

Additional Information

Item 8.1, 8.3, 8.5 & 8.9

Ordinary Meeting

Thursday, 12 December 2024

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Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	12 December 2024
Requesting Councillor:	Councillor C Dickson, Councillor J Natoli.		
Item:	8.1 - Development Application for a Material Change of Use to Establish a Car Wash - 211 Sippy Downs Drive, Sippy Downs		
Circulation	9 December 2024		
Officer :	Principal Development Planner	Approving GE (title):	Acting Group Executive Customer & Planning Services

In response to questions raised by Councillors, please note the following additional information for your consideration.

Question:

Provide information around the stormwater drainage conditions on the University sports fields.

Response:

Part of the Sippy Downs Drive road reserve to the west of the subject site was established by the State Government as part of a subdivision that created the land for the Service Centre (originally Lot 1 SP215755) and the land that contains Chancellor State College (Lot 2 SP215755) under the provisions of Section 3.7.8 of the *Integrated Planning Act 1997*, and was not subject to Council approval. Part of the Sippy Downs Drive road reserve to the south of the subject site was established as part of a boundary realignment approval undertaken by the University (app ref. REC08/0030), which was assessed under the provision of the *Maroochy Plan 2000* and decided in 2008. The lot that forms the subject site was also developed by the State Government as exempt development under the *Sustainable Planning Regulation 2009*.

The Operational Work approval (app ref. OPW17/2332) associated with the development of the Service Centre included stormwater drainage works for the subject site. The drainage works included piped networks to Sippy Downs Drive. However, it is noted that at the time of this Operational Work approval, Sippy Downs Drive had already been constructed, and the stormwater pipe that discharges water from the site to the University land was already existing with no easements over it. It is understood that the original construction of that portion of Sippy Downs Drive fronting the subject site, and the associated installation of stormwater infrastructure for



adjoining State Government land at the time, was initiated by the State Government to establish Chancellor State College and the University.

The stormwater networks are now under the control of Council.

It is understood that following the development of the Service Centre adjoining the subject site, the University raised concerns about the quality of the stormwater being discharged to their land.

This current Car Wash application is required to be assessed against the provisions of the *Sunshine Coast Planning Scheme 2014*, which allows for development to discharge to networks under the control of Council.

It is understood that the existing stormwater system is problematic as the University land is impacted by flows from surrounding land. However, the existing issues are not a result of the proposed Car Wash development. As long as the detention is sized correctly for all duration storms as per the Flooding and Stormwater Management Guidelines, the discharge from the development should not cause a worsening to the existing situation.

The proposed conditions for Stormwater Management have been reviewed by Council's Principal Development Engineer (Hydraulics).

Although the current conditions are satisfactory and would be subject to a subsequent Operational Work application assessment, it is proposed that Condition 20 in 'Appendix A - Recommended Conditions of Approval' could be amended (as shown in bold text below) to strengthen the requirements that would be applicable to the assessment of a future Operational Work application for stormwater work.

20. *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 an operational works approval and the Queensland Urban Drainage Manual, and must include in particular:*
- (a) *The works described in Section 6 of the Stormwater Management Report listed in this development approval, **as varied by the following:***
 - (i) ***the detention tanks and associated outlets sized in accordance with Section 4.3 of the Sunshine Coast Council Flooding and Stormwater Management Guidelines, using either the deemed to comply volumes, or the detailed sizing methodology including detailed calculations provided in conjunction with the first operational works application associated with this development approval; and,***
 - (ii) ***a piped minor system stormwater from Lot 2 SP278406 to connect directly into the piped drainage system in Sippy Downs Drive.***
 - (b) *Extension of the site stormwater system to accommodate stormwater from Lot 2 SP278406, including registration of drainage easements.*
 - (c) *The use of gravity stormwater drainage and not surcharge pits.*

Question:

Provide information on the original approval on the Service Station site with regards to the conditions and litter disposal.

Response:

The approval for the adjoining Service Station site (app ref. MCU16/0111.03 - [Link to Development.i](#)) contains the following waste management conditions in the decision notice:

35. *Refuse storage, removal and collection facilities must be provided on site in accordance with the following:*
 - (a) *Collection by service vehicles within the site in a safe, efficient and unobstructed manner.*
 - (b) *Provision of hardstand impervious storage areas at each building for the permanent storage location of all refuse bins, sized to accommodate the required amount of bins commensurate with the use.*
 - (c) *Provision of a 1.8m high purpose built enclosure to the bin storage area at each building, which is screened from the street and adjoining properties by fencing and landscaping.*
 - (d) *The storage areas must be readily accessible and permit the movement of bulk bins to and from the storage area during servicing.*
 - (e) *Provision of a wash-down area in the vicinity of the permanent storage locations at each building fitted with a hose-cock and a drain connected to the sewer that has a stormwater catchment area of no more than 1m².*

36. *Prior to the commencement of the use an inspection must be organised with Council Delegates (Development Services Environment Officer & Waste Management Services Officer) to confirm waste servicing arrangements particularly with regard to on-site servicing of waste containers. Where obstructions to waste collection vehicles prevent safe and efficient servicing, the obstruction must be removed or rectified.*

These conditions were applied to ensure the development achieved the outcomes sought by the Waste management code of the *Sunshine Coast Planning Scheme 2014*. There are no Sunshine Coast Planning Scheme code provisions relating to litter management, as this is regulated by the *Waste Reduction and Recycling Act 2011*.

Community members can report instances of littering to the State Government using their online form (<https://www.qld.gov.au/environment/circular-economy-waste-reduction/litter-illegal-dumping/report>), via email to illegaldumping@des.qld.gov.au or phone 13 74 68.

