, retail, food and drink outlets, restaurant and bar: 6am to 11pm.
- The requirements of this condition must be included in the Community Management Statement / Building Management Statement for any body corporate for the subject site.
105. Amplified or acoustic music is to be limited to the following hours:
- (a) Outdoor areas: 7am to 10pm.
 - (b) Indoor areas (with openable external doors which are not soundlocked to external areas): 7am to 10pm.
 - (c) Indoor areas (with no external doors, locked external doors, or with soundlock to external areas): 7am to 12am.
- The requirements of this condition must be included in the Community Management Statement / Building Management Statement for any body corporate for the subject site.
106. Amplified music is limited to background music, or appropriate noise limits determined through acoustic testing to comply with A01 of the Nuisance Code, i.e:
- (a) LA10 not greater than 5dBA above the background noise levels LA90 from 6am to 10pm; or a limit of 50 dBA; whichever is the lower; and
 - (b) LOCT10 not greater than 8dB above the octave band background noise levels LOCT90 from 10pm to 6am.
107. A minimum 1.6m high (relative to FFL of patrons) acoustic barrier is required to Level 13 to the extent shown in Figure 24 of the Approved Acoustic Report dated 30/11/2021. The barrier height is to be increased to a minimum of 1.8m high where patrons are located adjacent the barrier (i.e. there is no separating garden). The barrier is to be continuous and solid, with negligible gaps and a mass of at least 10 kg/m².
108. A minimum 1.8m high (relative to FFL of patrons) acoustic barrier is required to Level 12 to the extent shown in Figure 25 of the Approved Acoustic Report dated

30/11/2021. The barrier is to be continuous and solid, with negligible gaps and a mass of at least 10 kg/m².

109. The loading dock is to include acoustic absorptive treatments which are to be evenly distributed across the loading dock area, ideally on the soffit. The acoustic absorptive treatments are to have a minimum Noise Reduction Coefficient of NRC 0.5 and a total area equivalent of at least 60% of the soffit area of the total loading dock area.
110. The facade elements of the residential habitable rooms and non-residential components of the building are to achieve minimum acoustic ratings of Rw 35 for glazing and Rw 45 for walls and roof, except for the following glazed areas:
 - (a) Lobby: Rw 28.
 - (b) Spa Office, Level 12 Kitchen, Level 13 Kitchen: Rw 27.
111. The restaurant/bar at ground level, function facilities and any other rooms with amplified music are to be air-conditioned.
112. The ceiling or underside of roofs over outdoor areas on Level 12 and Level 13 (rooftop) are to have an absorptive underside (minimum NRC 0.8 acoustic absorption rating) unless acoustic modelling can be provided to demonstrate compliance with a lower NRC acoustic rating.
113. Certification must be submitted to council from a qualified person that the following requirements have been achieved:
 - (a) Mechanical plant noise levels outside sensitive receivers meet the specified limits in based on typical worst-case day, evening and night operation.
 - (b) The carpark surface as specified in this approval.
 - (c) The acoustic absorptive treatments to the loading dock achieve the requirements of this approval.
 - (d) The acoustic absorptive treatments to the ceiling or underside of roofs over outdoor areas on Level 12 and Level 13 (rooftop) achieve the requirements of this approval.
 - (e) The facade elements of the building achieve the requirements of this approval.
 - (f) Music sound systems are sound-limited and achieve the requirements of this approval.
 - (g) Sound lock locations are confirmed, such that the operating hours in the conditions of this approval can be confirmed.
 - (h) Level 12 and 13 acoustic barriers achieve the requirements of this approval.
114. Any grills or metal plates subject to vehicular traffic on the site must be suitably acoustically dampened to prevent noise impacts on surrounding sensitive land uses.
115. Where complaints (other than frivolous or vexatious complaints) are made to council about noise from the approved use, council may require the site management entity to:
 - (a) Submit a Noise Impact Assessment prepared by a qualified person* in accordance with council's Planning scheme policy for the nuisance code, and/or

- (b) Undertake further noise amelioration measures or operations, install volume limiting devices or barriers and/or shield or relocate mechanical plant and equipment and have such measures certified by a qualified person*.

LIGHTING DEVICES

116. Lighting associated with the use must be designed, sited, installed and tested to comply with Table 2.1 & 2.2 of AS 4282 - *Control of the obtrusive effects of outdoor lighting* using a control level of 1.
117. Certification must be submitted to council from a qualified person that all lighting devices comply with the requirements of this development approval.

LAND AMALGAMATION

118. All properties the subject of the development must be amalgamated.

DEVELOPMENT PERMIT FOR OPERATIONAL WORKS

WHEN CONDITIONS MUST BE COMPLIED WITH

119. Unless otherwise stated, all conditions of this development approval must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

APPROVED PLANS

120. Development authorised by this approval must be undertaken generally in accordance with the Approved Plans & Documents listed within this development approval. Where indicated the Approved Plans & Documents must be amended to incorporate the amendments listed within the conditions of this development approval and/or 'amended in red' on the Approved Plans & Documents, and must be approved by Council prior to the issue of further development approvals or commencement of use, where indicated.

RESUBMISSION OF AMENDED PLANS REQUIRED

121. The conditions of this development approval require resubmission of amended plans and/or documents to Council.

ENGINEERING CONDITIONS

General

122. Plan amendments are required to be submitted and approved prior to commencement of drainage works. Commencement of drainage works are noted as a hold point on site to ensure plan amendments are complete. No drainage construction works are to proceed until plan amendments are finalised.
123. This approval must be coordinated with all other Operational Works approvals relating to this development including the Electrical and Lighting Operational Work application (to be lodged), particularly regarding installation of conduit for the provision of electrical services to the site.
124. The QLeave levy must be paid prior requesting a prestart meeting. Council will not be able to issue a prestart meeting invitation without receipt of details that the Levy has been paid. QLeave contact: 1800 803 491 (free call) or (07) 3212 6844.
125. Prior to requesting a prestart meeting/commencement of works:
- (a) A condition report of the drainage system must be completed for agreement at the prestart meeting. The condition report is to include a CCTV inspection of the existing pipe and must include at least 50m upstream and downstream of all works.
 - (b) Submission of the Operational Works application for Electrical and Lighting must be undertaken and provided for reference at the pre-start.
126. 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 operational works to be in attendance at the meeting.

127. An amended Construction Management Plan must be submitted to Council for approval prior to the prestart meeting and must specifically address the following:
- (a) Traffic management during all aspects of the construct phase including:
 - (i) 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) 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.
128. 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

129. An Erosion and Sediment Control Plan (E&SCP) and a completed Design Certificate for Erosion and Sediment Control 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.

DURING CONSTRUCTION

General

130. 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.
131. A Registered Professional Engineer, Queensland (RPEQ) must undertake the necessary supervision, inspections, testing and or auditing of the works to enable them to certify that all works conform to the Operational Works approval and current engineering standards. Where municipal works are involved, such

confirmation must be submitted for the respective hold points prior to any site inspection by Council officers.

132. 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 Material Change of Use approval viz. MCU21/0342 to which this approval relates.
 - (c) All relevant Council Planning Scheme Policies, standard drawings, standard specifications and guidelines.

Roadworks (External Roadworks & Road Widening Works)

133. All pavement widening or construction of new pavement must join neatly to the existing pavement so that there are no irregularities in line or level resulting at or adjacent to the join for the length of the construction. Where necessary the existing pavement must be brought to a satisfactory standard to allow for the above.
134. All street surfacing must consist of a minimum depth of 40mm of an approved hot mixed asphaltic concrete, unless other pavement types are approved as feature areas in intersection thresholds, speed control devices, turning areas, indented parking etc.
135. The installation and/or modification of any traffic signs, street signs, line marking and Raised Reflective Pavement Markings (RRPMs) must be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD). New or relocated signage must be installed using the VLoc installation system. All new signage must be Class 1 retroreflective material in accordance with AS 1906.1 - Retroreflective materials and devices for road traffic control purposes – Part 1: Retroreflective sheeting.
136. The raised pedestrian crossing on Brisbane Road is to include the following surface finish treatments:
- (a) Painted white piano keys to ramps.
 - (b) Painted white pedestrian crossing to top of raised pedestrian crossing.
 - (c) Pedestrian raised crossings to be lightly exposed aggregate, CCS Stallion 6%, with a blue/black metal aggregate.
 - (d) Traffic calming device / ramp exposed aggregate coloured concrete CCS oxide Black in grey cement, checkerboard mix (50% white ash, 50% blue metal).
137. Council must be notified prior to any works involving the removal or modification of existing Council traffic signs and/or parking bays (where it is identified through a referral to Traffic Engineer - Integrated Transport that Council must undertake the works). Such works must be undertaken by Council at the applicants cost.

Pavement Design and Construction

138. The pavement designs shown on the engineering drawings are not approved. To attain approval for the pavement design, the following details must be submitted and certified by an RPEQ with the proposed pavement design:

- (a) The design CBR must be based on the four day soaked CBR value for the subgrade material.
- (b) The design subgrade CBR must be representative of each homogenous insitu section of finished subgrade. With respect to each section:
 - (i) for four or less test results, the design CBR must be taken as the least estimated insitu CBR result.
 - (ii) for five or more test results, the design CBR must be taken as the 10th percentile of all estimated insitu CBR results.
- (c) The samples must be taken generally in the position of the outer wheel path on both sides of the proposed road. A sketch plan showing the location of all tests must be submitted with the test results for pavement design approval.
- (d) Where imported material has been (or is proposed to be) used for subgrade replacement, and the depth of the imported material is less than 300mm, the pavement design CBR must be based on the testing results of the insitu material and not the imported material.

At the time of subgrade inspection, the subgrade must exhibit no visible signs of deformation under proof rolling by a fully loaded, single axle water truck. The pavement subgrade will not be passed until this requirement has been achieved.

139. At the time of pre-seal inspection, the pavement must be dried back to a maximum of 60% of OMC or a maximum DoS of 65%. Verification shall be undertaken by nuclear gauge testing. Consistency may be checked via proof rolling, using a fully loaded, single axle water truck.

Works within Road Reserve/Reinstatement

140. Safe pedestrian access on all streets in the vicinity of the development must be maintained at all times. Should footpath/road closures be necessary to carry out construction works, Council's Engineering Officer must be notified prior to the proposed closure and all requirements complied with.
141. All frontage works must match neatly with existing road and verge/footpath features. Additional works beyond the frontage may be required to provide an acceptable transition to existing road and verge/footpath profiles.
142. 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.

Pathways and Access Points

143. All pathways must be constructed in accordance with the following requirements:
- (a) All footpaths/cycleways must comply with Council's Standard Drawing RS-065.
 - (b) Provision must be made for disabled access at all kerb crossings associated with pathways, in accordance with Council's Standard Drawing RS-090 and 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.

- (e) The required work includes any modifications to ensure the footpath finishes flush with all existing service covers and the like, or alternatively these services are raised or altered, so as not to create a pedestrian safety hazard.

144. 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 relevant sections of the Disability Discrimination Act (DDA), Access to Premises Standard, Austroads and relevant sections of AS 1428 - Design for access and mobility.

Site Access and Driveways

- 145. Driveway crossovers must be constructed in accordance with Council's Standard Drawing IPWEA RS-051.
- 146. The property access must be located a minimum of 1m clear of power poles, streetlights, other signage, street trees and stormwater entry pits. The applicant is responsible for any necessary relocation of existing services to provide this clearance and must contact the relevant service authorities and comply with their requirements in relation to these works.
- 147. Pedestrian / Vehicular Warning signs and speed bumps must be installed at prior to the carpark exit to improve driver awareness of pedestrians and enhance pedestrian safety. Warning signage must be provided adjacent to the building at the front property alignment from the parking area to warn motorists of pedestrian movement across the frontage.

Earthworks and Retaining Walls

- 148. All retaining walls must be designed and constructed in accordance with the planning scheme and must be certified by a Registered Professional Engineer of Queensland (RPEQ) where exceeding 1m in height.
- 149. Safety barriers must be implemented where steep slope or fall hazards exist naturally or are created by the design. The barrier type must be assessed and designed by a RPEQ as being appropriate for each location and the anticipated risks during construction, establishment, maintenance and end use, in accordance with the following criteria and standards:
 - (a) Where located near publicly accessible paths, barriers in accordance with Austroads Guide to Road Design – Part 6A Paths for Walking and Cycling.
 - (b) Where located adjacent to vehicle manoeuvring areas, barriers in accordance with AS 2890.1:2004 - Off-street parking.
 - (c) Where located in areas with limited access, barrier selection based on a suitable risk assessment method in AS 2156.2 Walking Tracks.
 - (d) All barriers must be certified to the appropriate load conditions from AS 1170 - Structural Design Actions by either the manufacturer or engineering calculations.

Structures and Durability

150. All steelwork must comply with an appropriate corrosion resistance in accordance with AS 4312 - Atmospheric Corrosion Zones. Where austenitic metals cannot be specified, a corrosion protection system must be specified to comply with AS 2312 - Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings. The specification for steelwork finishing must match or exceed Table SC6.14.8A of the Planning scheme policy for development works.

Stormwater Drainage

151. Where the development involves excavation or filling over, or adjacent to drainage infrastructure access chamber surface levels must be adjusted to reduce stormwater ingress. Where located in landscaped areas, the pit must be raised to 100mm proud. Where located in turfed areas, pits must be raised nominally 100mm above finished level and locally graded out to prevent ponding.
152. Construction of all internal stormwater drainage works must comply with the relevant sections of Australian Standard AS 3500.3 - Plumbing and Drainage.

Work Hours

153. Construction and earthworks (including the entry and departure of heavy vehicles) must only occur between the hours of 6:30am to 6:30pm Monday to Saturday with no work on Sunday or Public Holidays.

Construction Materials, Equipment and Waste

154. Construction materials, equipment and waste (waste* as defined by the *Environmental Protection Act 1994*) resulting from the approved works must be retained wholly within the subject works alignment in accordance with the Approved Plans. Any waste generated as a result of the works must be disposed only to a facility for waste disposal approved in accordance with the *Environmental Protection Act 1994*, for example a Council operated Waste Facility.
* (Refer to Advisory Note)

FOLLOWING CONSTRUCTION

Supervision/Certification

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

As Constructed Plans

156. 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

- 157. A secondary CCTV inspection is to be completed for the same extent as required prior to the commencement of works, prior to the acceptance On Maintenance. Any damage identified must be fully rectified at the applicant's cost.
- 158. All municipal works must be accepted On Maintenance by Council in accordance with Council's relevant Planning Scheme Policy prior to commencement of use. 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) As Constructed details in accordance with Council's relevant Planning Scheme Policy.
 - (c) Maintenance and operational manuals for all proprietary devices.

Off Maintenance

- 159. Prior to requesting an Off Maintenance inspection the applicant must provide:
 - (a) Confirmation that all municipal land has been transferred to Council.
- 160. 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.

LANDSCAPE CONDITIONS

PRIOR TO COMMENCEMENT OF LANDSCAPE WORKS

- 161. Prior to requesting a prestart meeting demonstrate:
 - (a) Receipt of amended plans approval.
 - (b) Submit certification from a Qualified Accessibility Consultant for all external pedestrian trafficable areas (restricted to the footpaths and outdoor dining areas, and any publicly accessible paths of travel, review of any level changes and locations where safety barriers may be required and provision of recommendations).
- 162. 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.

DURING CONSTRUCTION

Hold Points

163. Notify Council within a minimum 14 days prior to the following hold points to confirm inspection with Council:
- (a) Prior to pavement set out, so confirm alignment extent of materials etc.
 - (b) Prior to street tree placement, to ensure setbacks and safety clearances and sightlines.

Vegetation Removal and Fauna Management

164. Prior to vegetation removal or pruning, all trees are to be checked for wildlife. If wildlife is present, the tree must not be felled or pruned until it has vacated the tree or has been relocated by a qualified fauna spotter catcher.
165. All tree and vegetation removal works must be undertaken by a qualified person*.
*(Refer to Advisory Note)
166. Cleared vegetation must be suitably disposed of or utilised as follows:
- (a) used for landscape or construction purposes associated with the property; or
 - (b) provided to a local timber supplier or mill; or
 - (c) disposed of at an approved landfill facility; and
 - (d) not burnt as a method of disposal.

General

167. 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.
168. 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 Material Change of Use MCU21/0342 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

169. 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)
170. Landscape works must:
- (a) Delineate all planting to grassed area interfaces with a hardwood or concrete edging.

- (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 25mm hoop pine mulch, 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.
171. Public amenity trees* must:
- (a) Meet The Australian Standard, AS2303 Tree Stock for Landscape Use.
 - (b) Be located in accordance with engineering requirements for safe vehicle and pedestrian sight lines.
 - (c) Be located from services and infrastructure at the minimum required distance so as to ensure there is no interference at maturity.
- *(Refer to Advisory Note)
172. Provide structural soil / subsurface cells to join tree pits underneath the pavement and provide an improved growing environment to link planting areas as per manufacturer's recommendations.
173. Ground plane transitions between the development site and the road verge are to be finished flush and graded evenly so as to comply with AS1428, (no single steps or diminishing edges are to be provided).

FOLLOWING CONSTRUCTION

Bonds

174. Performance Bonds must be lodged for:
- (a) Streetscape Landscape.
175. Bonds must:
- (a) Meet the requirements of the relevant council 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.

On Maintenance

176. Maintenance periods* must be:
- (a) 12 months for Streetscape Landscape.
177. 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>.
178. 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) All required bonds.
 - (b) Landscaping certification.
 - (c) Certification from a registered Access Consultant* certifying that publicly accessible paths of travel comply with all relevant standards.
 - (d) Completed form: Developer Contributed Asset SUMMARY (available from council's website).
 - (e) Australian Standard, AS2303 Tree Stock for Landscape Use certification (addressing each specimen) using the attached Tree Inspection Form.
 - (f) Soil amelioration certification.
 - (g) RPEQ structural certifications.
 - (h) Wall and surface certification of anti-graffiti treatment.
- *(Refer to Advisory Note)

ENVIRONMENTAL CONDITIONS

Work Hours

179. Construction and earthworks (including the entry and departure of heavy vehicles) must only occur between the hours of 6:30am to 6:30pm Monday to Saturday with no work on Sunday or Public Holidays.

Lighting

180. Lighting associated with the construction and earthworks activities, including security lighting, must be designed, sited, installed and tested to comply with Tables 3.2 & 3.3 for Zone A4 of AS 4282 - Control of the obtrusive effects of outdoor lighting".

Air Emissions

181. Visible emissions of dust must not occur beyond the boundaries of the subject site Monday to Sunday.

Construction Materials, Equipment and Waste

182. Construction materials, equipment and waste (waste as defined by the Environmental Protection Act 1994) resulting from the approved works must be retained wholly within the subject works alignment in accordance with the Approved Plans. Any waste generated as a result of the works must be disposed only to a facility for waste disposal approved in accordance with the Environmental Protection Act 1994, for example a council operated Waste Facility.

Fill Material

183. Filling of land must be undertaken using the following inert materials only in accordance with the Waste Reduction and Recycling Act 2011 using either of the following:
- (a) If pulverised so that no piece has any dimension of more than 100mm:
 - (i) Bricks, pavers or ceramics.
 - (ii) Concrete that does not have any steel reinforcing rods embedded in it.
 - (b) Clean earth.

Acid Sulfate Soils

184. All works must be carried out in accordance with section 3 of the Acid Sulfate Soil Management Plan listed in this development approval.
*(Refer to Advisory Note)
185. All waters, including stormwater runoff, groundwater seepage and leachate from acid sulfate soils must achieve the following quality prior to release from the site:
- (a) a pH range of 6.5-8.5 pH units;
 - (b) 50mg/L maximum total suspended solids concentration;
 - (c) 0.3mg/L maximum total iron concentration;
 - (d) 0.2mg/L maximum total aluminium concentration;
 - (e) No visible plume at either the point of release from the site or within a waterway.
186. All treated material must undergo verification testing at the rate of one sample per 500m³ throughout the duration of the excavation phase of the development. The verification testing must be undertaken by a qualified person* using the SPOCAS or Chromium Reducible Sulphur testing suite, and the results for each sample must be submitted to council.
*(Refer to Advisory Note)

ADVISORY NOTES

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

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE

Equitable Access and Facilities

- 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)*
- the *Disability (Access to Premises – Buildings) Standards*.

Aboriginal Cultural Heritage Act 2003

- 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

- Should the conditions of this development approval 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 Unit and note that compensation may be payable.

Other Laws and Requirements

- This approval relates to development requiring approval under the *Planning Act 2016* 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.

5. The development proposes an awning structure located within road reserve. The awning structure requires that a *Permit for Alteration or improvement to local government controlled areas and roads* be obtained in accordance with council's Local Laws.

Restriction on Building Approval until all other Permits are Effective

6. 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 *Planning Act 2016*. 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.

Infrastructure Charges

7. Infrastructure charges, determined in accordance with council's Infrastructure Charges Resolution, apply to this development approval. The Infrastructure Charges Notice, for council's proportion of the infrastructure charge, has been issued. Unitywater may issue an infrastructure charges notice for their proportion of the infrastructure charge.

The re-proportioning of infrastructure charges may occur as part of the preparation of an infrastructure agreement between the Applicant and Council.

Development Compliance Inspection

8. Prior to the commencement of the use, please contact council's Development Audit & Response unit to arrange a development compliance inspection.

Nature and Extent of Approved Development

9. The assessment of this development was based on the gross floor area/site cover as depicted on the Approved Plans.

Resubmission of Amended Plans Required

10. Amended plans are to be resubmitted to Council prior to undertaking operational work, receipt of building approval or commencement of use, where indicated

Preparation of a Public Art Master Plan

11. The conditions of this development approval require submission of a Public Art Master Plan (PAMP) to council. The PAMP submitted to council must:

- (a) document the conceptual framework and artistic vision (e.g. themes / image / identity aims);
- (b) identify building structures and areas of the site suitable for artwork (e.g. building faces, retaining walls, awnings, shelter structures, landscaped areas, and street furniture such as seating/benches);
- (c) identify opportunities for art (e.g. entry statements, signature works, integrated art options or community art projects);
- (d) identify integrated and sophisticated design methods;
- (e) identify and document varied and interesting materials and methodologies;
- (f) identify and document designs for longevity, low-maintenance and graffiti-proofing;
- (g) identify community engagement strategies.

Qualified Person

- 12. For the purpose of preparing a public art master plan, a qualified person is considered to be an arts consultant/artist with a minimum of three (3) years current experience in the field of public art.
- 13. 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.
- 14. For the purpose of certifying rainwater collection tanks for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ) or the holder of a relevant QBCC licence.
- 15. For the purpose of certifying flood levels for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ) experienced in hydraulics and hydrology.
- 16. For the purpose of certifying waste chute construction for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ).
- 17. For the purpose of certifying acoustic matters or treatments for the development, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ) with a minimum of three (3) years current experience in the field of acoustics;
 - (b) a Member of the AAS with a minimum of three (3) years current experience in the field of acoustics.
- 18. For the purpose of certifying lighting devices for the development, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental or electrical design consultant with a minimum of three (3) years current experience in the field of outdoor lighting.
- 19. For the purpose of preparing an acid sulfate soil and groundwater management plan, a qualified person is considered to be either:
 - (a) Registered Professional Engineer of Queensland (RPEQ) or;

- (b) Soil scientist with a minimum of five (5) years current experience in the field of acid sulfate soils.

Waste Management – On Property Servicing of Bulk Bins

- 20. The conditions of this approval contain detailed requirements regarding waste management storage and collection areas. Council is seeking to minimise existing long term problems associated with servicing of waste containers, specifically issues associated with bulk bins standing on road reserves, traffic issues, and Workplace Health & Safety considerations for the cleansing contractor. The purpose of the temporary bin storage embayment at the site frontage within the property boundary is to reflect:
 - (a) the minimum requirements that must be achieved so as to conduct safe, efficient and unobstructed On-Property collection of bulk bins in accordance with the Waste management code, and
 - (b) the minimisation of Workplace Health & Safety issues associated with manual handling of bulk bins by the cleansing contractor.

Waste Management – Bin Sizes

- 21. Councils Waste and Resources Management Branch coordinates waste collection within the Sunshine Coast Council area, in conjunction with the appointed waste collection contractor. Waste collection services for industrial developments are available, with varying bin sizes and service frequency to achieve safe, efficient and unobstructed servicing for the development. Please contact Council's Waste and Resources Management Branch via the Customer Service Centre for further information regarding available bin sizes.

Medical Waste

- 22. The Waste Reduction and Recycling Regulation 2011 contains specific requirements for the storing and handling of clinical and related waste before it is transported off-site for treatment and disposal. These requirements have been introduced to prevent harm to humans, avoid contamination of soil and surface waters, and to assist in ensuring correct disposal. Clinical and related wastes must be:
 - (a) bagged and stored in rigid-walled, leak-proof secondary containers, preferably in a bunded area with an impervious surface (e.g. washable storage room);
 - (b) stored in bags and containers with the appropriate colours and labels
 - (c) kept so as not to cause environmental nuisance (e.g. by refrigerating potentially odorous materials);
 - (d) stored in an area not accessible to unauthorised people or animals.

Environmental Advisory Notes

- 23. The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and landscaping phases of this development are to adhere to their 'general environmental duty' to minimise

the risk of causing environmental harm.

Unitywater - Water and Sewerage Services

24. 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 2009*. 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.

DEVELOPMENT PERMIT FOR OPERATIONAL WORKS

General Advisory Note

25. 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.

Prestart, On and Off Maintenance Inspections Request

26. Contact Council on (07) 5475 9866 to arrange a prestart or an inspection giving a minimum of five business days' notice of preferred inspection time.
27. If Council officers are required to undertake additional inspections of the same works, a re-inspection fee will be applicable in accordance with Council's Fees and Charges Register applicable at the time.
28. 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.

Civil Engineering Advisory Notes

29. A separate development permit for Operational Works must be obtained prior to any modification of existing property accesses, the construction of any new property access, or the commencement of any other works in the road reserve that do not form part of this approval.

Environmental Advisory Notes

30. The Environmental Protection Act 1994 states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities involved in the civil, earthworks, construction and landscaping phases of this development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.

Lodgement of Bonds

31. All bonds, including bank guarantees, must be accompanied by a completed bond lodgement form (available on council's website). The completed form ensures council has the necessary details to register bonds against the correct development or building works, and returns the bond to the correct entity upon completion. Council will not be able to receipt the bond without the completed form.

Qualified Person

32. Qualified Person, for the purpose of landscaping and streetscaping:
- (a) Supervising landscape works and preparing a landscape certification, is considered to be a landscape architect, landscape designer or horticulturist with a minimum of three years current experience in the field of landscape design.
 - (b) Undertaking landscape construction and establishment works is considered to be a person with five years current experience in commercial landscape construction projects.
 - (c) Undertaking, supervising tree works and preparing arboriculture certification, is considered to be a person with a minimum three years current experience in tree protection, hazard identification/mitigation and Australian Standard, AS2303 Tree Stock for Landscape Use. assessment and either:
 - (i) International Society of Arboriculture (ISA) certification; or
 - (ii) A Diploma of Arboriculture.
 - (a) Preparing an Access Report and Certification, is considered to be a registered Access Consultant with the Association of Consultants in Access Australia (ACAA) and with a minimum of three years current experience in the field.
33. 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 five (5) years current experience in the field of acid sulfate soils.
34. For the purpose of certifying acoustic matters or treatments for the development, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental consultant with a minimum of three (3) years current experience in the field of acoustics.
35. For the purpose of certifying lighting devices for the development, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental or electrical design consultant with a minimum of three (3) years current experience in the field of outdoor lighting.
36. 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 five (5) years current experience in the field of acid sulfate soils.

Landscape Works

- 37. The applicant must pay the re-inspection fee in accordance with council's Fees and Charges Register where:
 - (a) an inspection revealed that any constructed rehabilitation/landscape works do not comply with the conditions of the Decision Notice, Approved Plans and or Approved Documents;
 - (b) certification is submitted to council falsely stating that works comply with the Approved Plans, documents and or conditions of the Decision Notice.
- 38. Public amenity trees are defined as any tree located within public streets, parks or areas that will become publically owned as a result of this development.

On Maintenance

- 39. Request for On Maintenance is the responsibility of the developer. No credit will be given due to failure to request inspection. Maintenance works are the responsibility of the developer and must include regular inspections, repairs, rectifications and establishment. A single maintenance run immediately prior to inspection is not acceptable.

Reinspection Fee

- 40. 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.

Noise - Fixed Plant and Equipment

- 41. For the building design and construction of the approved use, the direction of a qualified acoustic consultant will ensure the installation of fixed plant and equipment (eg air-conditioning condenser units, refrigeration plant and mechanical exhaust discharge) is suitably located and/or shielded to avoid nuisance being caused by any noise from the plant and equipment.

Food Premises

- 42. Where the approved use includes a food premise, in accordance with the Food Act 2006 and the Food Standards Code the premises must be registered and the operator licensed. Please contact council's Healthy Places Unit via the Customer Service Centre for further information in respect of a licence.

APPROVED PLANS AND DOCUMENTS

The following plans and documents are approved for the development.

Note: some of the Approved Plans & Documents may have been 'amended in red' or altered by a condition of approval. Where there is a conflict between conditions and Approved Plans & Documents, the conditions prevail.

Plan No.	Rev.	Plan Name	Date
DA050	M	Development Summary	02.02.22
DA090	C	Demolition Plan	29.06.21
DA100	J	Site Plan	06.08.21
DA111	S	Floor Plan – Level 01	02.02.22
DA112	R	Floor Plan – Level 02	02.02.22
DA113	N	Floor Plan – Level 03	02.02.22
DA114	K	Floor Plan – Level 04	06.08.22
DA115	E	Floor Plan – Level 05 - 07	06.08.22
DA116	K	Floor Plan – Level 08 - 10	06.08.22
DA117	K	Floor Plan – Level 11	06.08.22
DA118	L	Floor Plan – Level 12	06.08.22
DA119	K	Floor Plan – Level 12 Mezzanine	06.08.22
DA120	M	Floor Plan – Level 13	06.08.22
DA121	L	Floor Plan – Roof	06.08.22
DA200	J	Elevations – East Elevation	16.12.21
DA201	J	Elevations – North Elevation 'amended in red'	16.12.21
DA202	J	Elevations – South Elevation	16.12.21
DA203	H	Elevations – West Elevation	16.12.21
DA250	C	Podium Screen – Sheet 01	29.06.21
DA251	C	Podium Screen – Sheet 02 'amended in red'	29.06.21
DA252	A	Podium Sections – Brisbane Road	29.06.21
DA253	A	Podium Sections – First Avenue	29.06.21
DA254	A	Podium Sections – Brisbane Road Levels 3 to 6	29.06.21
DA300	H	Sections – Section 01	06.08.21
DA301	H	Sections – Section 02	06.08.21
DA302	H	Sections – Section 03	06.08.21
DA303	H	Sections – Section 04	06.08.21
DA304	H	Sections – Section 05	06.08.21
DA305	H	Sections – Section 06	06.08.21
DA400	E	Perspectives – From the Esplanade looking south along Brisbane Road towards the development	06.08.21
DA401	E	Perspectives – View from the south-eastern corner of the site towards the development	06.08.21
DA402	E	Perspectives – From opposite the north-eastern corner of the site with view towards the development	06.08.21

		'amended in red'	
DA403	E	Perspectives – View of plaza	06.08.21
DA501	B	Solar Study Sections – North-west	02.02.22
DA502	B	Solar Study Sections – South-east and North-east	02.02.22
DA600		Planters	02.02.22
CD001	E	Landscape Specification Notes	20.08.21
CD002	G	Materials and Finishes	10.02.22
CD003	F	Plant Schedule	07.12.21
CD405	E	Planting – Level 04	20.08.21
CD406	E	Planting – Level 05-06	20.08.21
CD407	E	Planting – Level 07-10	20.08.21
CD408	E	Planting – Level 11	20.08.21
CD601	B	Sections – Level 00	22.02.22
CD900	A	Construction Details	22.04.21
CD901	E	Construction Details 01	20.08.21
CD902	E	Construction Details 02	20.08.21
CD903	A	Construction Details 03	07.12.21
C002	D	General Notes	14.02.22
C100	D	Erosion and Sediment Control Layout Plan	14.02.22
C110	D	Erosion and Sediment Control Notes and Details	14.02.22
C200	D	Bulk Earthworks Layout Plan	14.02.22
C350	E	External Roadworks Layout Plan Sheet 1 of 2 'amended in red'	14.02.22
C360	D	External Roadworks Typical Sections	14.02.22
C361	D	External Roadworks Typical Details	14.02.22
C362	C	External Roadworks Typical Sections	07.12.21
C371	D	Elevated Crossing Sections and Details	14.02.22
C415	C	Stormwater Drainage Details	14.02.22
C420	D	Stormwater Drainage Longitudinal Sections	14.02.22
C430	C	Stormwater Drainage Calculation Tables	14.02.22
SK210	A	Roadworks Typical Details	23.03.21
9395	4	Stormwater Management Plan	06.12.21
1	A	Typical Offline Layout High Flow Bypass	21.05.19
		11 Cartridge Stormfilter System DN3250 Manhole Specification Drawing	09.11.18
		Oceanguard Typical Arrangements Specification Drawing	15.10.19
21083-001	1	Geotechnical and Acid Sulfate Soil Investigation Report	12.08.21
R02	H	Acoustic Report	30.11.21

AMENDED PLANS AND DOCUMENTS

The following plans and documents are required to be resubmitted to Council to reflect required amendments.

Plan No.	Rev.	Plan Name	Date	Timing
DA110	W	Ground Floor Plan – Level 00	21.02.22	Prior to undertaking operational works
Amendments		<ul style="list-style-type: none"> First Ave crossing design to be amended to reflect the recommendations of the RSA and the conditions of this approval. Extend the awning along First Ave over the transformer area to the boundary to create a continuous coverage connecting with the adjoining awning Provide a kerb buildout in the location of the existing Brisbane Road pedestrian crossing to mirror opposite side of Brisbane Road (existing condition) 		
CD200	H	Levels and Drainage – Level 00 'amended in red'	24.02.22	Prior to undertaking operational works
Amendments		<ul style="list-style-type: none"> First Ave crossing design to be amended to reflect the recommendations of the RSA and the conditions of this approval. Provide a kerb buildout in the location of the existing Brisbane Road pedestrian crossing to mirror opposite side of Brisbane Road (existing condition) 		
CD300	I	Finishes – Level 00 'amended in red'	23.02.22	Prior to undertaking operational works
Amendments		<ul style="list-style-type: none"> First Ave crossing design to be amended to reflect the recommendations of the RSA and the conditions of this approval. Provide a kerb buildout in the location of the existing Brisbane Road pedestrian crossing to mirror opposite side of Brisbane Road (existing condition) 		
CD401	I	Planting – Level 00 'amended in red'	23.02.22	Prior to undertaking operational works
Amendments		<ul style="list-style-type: none"> First Ave crossing design to be amended to reflect the recommendations of the RSA and the conditions of this approval. Provide a kerb buildout in the location of the existing Brisbane Road pedestrian crossing to mirror opposite side of Brisbane Road (existing condition) 		

		• Within the Porte Cochere remove COR NEG and replace with alternative species growing to a maximum 600mm at maturity to maintain sightlines.			
CD402	E	Planting – Level 01 'amended in red'	20.08.21	Prior to undertaking operational works	
Amendments		• Planter minimum planting media depths, widths and species to be amended as per the conditions of this approval.			
CD403	E	Planting – Level 02 'amended in red'	20.08.21	Prior to undertaking operational works	
Amendments		• Planter minimum planting media depths, widths and species to be amended as per the conditions of this approval.			
CD404	E	Planting – Level 03 'amended in red'	20.08.21	Prior to undertaking operational works	
Amendments		• Planter minimum planting media depths, widths and species to be amended as per the conditions of this approval.			
CD409	E	Planting – Level 13 'amended in red'	20.08.21	Prior to undertaking operational works	
Amendments		• Planter minimum planting media depths, widths and species to be amended as per the conditions of this approval.			
CD602	B	Landscape Plan – Level 01 / 02 & Notes – Planter Depths 'amended in red'	22.02.22	Prior to undertaking operational works	
Amendments		• Planter minimum planting media depths, widths and species to be amended as per the conditions of this approval.			
CD603	B	Landscape Plan – Level 03 / Roof & Sections – Planter Depths 'amended in red'	22.02.22	Prior to undertaking operational works	
Amendments		• Planter minimum planting media depths, widths and species to be amended as per the conditions of this approval.			
C300	D	Internal Access and General Layout Plan 'amended in red'	14.02.22	Prior to undertaking operational works	

Amendments	<ul style="list-style-type: none"> First Ave crossing design to be amended to reflect the recommendations of the RSA and the conditions of this approval. Provide a kerb buildout in the location of the existing Brisbane Road pedestrian crossing to mirror opposite side of Brisbane Road (existing condition) 			
C351	E	External Roadworks Layout Plan Sheet 2 of 2	14.02.22	Prior to undertaking operational works
Amendments	<ul style="list-style-type: none"> First Ave crossing design to be amended to reflect the recommendations of the RSA and the conditions of this approval. 			
C370	D	Elevated Crossing Layout	14.02.22	Prior to undertaking operational works
Amendments	<ul style="list-style-type: none"> First Ave crossing design to be amended to reflect the recommendations of the RSA and the conditions of this approval. 			
C380	C	Signage and Line marking Layout Plan 'amended in red'	14.02.22	Prior to undertaking operational works
Amendments	<ul style="list-style-type: none"> First Ave crossing design to be amended to reflect the recommendations of the RSA and the conditions of this approval. Provide a kerb buildout in the location of the existing Brisbane Road pedestrian crossing to mirror opposite side of Brisbane Road (existing condition) Remove no-standing yellow line over the Brisbane Road pedestrian crossing Remove no-standing yellow line along the First Avenue loading zone Provide full-time loading zone sign R5-23 at both ends of the First Avenue loading zone 			
C405	D	Stormwater Drainage Post Development Catchment Plan 'amended in red'	14.02.22	Prior to undertaking operational works
Amendments	<ul style="list-style-type: none"> First Avenue crossing design to be amended to reflect the recommendations of the RSA and the conditions of this approval. 			
C410	D	Stormwater Drainage Layout Plan 'amended in red'	14.02.22	Prior to undertaking operational works
Amendments	<ul style="list-style-type: none"> First Ave crossing design to be amended to reflect the recommendations of the RSA and the conditions of this approval. 			

SK200	A	Roadworks and Drainage Layout Plan 'amended in red'	23.03.21	Prior to undertaking operational works
Amendments	<ul style="list-style-type: none"> First Ave crossing design to be amended to reflect the recommendations of the RSA and the conditions of this approval. Provide a kerb buildout in the location of the existing Brisbane Road pedestrian crossing to mirror opposite side of Brisbane Road (existing condition) 			
SK220	A	External Roadworks First Avenue Layout Plan and Details 'amended in red'	23.03.21	Prior to undertaking operational works
Amendments	<ul style="list-style-type: none"> First Ave crossing design to be amended to reflect the recommendations of the RSA and the conditions of this approval. 			
SK300	C	Kerb and Verge Alignment Layout 'amended in red'	07.04.21	Prior to undertaking operational works
Amendments	<ul style="list-style-type: none"> First Ave crossing design to be amended to reflect the recommendations of the RSA and the conditions of this approval. 			
	2	Construction Management Plan	12.08.21	Prior to the prestart meeting
Amendments	<ul style="list-style-type: none"> Amend the Construction Management to reflect the conditions of this approval. 			

9.0 REFERENCED DOCUMENTS

The following plans and documents are reference documents.

Referenced Documents

Plan No.	Rev.	Plan Name	Date
19116		CPTED Report	18.08.21
BNE0298	03	NCC Section J Energy Efficiency Report	31.03.21
14853		Qualitative Wind Assessment Interim Report	12.08.21
14853		Wind Assessment Response	20.01.22
20973	DA01a	Traffic Engineering Report	08.21
20973		Traffic Engineering Advice	08.12.21
20973		Traffic Engineering Response	03.02.22
		Road Safety Audit Report	14.02.22
9395	3	Engineering Services Report	07.12.21
		Waste Management Plan	10.21
BNE0298	D	Lighting Impact Assessment Report	12.08.21



Strategic policy

Management of Requests for Road Closure Applications

Corporate Plan reference	<p>Our Strong Community We serve our community by providing this great service.</p> <ul style="list-style-type: none"> S7 - Roads, cycleways and pathways – maintaining and improving the road network and associated assets (sealed and gravel roads, bridges and pathways), vegetation management, construction and project delivery services, permit fees, private works and levies. <p>Our Environment and Liveability We serve our community by providing this great service.</p> <ul style="list-style-type: none"> S14 - Sustainable growth and network planning – providing land use planning, social policy, infrastructure planning and charges, flood mapping, transportation planning and environmental initiatives.
Endorsed by Council on:	24 March 2022
Manager responsible for policy	Manager, Property Management Branch

Introduction

Effective management of Road Reserves is a critical responsibility for Council, as so many important community outcomes are achieved through the utilisation and protection of these corridors. Uses within Road Reserves are wide ranging, extending from accommodating current and future transport, parking, access and utility needs to providing urban amenity and buffers against development activity in both rural and urban situations. Underpinning the policy is the principle of preserving road reserves to protect the interests of existing and future communities.

There are many Road Reserves that are currently unutilised or underutilised that are subject to applications for temporary and permanent closure. If permanent closures are granted, that future potential for a future community is removed.

This policy recognises the State Government process, managed by the Department of Resources (DoR), with the Minister ultimately responsible for granting approval for a Road Closure. It outlines the elements for consideration required of Council employees and Councillors in developing responses, as part of the process. Further, the policy provides guidance to external parties considering making an application for a Road Closure.

Policy statement

Council is committed to the preservation and protection of road reserves for the benefit of existing and future communities across the region. Council recognises that road reserves, regardless of current utilisation, are a vitally important asset for the region both now and into the future.

The long-term vision is to preserve and protect road reserves for the benefit of existing and future communities.

In order to protect these assets, the majority of applications made to the Queensland State Government's Department of Resources (DoR) are not supported as they do not meet Council's strict threshold for supporting permanent road closures.

This policy provides a framework for the consistent assessment of permanent road closure applications and response to the Queensland State Government, which aims to ensure consistency across all areas of Council operations and the development of a consistently informed response on all applications.

Policy scope

This policy applies to all Council employees involved in the assessment of permanent road closure applications made to Council by the DoR.

This policy does not apply to road closure applications relating to events, construction works and any other road closure applications attached to permits or approvals issued under the Local Government Act 2009 or Council's local laws.

Principles

The process established in the *Land Act 1994* and supporting documentation delivers a framework for officers to provide advice of support or objection to DoR, based on a number of considerations. The following principles apply to the assessment and final decision of all permanent road closure applications.

The key guiding principles for the protection of road reserves are:

- **Preservation of function** – road reserves typically provide for the movement of people and goods by way of existing and future use by vehicles, cyclists and pedestrians, but also accommodate other uses such as the right of way for utility services, and community amenity through space for trees and street scaping. The policy position is to preserve this potential.
- **Preservation of existing and future community benefit** – preservation of public land for future generations is in keeping with Council's vision, by protecting the potential for connectivity, amenity and green spaces, particularly as population growth continues and unused road reserves will grow in community value and will eventually realise their potential.
- **Preservation of future access** – many undeveloped road reserves provide accessibility to key locations such as waterways and quiet green spaces. The policy position is to preserve and protect future accessibility to waterways, conservation areas and public spaces.
- **Changing land use** – The full benefit of an existing road reserve, yet to be realised, may be revealed by future land use changes, over time. Councils generally review and develop new Planning Schemes every 10 or so years. Preserving road reserves will allow future community benefits from land use changes to be realised.
- **Minimise future costs** – road reserves facilitate the provision of services such as water supply, sewerage, telecommunications and electricity. There could be significant cost to purchase land parcels in the future, driven by relinquishing an existing road reserve, should a requirement become necessary. The policy position protects the possible unnecessary use of community funds in the future.

- **Enhance environmental protection** – Preserving all or parts of undeveloped road reserves for the protection of remnant vegetation and key corridors for fauna and flora in community ownership is crucially important. The policy position recognises the importance of preserving environmental corridors.

Road closure assessment

The vast majority of applications for permanent road closure would not be supported and this will be Council's starting position in all instances. However, in extenuating circumstances a permanent road closure may be supported by Council. Examples where a permanent road closure application might attract support is where the closure:

- is of a minor nature, (e.g. a minor boundary truncation),
- is part of an equivalent land swap facilitating an equivalent or improved corridor, providing community benefit,
- addresses an untenable situation for a property owner, or,
- involves the installation of essential utility infrastructure.

A temporary road closure would generally be supported, with conditions, as it provides an acceptable interim solution while preserving future community benefits, such as:

- protecting environmental values,
- preservation of community access,
- maintaining stormwater capabilities,
- meeting future transport needs, or,
- protecting other unknown benefits.

The following three phases form an integral aspect of the assessment of all permanent road closure applications received by Council.

1. Initial review and allocation

Property Management Branch is responsible for the initial review of all applications and will coordinate key stakeholder engagement across all relevant Council operational areas. Divisional Councillors will be included as part of the key stakeholder engagement process.

2. Assessment

The following four fundamental aspects must be considered in the assessment of all applications in line with the policy's guiding principles –

Loss of potential future benefit – The Council response to DoR in relation to Road Closure applications is currently required to be directed to existing and foreseeable impacts on Council's operational capabilities. This is unacceptable to Council, as is most often the case, the need to preserve Road Reserves, in full or part, is to protect an opportunity for a future generation, of a yet to be discovered future benefit. Where needs have not yet been identified or "tapped into" should not provide the basis for disposing of the asset by way of a road closure.

Loss of environmental value – The future benefits may relate to recreational open space, preservation of linear fauna and flora linkages by way of the potential to restore and enhance nature's potential. Many unutilised Road Reserves, in full or in part, provide buffers to urban and rural activity that will, with future population growth, take on greater importance and increased community value.

Loss of access – Many of the unutilised rural Road Reserves lead to water courses, major and minor, where areas adjacent to streams are currently available to the community through the presence of a Road Reserve, but lack a constructed facility, could be fenced off, and/or are largely unknown to the public. Access in perpetuity, to and through these attractive areas needs to be preserved, for the benefit of flora and fauna preservation and for the enjoyment of current and future generations. Further, it is vitally important to protect access to and through these reserves into the future as their importance will gain in stature as the Sunshine Coast Regional Council population grows from 350,000 (2021) to 518,000 (2041) and beyond.

Future costs – Many Road Reserves serve multiple purposes, providing connectivity for transport, energy, water supply, sewerage, and telecommunications. Sections of Road Reserve lost in the past through road closures have required purchase back or alternative routes to be found, to meet the infrastructure needs of community. This financial burden on community is unnecessary and should be avoided.

3. Recommendation and final decision

The Property Management Branch will collate all responses from key stakeholders, cross check recommendations to ensure they align with this policy and coordinate the development of a single consolidated response and final decision back to DoR for consideration and decision.

Roles and responsibilities

All Council employees involved in the assessment of applications made to Council through DoR regarding permanent road closure applications must comply with this policy and any associated documents related to the closure of roads.

The State Government, through DoR, requests advice from Council on its position regarding temporary and permanent road closure applications.

The branches of Council which receive the request for feedback will be determined by Property Management Branch. Property Management Branch will communicate Council's decision to DoR.

Measurements of success

A key measurement of success for this policy is the successful preservation of community land for future generations.

Definitions

Council employee -Means the CEO, senior contract employees, contract employees, award employees, casual employees, part-time employees, contractors, contingent workers, agency casuals.

Road – Under the Land Act 1994, a road is defined as an area of land, whether surveyed or unsurveyed, that is either:

- dedicated, notified or declared to be a road for public use
- taken under an Act for the purpose of a road for public use

Road Reserve - Land dedicated as road is an area set aside for the present or future use of the travelling public.

Policy commitment

Council employees and Councillors covered in the scope of this policy consistently demonstrate and uphold the intent, objectives and principles of this policy. Nothing in this policy requires or authorises an employee of Council or Councillor to act in any way that is contrary to law. Any instances of non-compliance will be managed in accordance with any relevant codes of conduct, policies and legislation dealing with conduct and/or disciplinary action.

Related legislation, policies, strategies and documents

All individuals engaged in dealings within the scope of this policy are required to fulfil the ethical and behavioural obligations as defined in legislation. In the event of an inconsistency between any provision of this policy and any provision of the following related legislation, policies, strategies and documents, the provisions of the related legislation, policies, strategies and documents shall prevail, unless the CEO or Council expressly waive a provision of this policy by prior agreement. For further assistance please contact the Manager of Corporate Governance.

[Local Government Act 2009](#)

[Land Act 1994](#) (refer Sections 97A – 109C).

[QLD State policy paper - "Roads: Permanent and Temporary Closures.](#)

[Guideline – Roads under the Land Act 1994 SLM/2013/725](#)

[Application for Road Closure – Department of Resources, Part B – Form LA18](#)

Version control:

Version	Reason/ Trigger	Change (Y/N)	Endorsed/ Reviewed by	Date
1.0	New Policy			24/03/2022



Infrastructure Charges Resolution (No. 9) 2022

Commenced 28 March 2022



© Sunshine Coast Regional Council 2009-current.
Sunshine Coast Council™ is a registered trademark
of Sunshine Coast Regional Council.

www.sunshinecoast.qld.gov.au

mail@sunshinecoast.qld.gov.au

T 07 5475 7272 **F** 07 5475 7277

Locked Bag 72 Sunshine Coast Mail Centre Qld 4560

Acknowledgements

Council wishes to thank all contributors and stakeholders involved in the development of this document.

Disclaimer

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. While the Sunshine Coast Regional Council has exercised reasonable care in preparing this document it does not warrant or represent that it is accurate or complete. Council or its officers accept no responsibility for any loss occasioned to any person acting or refraining from acting in reliance upon any material contained in this document.

Sunshine Coast Regional Council Infrastructure Charges Resolution (No. 9) 2022

Contents

	Page
Part 1	
Introduction.....	5
1. Preliminary	5
1.1 Title	5
1.2 Planning Act 2016.....	5
1.3 Effect.....	5
1.4 Purpose of the resolution	5
1.5 Interpretation	5
2. Application of the adopted infrastructure charge	9
2.1 Purpose	9
2.2 Effect of the Chapter 4 of the <i>Planning Act 2016</i> in the local government area	9
2.3 Application of the resolution to the local government area.....	9
2.4 Application to particular development.....	9
2.5 Categorisation of uses to development classes	10
3. Assumptions about future development.....	10
3.1 Purpose	10
3.2 Development assumptions about future development.....	10
4. Priority infrastructure area	10
4.1 Purpose	10
4.2 Priority infrastructure area	10
Part 2	
Trunk infrastructure networks	10
5. Trunk infrastructure plans.....	10
5.1 Purpose	10
5.2 Schedule of works for trunk infrastructure.....	10
5.3 Trunk infrastructure network systems and items	11
5.4 Trunk infrastructure plans.....	11
6. Desired standard of service	11
6.1 Purpose	11
6.2 Desired standards of service for trunk infrastructure	11
7. Establishment cost for trunk infrastructure networks.....	11
7.1 Purpose	11
7.2 Establishment costs for a trunk infrastructure network.....	11
Part 3	
Levied charge	11

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

8.	Levied charge	11
8.1	Purpose	11
8.2	Calculation of the base charge	11
8.3	Levied Charge.....	13
8.4	Adopted charge rate.....	13
8.5	Credit for existing lawful uses or vacant lots	13
8.6	Additional credit for past contribution or charge.....	14
9.	Administration of adopted infrastructure charge.....	15
9.1	Purpose	15
9.2	Time of payment of a levied charge.....	15
9.3	Alternative to paying a levied charge	15
9.4	Automatic increase provision	15
10.	Allocation of adopted charge	15
10.1	Purpose	15
10.2	Allocation of the adopted charge to Council and the distributor-retailer	15
10.3	Allocation of Council's proportion to trunk infrastructure networks.....	16
Part 4	Establishment cost for offsets or refunds	17
11.	Establishment Cost.....	17
11.1	Purpose	17
11.2	Establishment cost for works	17
11.3	Recalculation of an establishment cost for works.....	17
11.4	Recalculation of an establishment cost for land.....	19
12.	Conversion applications.....	19
12.1	Purpose	19
12.2	Application of section.....	19
12.3	Conversion criteria.....	20
Part 5	Schedule of adopted charges	20
13.	Schedule of adopted charges	20
13.1	Purpose	20
13.2	Table 13.1 Schedule of Adopted Charges – material change of use or building work.....	20
13.3	Table 13.2 Schedule of Adopted Charges – reconfiguring a lot	31

Sunshine Coast Regional Council

Infrastructure Charges Resolution (No. 9) 2022**Part 1 Introduction****1. Preliminary****1.1 Title**

This infrastructure charges resolution may be cited as the *Sunshine Coast Regional Council Infrastructure Charges Resolution (No. 9) 2022*.

1.2 Planning Act 2016

- (1) The resolution is made under s 113 of the *Planning Act 2016*.
- (2) The resolution is to be read in conjunction with the following:
 - (a) the Planning Regulation;
 - (b) the applicable local planning instruments.
- (3) The resolution is attached to but does not form part of the applicable local planning instruments.

1.3 Effect

The resolution has effect from the 28 March 2022

1.4 Purpose of the resolution

The purpose of the resolution is to assist with the implementation of the applicable local planning instruments by stating the following:

- (a) an adopted infrastructure charge for the purpose of determining a levied charge for funding part of the establishment cost of the following trunk infrastructure networks:
 - (i) transport network;
 - (ii) parks and land for community facilities network;
 - (iii) stormwater network;
 - (iv) water supply network;
 - (v) sewerage network.
- (b) stating other matters relevant to the adopted infrastructure charge.

1.5 Interpretation

- (1) ***In this resolution:***

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

adopted charge rate means the charge to be applied for the purpose of calculating a levied charge as stated in section 8.4 (Adopted charge rate).

applicable local planning instruments means the following:

- (a) *Caloundra City Plan 2004*;
- (b) *Maroochy Plan 2000*;
- (c) *Sunshine Coast Planning Scheme 2014*

base date means the date stated in the LGIP and Netserv Plan from which Council and distributor-retailer has estimated the establishment cost for a trunk infrastructure network.

bedroom means an area of a building or structure which:

- (a) is designed or intended for use for sleeping; or
- (b) can be used for sleeping such as a den, library, study, loft, media or home entertainment room, library, family or rumpus room or other similar space.

breakup agreement means the agreement between Council and the distributor-retailer for the charges breakup of the maximum adopted charges that applies to each of the parties.

commercial lot means a lot located in the Principal Centre, Major Centre, District Centre and Local Centre Zones and Specialised Centre Zone.

Council means Sunshine Coast Regional Council.

court area means the area of premises where the leisure, sport or recreation activity is conducted and excludes the area of the premises not used for conducting the leisure, sport or recreation activity, such as areas for spectators, office or administration, amenities or food and beverages.

credit means the amount the adopted charge is reduced by taking into account the existing lawful uses on the site or vacant lots in section 8.5 or previous payments as calculated in section 8.6 (Additional credit for past contribution or charge).

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

distributor-retailer means the Northern SEQ Distributor-Retailer Authority (trading as Unitywater).

dwelling unit means habitable rooms and other spaces used or intended for use as one self-contained residential unit, comprising at least bathroom, toilet and kitchen facilities as well as other living and sleeping space to accommodate one or more persons.

establishment cost see schedule 2 (Dictionary) of the *Planning Act 2016*.

gross floor area (GFA) ¹ means the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall²), other than areas used for the following:

- (a) building services, plant and equipment;
- (b) access between levels;
- (c) ground floor public lobby;
- (d) a mall³;
- (e) the parking, loading and manoeuvring of motor vehicles;
- (f) unenclosed private balconies whether roofed or not.

impervious area means the area of the premises that is impervious to rainfall. This includes all roofed, decked, paved, concrete, asphalt or bitumen sealed areas.

industrial lot means a lot located in the Low Impact, Medium Impact, High Impact and Waterfront and Marine Industry Zones.

lawful use see schedule 2 (Dictionary) of the *Planning Act 2016*.

¹ GFA includes the area of shipping containers or similar structures used as permanent structures and approved for permanent use e.g. mini storage facilities.

² where there are no external walls, the measurement is taken to the outside of the supporting columns, or for a cantilevered roof, the edge of the roofline. Should the roofline extend beyond the floor, then the floor extent will be the basis for measurement.

³ For example: a public access mall in a shopping centre

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

levied charge means a charge for trunk infrastructure for which the *Planning Act 2016* applies, calculated under the resolution.

local government infrastructure plan (LGIP) means the local government infrastructure plan for the specified local government planning scheme/s

Netserv Plan means the distributor-retailer's infrastructure and business approach to provide safe, reliable and secure water supply and sewerage services and its growth and investment strategy for the next 30 years.

other lot means a lot that is not a residential lot, industrial lot or commercial lot.

PA means the *Planning Act 2016*

planned date means the date scheduled for the provision of trunk infrastructure stated in the schedule of works for trunk infrastructure referenced in the LGIP.

Planning Regulation means the Planning Regulation 2017 made under the Planning Act 2016.

prescribed form means a form prescribed by Council.

priority infrastructure area see section 4.2 (Priority infrastructure area).

residential lot means a lot located in the Low Density, Medium Density, High Density and Tourist Accommodation Zones, Emerging Community Zone, Limited Development (Landscape Residential) Zone, Rural Zone or Rural Residential Zone.

specified local government planning scheme means the: Caloundra City Plan 2004; Maroochy Plan 2000 and the Sunshine Coast Planning Scheme 2014.

storey means a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not:-

- (a) a lift shaft, stairway or meter room;
- (b) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

(c) a combination of the above.

A mezzanine is a storey.

A roofed structure on or part of a roof that does not solely accommodate building plant and equipment is a storey.

suite means a single room or a set of connecting rooms that can operate as a single occupancy or single tenancy.

(2) A term defined in the *Planning Act 2016* which is used in the resolution has the meaning given in the *Planning Act 2016*.

(3) If a term is not defined in the resolution, specified local government planning scheme or the *Planning Act 2016* the term is to, subject to section 14A (Interpretation best achieving Act's purpose) of the *Acts Interpretation Act 1954*, have the meaning assigned to it by the edition of the Macquarie Dictionary that is current at the commencement date.⁴

2. Application of the adopted infrastructure charge

2.1 Purpose

Section 2 states the following:

- (a) that Chapter 4 of the *Planning Act 2016* has effect in the local government area;
- (b) that the resolution is intended to apply to development in the local government area;
- (c) that the resolution applies to particular development;
- (d) the categorisation of uses under an applicable local planning instrument to charge categories under the Schedule 16 of the Planning Regulation.

2.2 Effect of the Chapter 4 of the *Planning Act 2016* in the local government area

Chapter 4 of the *Planning Act 2016* applies to all of the local government area.

2.3 Application of the resolution to the local government area

The resolution applies to all development in the local government area.

2.4 Application to particular development

Council may levy an infrastructure charge on the following development:

- (a) a reconfiguring a lot;

⁴ Section 14A(1) (Interpretation best achieving Act's purpose) of the *Acts Interpretation Act 1954* provides that in the interpretation of a provision of the Act the interpretation that will best achieve the purpose of the Act is to be preferred to any other interpretation.

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

- (b) a material change of use of premises;
- (c) the carrying out of building work.

2.5 Categorisation of uses to development classes

- (1) A use under an applicable local planning instrument as stated in column 1 of Table 13.1 (Schedule of adopted charges – material change of use or building work) is included within the Planning Regulation Schedule 16 charge category stated in column 2 of Table 13.1 Schedule of adopted charges – material change of use or building work;
- (2) Council and the distributor-retailer are to allocate a use not otherwise stated under subsection (1) to an applicable development class based on an assessment of use and demand.

3. Assumptions about future development**3.1 Purpose**

Section 3 states the assumptions about the type, scale, location and timing of future development.

3.2 Development assumptions about future development

- (a) the type, scale, location and timing of future development is identified in the LGIP;
- (b) development inconsistent with the type, scale, location and timing identified in the LGIP will be subject to assessment for conditions for extra trunk infrastructure costs in Subdivision 2 Chapter 4 of the PA.

4. Priority infrastructure area**4.1 Purpose**

Section 4 states the priority infrastructure area for Council.

4.2 Priority infrastructure area

The priority infrastructure area is identified in the LGIP.

Part 2 Trunk infrastructure networks**5. Trunk infrastructure plans****5.1 Purpose**

The LGIP and the Netserv Plan states the trunk infrastructure networks to be funded, in part, by the adopted infrastructure charge.

5.2 Schedule of works for trunk infrastructure

The trunk infrastructure networks comprise the land and works for trunk infrastructure detailed in the LGIP and the Netserv Plan.

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

5.3 Trunk infrastructure network systems and items

The trunk infrastructure networks identified in the schedule of works for trunk infrastructure include the systems and items detailed in the LGIP and the Netserv Plan.

5.4 Trunk infrastructure plans

The trunk infrastructure networks identified in the schedule of works for trunk infrastructure are conceptually identified in the trunk infrastructure plans detailed in the LGIP and Netserv Plan.

6. Desired standard of service**6.1 Purpose**

Section 6 states the desired standard of service which is the standard guiding the delivery of a trunk infrastructure network.

6.2 Desired standards of service for trunk infrastructure

The desired standard of service for each infrastructure network is detailed in the LGIP and Netserv Plan.

7. Establishment cost for trunk infrastructure networks**7.1 Purpose**

Section 7 states the establishment cost for an identified trunk infrastructure network.

7.2 Establishment costs for a trunk infrastructure network

The establishment costs for the trunk infrastructure networks are detailed in the LGIP and Netserv Plan.

Part 3 Levied charge**8. Levied charge****8.1 Purpose**

Section 8 states the calculation of the infrastructure charge to be levied by the following:

- (a) Council under Chapter 4 of the *Planning Act 2016* for the transport, parks and land for community facilities and stormwater networks;
- (b) the distributor-retailer under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009* for the sewerage and water supply networks.

8.2 Calculation of the base charge

- (1) A base charge for reconfiguring a lot is calculated as follows:

$$BC_{RaL} = (AC_{RaL} \times Q_{RaL}) - C$$

Where:

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

BC_{RaL} is the base charge for reconfiguring a lot.

AC_{RaL} is the adopted charge rate for reconfiguring a lot stated in section 8.4 (Adopted charge rate).

Q_{RaL} is the total number of lots.

C is the credit stated in section 8.5 (Credit for existing uses or vacant lots).

Note:

- (a) for Residential and Other lot reconfiguration, the base charge is apportioned across all networks;
- (b) for Commercial and Industrial lot reconfiguration, the base charge apportionment excludes the stormwater charge component.

- (2) A base charge for a material change of use or building work for residential development is calculated as follows:

$$BC_R = (\text{sum of } (AC_R \times Q_R) \text{ for each defined use}) - C$$

Where:

BC_R is the base charge for a material change of use or building work for residential development.

AC_R is the adopted charge rate for each defined use for a material change of use or building work for residential development stated in section 8.4 (Adopted charge rate).

Q_R is the residential quantity for each defined use.

C is the credit stated in section 8.5 (Credit for existing uses or vacant lots).

- (3) A base charge for a material change of use or building work for non-residential development is calculated as follows:

$$BC = BC_{NR} + BC_{SW}$$

Where:

BC is the base charge for the total development

$$BC_{NR} = (\text{sum of } (AC_4 \times Q_4) \text{ for each defined use}) - C_4$$

$$BC_{SW} = (AC_{SW} \times Q_{SW}) - C_{SW}$$

BC_{NR} is the base charge for a material change of use or building work for non-residential development for the transport, public parks and land for community facilities, water supply and sewerage networks.

BC_{SW} is the base charge for a material change of use or building work for non-residential development for the stormwater network.

AC_4 is the adopted charge rate for each defined use for a material change of use or building work for non-residential development stated in section 8.4 (Adopted charge rate) for the transport, public parks and land for community facilities, water supply and sewerage networks.

AC_{SW} is the adopted charge rate for a material change of use or building work for non-residential development stated in section 8.4 (Adopted charge rate) for the stormwater network.

Q_4 is the non-residential quantity for each defined use.

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

- Q_{SW} is the impervious area of the development.
- C_4 is the credit stated in section 8.5 (Credit for existing uses or vacant lots) for the transport, public parks and land for community facilities, water supply and sewerage networks.
- C_{SW} is the credit stated in section 8.5 (Credit for existing uses or vacant lots) for the stormwater network.

8.3 Levied Charge

The base charge calculated in section 8.2 is indexed by the 3-yearly PPI average from the base date of March 2021 to the date of issuing the charge. The indexed base charge becomes the levied charge.

The levied charge cannot be more than the maximum adopted charge amount calculated at the date of issue of the levied charge.

8.4 Adopted charge rate

The adopted charge rate for:

- (a) a material change of use or building work for:
- (i) residential development, is stated in Table 13.1 (Schedule of adopted charges - material change of use or building work);
 - (ii) non-residential development other than Other uses, is stated in Table 13.1 (Schedule of adopted charges - material change of use or building work), which comprises the following:
 - (A) the adopted charge rate for the transport, public parks and land for community facilities, water supply and sewerage networks in column 4; and
 - (B) the adopted charge rate for the stormwater network in column 5;
 - (iii) non-residential development being Other uses or other development not otherwise identified in paragraphs (i) or (ii):
 - (A) the adopted charge rate for the transport, public parks and land for community facilities, water supply and sewerage networks in column 4, is to be determined by Council and the distributor-retailer based on an assessment of use and demand; and
 - (B) the adopted charge rate for the stormwater network in column 5.
- (b) reconfiguring a lot, is the amount stated in Table 13.2 (Schedule of adopted charges – reconfiguring a lot);

8.5 Credit for existing lawful uses or vacant lots

- (1) The credit for the premises is an amount which is the greater of the following:
- (a) where the premises is subject to an existing lawful use for:
 - (i) residential development, the amount stated for an adopted charge in Table 13.1 (Schedule of adopted charges - material change of use or building work) for the lawful use;

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

- (ii) non-residential development other than Other uses, the amount stated for an adopted charge in Table 13.1 (Schedule of adopted charges - material change of use or building work) for the lawful use;
- (iii) non-residential development being Other uses or other development not otherwise identified in paragraphs (i) or (ii), an amount to be determined by Council and the distributor-retailer;
- (b) where the premises is not subject to an existing lawful use:
 - (i) for a Residential lot, or a lot where infrastructure charges were paid for a reconfiguring a lot approval, the amount stated in Table 13.2 (Schedule of adopted charges – reconfiguring a lot) applicable to each type of lot⁵;
 - (ii) for other types of lots, no credit applies;
- (c) where the premises was subject to a lawful use that is no longer taking place for:
 - (i) residential development, the amount stated for an adopted charge in Table 13.1 (Schedule of adopted charges - material change of use or building work) for the lawful use;
 - (ii) non-residential development other than Other uses, the amount stated for an adopted charge in Table 13.1 (Schedule of adopted charges - material change of use or building work) for the lawful use;
 - (iii) non-residential development being Other uses or other development not otherwise identified in paragraphs (i) or (ii), an amount to be determined by Council and the distributor-retailer;

The applicant is to provide satisfactory evidence as to the extent and lawfulness of any claim for a credit for a previous use no longer taking place. The lawful use must have been in existence within 10 years of the making of the development application.

8.6 Additional credit for past contribution or charge

For a past contribution and or charge that has been paid for a particular network under a previous charging regime that exceeds the network component of the Credit applied under section 8.5 an additional credit will be recognised.

The amount of the additional credit will be determined by converting the previous payment to an equivalent adopted charge as determined by Council and only relates to the amount over and above the standard credit applied under section 8.5.

The amount of the additional credit will not be more than the adopted charge amount for that network. The onus remains with the applicant to provide full details and

⁵ To qualify for a credit a residential lot must be on an individual title and be capable of having a dwelling house built on the lot that can comply with the Acceptable Outcomes criteria for setbacks of the Dwelling house code in the Sunshine Coast Planning Scheme.

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

evidence of any payments of contributions and or charges under a previous charging regime.

The additional credit for past contribution or charge as calculated above will be deducted from the levied charge from section 8.3. This new amount will become the final levied charge.

9. Administration of adopted infrastructure charge

9.1 Purpose

Section 9 states how a levied charge is to be administered.

9.2 Time of payment of a levied charge

A levied charge is payable at the following time:

- (a) if the charge applies to reconfiguring a lot that is assessable development - before Council approves the plan of subdivision for the reconfiguration;
- (b) if the charge applies to building work that is assessable development - before the certificate of classification or final inspection certificate for the building work is given;
- (c) if the charge applies to a material change of use - before the change of use happens;
- (d) if paragraphs (a), (b) and (c) do not apply - on the day stated in the infrastructure charges notice or negotiated infrastructure charges notice.

9.3 Alternative to paying a levied charge

Council may give consideration to entering into an infrastructure agreement involving an alternative to the way a payment is to be made or an infrastructure contribution provided in a form other than paying a levied charge.

9.4 Automatic increase provision

The levied charge is to be increased from the start date (the day the first charge notice is issued) to the date the charge is to be paid. The amount of the increase will be calculated by the change in the 3-yearly PPI average from the start date to the date the charge is to be paid.

The increased levied charge is limited to the maximum adopted charge that could have been issued at the time of payment.

10. Allocation of adopted charge

10.1 Purpose

Section 10 states how the adopted charge of Council is to be allocated in accordance with the breakup agreement.

10.2 Allocation of the adopted charge to Council and the distributor-retailer

- (1) The proportion of a levied charge to be allocated to Council and the distributor-retailer is in accordance with the breakup agreement. The charges breakup is stated in Table 10.1 (Allocation of the adopted charge to Council and the distributor-retailer). For non-residential development, this

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

proportion of the adopted charge excludes the stormwater component of the charge which is allocated wholly to Council.

- (2) The charges breakup means the distributor-retailers proportion is the proportion of the maximum adopted charges. Therefore, where the adopted charge rate in Table 13.1 results in a levied charge being calculated, which is less than a charge calculated using the maximum adopted charges, Council receives the difference after the distributor–retailer's proportion is deducted.
- (3) Where the charge, as apportioned to either Council or the distributor-retailer results in a negative charge payable to either entity, the balance of any charge calculated is allocated wholly to the other entity.

Table 10.1 Allocation of the adopted charge to Council and the distributor-retailer

Column 1 Schedule 16 - Planning Regulation	Column 2 Allocation of adopted infrastructure charge between council and the distributor-retailer	
Charge Category	SCRC %	Distributor-retailer %
Residential uses, Accommodation (short-term), Accommodation (long-term), Places of assembly, Educational facility, Indoor sport and recreation	54	46
Commercial (bulk goods), Commercial (retail), Commercial (office), Entertainment, Essential Services	84	16
Industry High impact rural	64	36
Other uses	The proportion split for the charge category for the prescribed amount selected for the use.	
Reconfiguring a lot	SCRC %	Distributor-retailer %
Residential lot, Other lot	54	46
Commercial lot	84	16
Industrial lot	64	36

10.3 Allocation of Council's proportion to trunk infrastructure networks

The proportions of an adopted infrastructure charge to be allocated to a trunk infrastructure network for Council's trunk infrastructure networks are stated in column 2 in Table 10.2 (Allocation of Council's proportion of the levied charge to trunk infrastructure networks)

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Table 10.2 Allocation of Council's proportion of the levied charge to trunk infrastructure networks

Column 1	Column 2		
Development Type	Allocation of Council's proportion of adopted infrastructure charge to trunk infrastructure networks		
	Transport (%)	Public parks and land for community facilities (%)	Stormwater (%)
Residential development, Residential lot or Other Lot	40	50	10
Reconfiguring a lot to create Commercial lots or Industrial lots	85	15	0
Non-residential development for: (a) material change of use; or (b) building work.	85	15	Calculated Separately

Part 4 Establishment cost for offsets or refunds**11. Establishment Cost****11.1 Purpose**

Section 11 states the method to be used to calculate establishment cost for offsets and refunds.

11.2 Establishment cost for works

- (1) The establishment costs for determining offsets and refunds for trunk infrastructure identified in a necessary infrastructure condition shall be the establishment cost identified in the LGIP or Netserv Plan.
- (2) Council or the distributor-retailer may vary the establishment cost identified in the LGIP or Netserv Plan where these costs are found not to be a true representation of the cost of providing the trunk infrastructure due to changes in the scope of work and/or more detailed design information being available at the time of determining offsets or refunds.

11.3 Recalculation of an establishment cost for works

- (1) Where a notice is given by an applicant under s. 137 of PA for a recalculation of the establishment cost for the trunk infrastructure that is works the recalculated amount shall be the pre-market estimate of the work as determined below.

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

- (2) The pre-market estimate of work for the trunk infrastructure contribution is the estimate expressed in dollars of the design and construction of the work:
- (a) including the following:
- (i) the cost of planning and designing the work;
 - (ii) the cost of survey and site investigation for the work;
 - (iii) a cost under a construction contract for the work;
 - (iv) a portable long service leave payment for a construction contract;
 - (v) an insurance premium for the work;
 - (vi) a Council inspection fee for the commencement and end of the maintenance period for the work;
 - (vii) the cost of an approval for the work;
- (b) excluding the following:
- (i) a cost of carrying out temporary infrastructure;
 - (ii) a cost of carrying out other infrastructure which is not part of the trunk infrastructure contribution;
 - (iii) a cost of the decommissioning, removal and rehabilitation of infrastructure identified in paragraphs (i) and (ii);
 - (iv) a part of the trunk infrastructure contribution provided by Council or a person other than the person seeking the infrastructure offset;
 - (v) a cost to the extent that GST is payable and an input tax credit can be claimed for the work.
- (c) The applicant:
- (i) must undertake a tender process in accordance with Council's Procurement Policy for any work contribution which is eligible for an Infrastructure Offset under this document;
 - (ii) must give Council a Notice which states the applicant's calculation of the pre-market estimate, which will include, as applicable;
 - A. a copy of the tender advertisement;
 - B. a copy of each tender received;
 - C. the applicant's preferred tenderer;
 - D. the applicant's reason for the preferred tenderer;
 - E. a copy of the proposed Work Contract issued by the applicant's preferred tenderer;
 - F. detailed plans and specifications showing the extent of the Work Contribution eligible for an Infrastructure Offset;
 - G. the applicant's calculation of the cost providing a Works Contribution to which an Infrastructure Offset applies;

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

- H. the total of the applicant's calculation of the Pre-Market Estimate.

11.4 Recalculation of an establishment cost for land

- (1) The recalculation of the establishment cost of trunk infrastructure that is land must be determined using the before and after method of valuation for estimating the current market value of land. This approach includes the following steps:
- (i) Council obtains a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (the valuation).
 - (ii) Council refers it's valuation to the applicant.
 - (iii) Upon receipt of the registered valuer's assessment, the applicant must decide whether to:
 - a. accept the valuation; or
 - b. reject the valuation.
 - (iv) If the applicant accepts the valuation it must:
 - a. provide written notice to Council that it has agreed to the valuation
 - b. Council will index the agreed valuation based on the same level of indexation applied to the infrastructure charges in the infrastructure charges notice.
 - (v) If the applicant rejects the valuation Council must refer the valuation to a certified practicing valuer, the appointment of which must be agreed by both parties, to assess whether the valuation is consistent with current market value.
 - (vi) The valuation determined by the agreed certified practicing valuer is the establishment cost of the infrastructure.
 - (vii) Following receipt of the agreed certified practicing valuer's valuation, the local government must:
 - a. index the establishment cost of the infrastructure based on the same level of indexation applied to the infrastructure charges in the infrastructure charges notice.
 - b. provide written notice to the applicant stating the establishment cost of the infrastructure based on the indexed value of the agreed certified practicing valuer's valuation.

12. Conversion applications**12.1 Purpose**

Section 12 states Council's and the distributor-retailer's criteria for consideration of conversion applications for non-trunk to trunk infrastructure.

12.2 Application of section

Section 12 applies where:

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

- (a) A condition of a development approval under s 145 of PA requires non-trunk infrastructure to be provided; and
- (b) The applicant considers that the non-trunk infrastructure should be identified as trunk infrastructure and therefore eligible for offsets and refunds.

12.3 Conversion criteria

- (1) Where an applicant makes an application for conversion of infrastructure required by a non-trunk infrastructure condition to be considered trunk infrastructure all of the following criteria must be met:
The non-trunk infrastructure:
 - (a) must have capacity significantly in excess of what is required to specifically service the proposed development in order to service other development in the area; and
 - (b) must meet all of the desired standards of service specifications of the LGIP and Netserv Plan; and
 - (c) must have a function and purpose consistent with other trunk infrastructure identified in the LGIP and Netserv Plan; and
 - (d) must not be consistent with non-trunk infrastructure for which conditions may be imposed in accordance with s 145 of PA; and
 - (e) must be the most cost effective option in terms of the type, size and location of the infrastructure. The most cost effective option means the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standards of service; and
 - (f) must be servicing development consistent with the planning assumptions in terms of scale, type, timing and location outlined in the LGIP and Netserv Plan

Part 5 Schedule of adopted charges**13. Schedule of adopted charges****13.1 Purpose**

Section 13 states the adopted charge rates for the defined uses under the specified local government planning scheme and adopted charge rates for proposed lots created by a reconfiguring a lot application.

13.2 Table 13.1 Schedule of Adopted Charges – material change of use or building work

Table 13.1 Schedule of adopted charges – material change of use or building work states the following:

- (a) the charge category for a defined use under an applicable local planning instrument;
- (b) the adopted charge rate for the transport, public parks and land for community facilities, stormwater and water supply and sewerage networks.

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Table 13.1 Schedule of adopted charges – material change of use or building work

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
Development under Sunshine Coast Planning Scheme 2014					
Residential	Caretaker's accommodation	Residential uses	3 or more bedroom unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Dwelling house	Residential uses	3 or more bedroom dwelling	\$30,677.65	-
	Dwelling unit	Residential uses	3 or more bedroom unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Dual occupancy	Residential uses	3 or more bedroom unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Community residence	Accommodation (long-term)	for each suite with 3 or more bedrooms	\$30,677.65	-
			for each suite with 2 bedrooms	\$21,912.60	-
			for each suite with 1 bedroom	\$15,601.80	-
			for each bedroom that is not part of a suite	\$15,601.80	-
	Relocatable home park	Accommodation (long-term)	3 or more bedroom relocatable dwelling site	\$30,677.65	-
			2 bedroom relocatable dwelling site	\$21,912.60	-
			1 bedroom relocatable dwelling site	\$21,912.60	-
	Retirement facility	Accommodation (long-term)	3 or more bedroom unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Rooming Accommodation	Accommodation (long-term)	for each suite with 3 or more bedrooms	\$30,677.65	-
			for each suite with 2 bedrooms	\$21,912.60	-
			for each suite with 1 bedroom	\$15,601.80	-
			for each bedroom that is not part of a suite	\$15,601.80	-
	Residential care facility ⁽³⁾	Essential services	m ² GFA	\$153.40	\$10.95
	Multiple dwelling	Residential uses	3 or more bedroom unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	Tourist park ⁽¹⁾	Accommodation (short-term)	tent site or caravan site ⁽⁵⁾	\$7,737.49 per 1 site or \$10,476.99 per 2 sites	-
			tent site or caravan site ⁽⁵⁾	\$15,338.75 per 3 sites	
			Cabin (2 or less bedrooms)	\$10,956.25	
			Cabin (3 or more bedrooms)	\$15,338.75	-
	Resort complex	Accommodation (short-term)	2 or less bedroom suite	\$10,956.25	-
			3 or more bedroom suite	\$15,338.75	-
			bedroom (that is not part of a suite)	\$10,956.25	-
		Commercial retail (non-residential component, where available to external users)	m ² GFA	\$197.20	\$10.95
		Entertainment (non-residential component, where available to external users)	m ² GFA	\$219.10	\$10.95
		Places of Assembly (Function facility) (non-residential component, where available to external users)	m ² GFA	\$76.75	\$10.95
	Nature-based tourism ⁽¹⁾	Accommodation (short-term)	tent site or caravan site ⁽⁵⁾	\$7,737.49 per 1 site or \$10,476.99 per 2 sites	-
			tent site or caravan site ⁽⁵⁾	\$15,338.75 per 3 sites	
			Cabin (2 or less bedrooms)	\$10,956.25	
			Cabin (3 or more bedrooms)	\$15,338.75	-
			2 or less bedroom suite	\$10,956.25	-
			3 or more bedroom suite	\$15,338.75	-
			bedroom (that is not part of a suite)	\$10,956.25	-
	Short-term accommodation	Accommodation (short-term)	2 or less bedroom suite	\$10,956.25	-
			3 or more bedroom suite	\$15,338.75	-
			bedroom (that is not part of a suite)	\$10,956.25	-
			Cabin (2 or less bedrooms)	\$10,956.25	

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
			Cabin (3 or more bedrooms)	\$15,338.75	
Business	Bar	Entertainment	m ² GFA	\$219.10	\$10.95
	Food and drink outlet	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Function facility	Places of Assembly	m ² GFA	\$76.75	\$10.95
	Hotel	Entertainment	m ² GFA	\$219.10	\$10.95
	Nightclub entertainment facility	Entertainment	m ² GFA	\$219.10	\$10.95
	Theatre	Entertainment	m ² GFA	\$219.10	\$10.95
	Tourist attraction	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Adult store	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Agricultural supplies store	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Garden centre	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Hardware and trade supplies	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Market	Minor uses	Nil	Nil	Nil
	Outdoor sales	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Service station	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Shop	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Shopping centre	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Showroom	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Car wash	Industry	m ² GFA	\$54.80	\$10.95
	Home based business	Minor uses	Nil	Nil	Nil
	Funeral parlour	Places of assembly	m ² GFA	\$76.75	\$10.95
	Health care services	Essential services	m ² GFA	\$153.40	\$10.95
	Office	Commercial (office)	m ² GFA	\$153.40	\$10.95
	Sales office	Commercial (office)	m ² GFA	\$153.40	\$10.95
	Veterinary services	Essential services	m ² GFA	\$153.40	\$10.95
Industrial	Extractive industry	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	High impact industry	Industry	m ² GFA	\$76.75	\$10.95
	Low impact industry	Industry	m ² GFA	\$54.80	\$10.95
	Marine industry	Industry	m ² GFA	\$54.80	\$10.95
	Medium impact industry	Industry	m ² GFA	\$54.80	\$10.95

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	Research and technology industry	Industry	m ² GFA	\$54.80	\$10.95
	Service industry	Industry	m ² GFA	\$54.80	\$10.95
	Special industry	Industry	m ² GFA	\$76.75	\$10.95
	Bulk landscape supplies	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Transport depot	Industry	m ² GFA	\$54.80	\$10.95
	Warehouse	Industry	m ² GFA	\$54.80	\$10.95
Community	Cemetery	Minor uses	Nil	Nil	Nil
	Child care centre	Educational Facility	m ² GFA	\$153.40	\$10.95
	Community care centre	Essential services	m ² GFA	\$153.40	\$10.95
	Community use	Places of assembly	m ² GFA	\$76.75	\$10.95
	Crematorium	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Educational establishment	Educational Facility	m ² GFA	\$153.40	\$10.95
	Emergency services	Essential services	m ² GFA	\$153.40	\$10.95
	Hospital	Essential services	m ² GFA	\$153.40	\$10.95
	Place of worship	Places of assembly	m ² GFA	\$76.75	\$10.95
Sport and recreation	Club	Places of assembly	m ² GFA	\$76.75	\$10.95
	Indoor sport and recreation ⁽²⁾	Indoor sport and recreational facility	m ² GFA	\$219.10 non-court areas, \$21.85 court areas	\$10.95
	Major sport, recreation and entertainment facility ⁽²⁾	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Motor sport facility ⁽²⁾	Other uses			
	Outdoor sport and recreation ⁽²⁾	Other uses			
	Park	Minor uses	Nil	Nil	Nil
Rural Activity	Animal husbandry	Low impact rural	Nil	Nil	Nil
	Animal keeping	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Aquaculture	High impact rural	m ² GFA	\$21.85	-
	Intensive animal industry	High impact rural	m ² GFA	\$21.85	-
	Roadside stall	Minor uses	Nil	Nil	Nil
	Rural industry	Industry	m ² GFA	\$54.80	\$10.95
	Rural workers accommodation	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Cropping	Low impact rural	Nil	Nil	Nil
	Intensive horticulture	High impact rural	m ² GFA	\$16.26	-

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3	Column 4	Column 5
Use class	Defined use		Unit of measure per:	Adopted charge rate (\$ per unit of measure)	Adopted charge rate for stormwater (\$ per m ² of impervious area)
	Permanent Plantation	Low impact rural	Nil	Nil	Nil
	Wholesale nursery	High impact rural	m ² GFA	\$21.85	-
	Winery	High impact rural	m ² GFA	\$21.85	-
Other	Air services ⁽⁴⁾	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Environment Facility	Minor uses	Nil	Nil	Nil
	Major electricity infrastructure	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Parking station	Other uses			
	Port services	Other uses			
	Renewable energy facility	Other uses			
	Substation	Minor uses	Nil	Nil	Nil
	Telecommunications facility	Minor uses	Nil	Nil	Nil
	Utility installation	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Development under Maroochy Plan 2000				
Residential	Accommodation Building	Accommodation (short-term)	room	\$10,956.25	-
	Bed and Breakfast	Accommodation (short-term)	room	\$10,956.25	-
	Caravan Park ⁽¹⁾	Accommodation (short-term)	cabin/caravan/camping site ⁽⁵⁾	\$7,737.49 per 1 site or \$10,476.99 per 2 sites or \$15,338.75 per 3 sites for tent or caravan sites, \$10,956.25 for a 2 or less bedroom cabin, \$15,338.75 for a 3 or more bedroom cabin.	-
	Caravan Park (Relocatable home park)	Accommodation (long-term)	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Caretakers Residence	Residential uses	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Detached House (residential lot)	Residential uses	3 or more bedroom dwelling	\$30,677.65	-
	Display Home	Residential uses	3 or more bedroom dwelling	\$30,677.65	-
	Dual Occupancy	Residential uses	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
			1 bedroom dwelling unit	\$21,912.60	-
	Home-Based Business	Minor uses	Nil	Nil	Nil
	Institutional Residence	Accommodation (long-term)	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Integrated Tourist Facility	Accommodation (short-term)	room	\$10,956.25	-
	Motel (includes hotel accommodation)	Accommodation (short-term)	room	\$10,956.25	-
	Multiple Dwelling Units	Residential uses	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	Residential Care facility ⁽³⁾	Essential services	m ² GFA	\$153.40	\$10.95
	Retirement Village	Accommodation (long-term)	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
Rural	Agriculture, Animal Keeping, Animal Husbandry, Forestry, Roadside stall, Stables	Low impact rural	Nil	Nil	Nil
	Aquaculture, Intensive Animal Husbandry, Intensive Horticulture, Wholesale Nursery	High impact rural	m ² GFA	\$21.85	Nil
	Rural Service Industry	Low impact rural	Nil	Nil	Nil
	Winery	High impact rural	m ² GFA	\$21.85	Nil
Commercial	Adult Product Shop	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Art & Craft Centre	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Convenience Restaurant	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Fast Food Store	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Funeral Parlour	Places of assembly	m ² GFA	\$76.75	\$10.95
	Garden Centre	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Hotel (excluding hotel accommodation)	Entertainment	m ² GFA	\$219.10	\$10.95
	Market	Minor uses	NA	NA	NA
	Medical Centre	Essential services	m ² GFA	\$153.40	\$10.95
	Office	Commercial (office)	m ² GFA	\$153.40	\$10.95
	Restaurant	Commercial (retail)	m ² GFA	\$197.20	\$10.95

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	Shop (including General Store)	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Shopping Complex	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Showroom	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Veterinary Clinic	Essential services	m ² GFA	\$153.40	\$10.95
Industrial	Car Washing Station	Industry	m ² GFA	\$54.80	\$10.95
	Environmentally Assessable Industry	Industry	m ² GFA	\$76.75	\$10.95
	Extractive Industry	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	General Industry	Industry	m ² GFA	\$54.80	\$10.95
	Landscape Supplies	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Light Industry - Laundromat	Industry	m ² GFA	\$54.80	\$10.95
	Light Industry - Hot bread kitchen/retail bakery	Industry	m ² GFA	\$54.80	\$10.95
	Light Industry - All other uses	Industry	m ² GFA	\$54.80	\$10.95
	Sales or Hire Yard	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	Service Station	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	Storage Yard	Industry	m ² GFA	\$54.80	\$10.95
	Transport Station	Industry	m ² GFA	\$54.80	\$10.95
	Vehicle Depot	Industry	m ² GFA	\$54.80	\$10.95
	Vehicle Repair Workshop	Industry	m ² GFA	\$54.80	\$10.95
	Warehouse	Industry	m ² GFA	\$54.80	\$10.95
Other	Child Care Centre	Education	m ² GFA	\$153.40	\$10.95
	Local Utility	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Major Utility	Other uses			
	Telecommunications Facility	Minor uses	Nil	Nil	Nil
	Cemetery	Minor uses	Nil	Nil	Nil
	Church	Places of assembly	m ² GFA	\$76.75	\$10.95
	Community Meeting Hall	Places of assembly	m ² GFA	\$76.75	\$10.10
	Crematorium	Places of assembly	m ² GFA	\$76.75	\$10.95
	Educational Establishment	Education	m ² GFA	\$153.40	\$10.95
	Emergency Services	Essential services	m ² GFA	\$153.40	\$10.95
	Hospital	Essential services	m ² GFA	\$153.40	\$10.95
	Amusement Centres	Entertainment	m ² GFA	\$219.10	\$10.95

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3	Column 4	Column 5
Use class	Defined use		Unit of measure per:	Adopted charge rate (\$ per unit of measure)	Adopted charge rate for stormwater (\$ per m ² of impervious area)
	Gyms ⁽²⁾	Indoor sport & recreation facility	m ² GFA	\$219.10 (excluding court area) \$21.85 (court areas)	\$10.95
	Indoor Sports Centre ⁽²⁾	Indoor sport & recreation facility	m ² GFA	\$219.10 (excluding court area) \$21.85 (court areas)	\$10.95
	Licensed Club	Entertainment	m ² GFA	\$219.10	\$10.95
	Unlicensed Club	Places of assembly	m ² GFA	\$76.75	\$10.95
	Night Club	Entertainment	m ² GFA	\$219.10	\$10.95
	Theatre / Cinema	Entertainment	m ² GFA	\$219.10	\$10.95
	Outdoor Recreation ⁽²⁾	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Car Park	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	Air Services ⁽⁴⁾	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
Development under Caloundra City Plan 2004					
Residential	detached house	Residential uses	3 or more bedroom dwelling	\$30,677.65	-
	display dwelling	Residential uses	3 or more bedroom dwelling	\$30,677.65	-
	home-based business	Minor uses	Nil	Nil	Nil
	bed & breakfast	Accommodation (short-term)	room	\$10,956.25	-
	duplex dwelling	Accommodation (long-term)	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	multiple dwelling	Residential uses	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	caravan and relocatable home park - (cabin/caravan/camping site only) ⁽¹⁾	Accommodation (short-term)	cabin/caravan/camping site ⁽⁵⁾	\$7,737.49 per 1 site or \$10,476.99 per 2 sites or \$15,338.75 per 3 sites for tent or caravan sites, \$10,956.25 for a 2 or less bedroom cabin, \$15,338.75 for a 3 or more bedroom cabin.	-
caravan and relocatable home park	Accommodation (long-term)	3 or more bedroom dwelling unit	\$30,677.65	-	

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	(relocatable home park)		2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	accommodation building	Accommodation (short-term)	room	\$10,956.25	-
	motel	Accommodation (short-term)	room	\$10,956.25	-
	retirement community	Accommodation (long-term)	3 or more bedroom dwelling unit	\$30,677.65	-
			2 bedroom dwelling unit	\$21,912.60	-
			1 bedroom dwelling unit	\$21,912.60	-
	retirement community ⁽³⁾ (residential care facility)	Essential services	m ² GFA	\$153.40	\$10.95
Rural	animal husbandry - low impact	Low impact rural	Nil	Nil	Nil
	animal keeping	Low impact rural	Nil	Nil	Nil
	aquaculture	High impact rural	m ² GFA	\$21.85	Nil
	agriculture	Low impact rural	Nil	Nil	Nil
	rural service industry	Low impact rural	Nil	Nil	Nil
	rural holiday accommodation	Accommodation (short-term)	room	\$10,956.25	-
	native forest harvesting	Low impact rural	Nil	Nil	Nil
	animal husbandry - high impact	High impact rural	m ² GFA	\$21.85	Nil
	stable	Low impact rural	Nil	Nil	Nil
	rural produce stall	Low impact rural	Nil	Nil	Nil
Business and commercial	funeral parlour	Places of assembly	m ² GFA	\$76.75	\$10.95
	veterinary surgery	Essential services	m ² GFA	\$153.40	\$10.95
	medical centre	Essential services	m ² GFA	\$153.40	\$10.95
	office	Commercial (office)	m ² GFA	\$153.40	\$10.95
	adult product shop	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	garden centre	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	market	Minor uses	Nil	Nil	Nil
	shop	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	shopping complex	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	art and craft centre	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	restaurant	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	hotel	Entertainment	m ² GFA	\$219.10	\$10.95
	function room	Entertainment	m ² GFA	\$219.10	\$10.95

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	nightclub	Entertainment	m ² GFA	\$219.10	\$10.95
	Showroom	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
Industrial	industry - general	Industry	m ² GFA	\$54.80	\$10.95
	industry - local service	Industry	m ² GFA	\$54.80	\$10.95
	warehouse	Industry	m ² GFA	\$54.80	\$10.95
	vehicle repair centre	Industry	m ² GFA	\$54.80	\$10.95
	outdoor sales or hire yard	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	landscape supplies	Commercial (bulk goods)	m ² GFA	\$153.40	\$10.95
	car wash	Industry	m ² GFA	\$54.80	\$10.95
	extractive industry	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	vehicle depot	Industry	m ² GFA	\$54.80	\$10.95
	service station	Commercial (retail)	m ² GFA	\$197.20	\$10.95
	salvage yard	Industry	m ² GFA	\$54.80	\$10.95
	storage yard	Industry	m ² GFA	\$54.80	\$10.95
	industry - high impact	Industry	m ² GFA	\$76.75	\$10.95
Community	emergency service	Essential services	m ² GFA	\$153.40	\$10.95
	place of worship	Places of assembly	m ² GFA	\$76.75	\$10.95
	cemetery	Minor uses	Nil	Nil	Nil
	community centre	Places of assembly	m ² GFA	\$76.75	\$10.95
	child care centre	Education	m ² GFA	\$153.40	\$10.95
	education establishment	Education	m ² GFA	\$153.40	\$10.95
	hospital	Essential services	m ² GFA	\$153.40	\$10.95
Other	car park	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	marina	Other uses			
	telecommunication tower	Minor uses	Nil	Nil	Nil
	camping grounds ⁽¹⁾	Accommodation (short-term)	caravan/camping site ⁽⁵⁾	\$7,737.49 per 1 site or \$10,476.99 per 2 sites or \$15,338.75 per 3 sites for tent or caravan sites	NA
	major utility	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
	local utility	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		

Infrastructure Charges Resolution (No.9) 2022

March 28, 2022

Column 1 Use under an applicable local planning instrument		Column 2 Charge Category	Column 3 Unit of measure per:	Column 4 Adopted charge rate (\$ per unit of measure)	Column 5 Adopted charge rate for stormwater (\$ per m ² of impervious area)
Use class	Defined use				
	air services ⁽⁴⁾	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		
Sport and Recreation	indoor sport, recreation and entertainment ⁽²⁾	Indoor sport & recreation facility	m ² GFA	\$219.10 (excluding court areas) \$21.85 (court areas)	\$10.95
	park	Minor uses	Nil	Nil	Nil
	outdoor sport, recreation and entertainment ⁽²⁾	Other uses	The adopted charge amounts in columns 4 and 5 for another similar use, or combination of uses, listed in column 1 (other than this row) that Council or Unitywater decides to apply to the use.		

Note:

- (1) For short-term accommodation the total charge shall not exceed the maximum calculated in accordance with the prescribed amounts Schedule 16 of the Planning Regulation.
- (2) Sport and recreation uses are exempt from the "Public parks and land for community facilities" proportion of the levied charge, only for the proportion of the charge that relates to those specific uses.
- (3) For Residential care facility uses, the levied charge payable for Council's "Road" and "Parks" networks proportion of the charge is reduced to 70% of the levied charge, only for the proportion of the charge that relates to those specific uses.
- (4) Nil charge for Council's proportion of the charge for the development of air services at the Caloundra Aerodrome.
- (5) No charge will apply, for Council's proportion of the charge, for the first 5 tent or caravan sites established on a site. Charges are payable for any tent or caravan site development exceeding 5 sites but only be applied to the number of sites exceeding 5. A credit for existing uses will not apply to any tent or caravan park site where a charge has not been previously paid under this provision.

13.3 Table 13.2 Schedule of Adopted Charges – reconfiguring a lot

Table 13.2 Schedule of adopted charges – reconfiguring a lot states the adopted charge rate per lot for the transport, public parks and land for community facilities, stormwater and water supply and sewerage networks for the various lot types.

Table 13.2 Schedule of adopted charges – reconfiguring a lot

Type**	Adopted charge rate per lot
Residential lot	\$30,677.65
Commercial lot	\$30,677.65
Industrial lot	\$30,677.65
Other lot	\$30,677.65

** refer to definition in Section 1.5



www.sunshinecoast.qld.gov.au

mail@sunshinecoast.qld.gov.au

T 07 5475 7272 F 07 5475 7277

Locked Bag 72 Sunshine Coast Mail Centre Qld 4560