



PROJECT
WAHROONGA PARK
 DAVID LOW WAY
 SUNRISE BEACH

DRAWING
SECTIONS

ARCHITECT:
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Scale	Date	Drawn
-	01.08.97	DJB
Job no	Drw. no.	ISSUE
9470	TP.02	B

1030.50

THE BEACHES SUNRISE

Raul Weyhardt (07) 54495228

TOWN PLANNING CONSENT PERMIT

NO.: TPC 2850

DATE OF ISSUE: 12 October 1998

LAND: 56 David Low Way & Tingira Crescent,
Sunrise Beach described as Lot 2 on RP
113257, Parish of Weyba.

AREA OF LAND: 1.212 hectares

**USE OF LAND AT THE TIME
OF APPLICATION:** Caravan Park

**USE APPROVED IN THIS
PERMIT:** Group Housing Development of 8
dwelling units

CONDITIONS:

Town Planning

1. The developer shall submit building plans to Council for approval in accordance with the Building Act, Council's By-laws and policies and in accordance with the approved Layout Plan and Section Plan for this development.
2. The approved Layout Plan 9470 TP.01 B and sections Plan 9470 TP.02 B dated 21 July 1997 and 1 August 1997, respectively by Peter Conley and Associates but with the following amendments:-
 - 2.1 All setbacks shall be dimensioned or otherwise specified. (Setbacks to walkway and building setbacks, other than garages to internal road frontage are not specified).
 - 2.2 The stormwater holding tank and sewerage pump station shall be included in common area.
 - 2.3 Only one (1) dwelling unit is permitted on each lot.

- 2.4 Building heights shall not exceed 8.0 metres or the MPBH levels indicated on the Section Plan, whichever is the lesser. The 8.0 metres shall be measured from the approved Contour Plan.
3. The building plans submitted for approval are to indicate specific stormwater control methods for approval by the Shire Engineer.
4. Prior to the submission of a Building Application and at the developer's expense, a geotechnical report addressing each lot's suitability for dwelling construction, is to be submitted for appraisal by Council's nominated geotechnical consultant and for approval by the Building Surveyor.
5. A certificate shall be submitted by the developer's structural engineer, with a check certificate from an independent firm of structural engineers, confirming the adequacy of the structure to perform to conditions on the site to the satisfaction of the Building Surveyor.
6. Payment of a contribution to Council in accordance with Council's Policy on Beach Access Contributions, prior to the sealing of the Building Format Plan. Such payment shall be in accordance with the contribution rate adopted by Council and current at the time of payment. An estimate only of the contribution at the date of this decision is \$750.00.
7. There is to be no detrimental effect upon the amenity of the neighbourhood by reason of the creation of excessive noise, lighting nuisance or other emissions.
8. Construction work and other associated activities are permitted only during the hours of 7.00 a.m. to 6.00 p.m. Monday to Saturday. No work is permitted on public holidays, except where extended hours are approved by the Building Surveyor.
9. Any advertising sign or device is to comply with the provisions of Council's policies on advertising.

Landscape

10. The open space and setback areas are to be landscaped in accordance with Council's Policy on Landscaping Guidelines and a properly prepared landscape plan to be submitted to and approved by the Shire Planner, prior to the issue of a Building Approval for each residential dwelling. Such landscaping is to be completed in accordance with the approved landscape plan, prior to the premises being occupied and maintained at all times thereafter to the reasonable satisfaction of the Shire Planner.

No clearing is to take place until the landscaping plans are approved.

11. Existing trees on the site and within road reserves are to be retained, except where required to be removed due to building operations or the conduct of the approved use. The landscape plans referred to above are to denote areas of existing vegetation or existing trees proposed to be retained.
12. The site is to be landscaped in accordance with Council's Policy on Landscaping Guidelines and a properly prepared landscaping plan is to be submitted and approved by the Shire Engineer prior to the issue of approval of engineering drawings. The landscaping plans are to address:-
 - common areas
 - removal of undesirable species
 - beach protection area

Such landscaping is to be completed in accordance with the approved landscaping plan to the satisfaction of the Shire Planner, prior to sealing the Group Title Plan.

Engineering

13. Existing benching across the site may be regraded such that the contours approach the natural grades of the land. The applicant's engineer shall submit a detailed report outlining the full extent of the works. The report shall address methods of site control and stabilisation of the site after completion of the earthworks. The report shall be submitted to and approved by the Shire Engineer, prior to the commencement of any work.
14. All engineering works involving the construction of street pavements, kerb and channel, footpaths, turnouts, underground drainage, water supply and sewerage reticulation, must be designed and constructed to the standards and requirements of Council's "Engineering Design Standards" Manual.

The engineering drawings and specifications associated with these works are to be prepared by a Registered Professional Civil Engineer, Qld. Pursuant to Section 5.2 of the Local Government (Planning and Environment) Act, prior to any works commencing, engineering drawings and specifications are to be submitted to Council and approved by the Shire Engineer.

15. A reticulated water supply system to connect to Council's existing systems, including a metered water connection to each new lot, is to be constructed to service the proposed new lots. In this regard, the reticulation design is to be submitted to and approved by Council prior to commencement of any construction.

All connections to existing systems to be carried out by Council at the applicant's expense.

16. All lots are to be connected to Council's existing sewerage reticulation system. All work is to be at the applicant's expense to the standards and requirements of Council's Shire Engineer. This involves the construction of a pump station and a rising main to connect to Council's existing system in the David Low Way. The design is to provide for 24 hour storage.

The applicant shall dedicate easements over the rising main at no cost to Council.

An Engineering design of the proposed reticulation system is to be submitted for approval by the Shire Engineer.

17. Stormwater drainage drawings are to include a sediment and erosion control plans and be approved by the Shire Engineer. The plans are to show how stormwater runoff within and from the site is to be controlled both during construction and permanently. The plans are to indicate measures to be taken to prevent erosion and the export of sediment from the site and will embrace the principles set out in the Institution of Engineers Australia Draft Engineering Guidelines for Queensland Soil Erosion and Sediment Control, November 1994. In addition, plans shall provide for the principle of "no net increase" in nutrients and other pollutants from the developed site. This may require the provision of a drainage system that allows first flush (first 12mm of rainfall) to be collected and treated prior to release into the downstream drainage system.
18. Stormwater from each lot is to be disposed of on site. Stormwater from common areas is to be collected and discharged into a holding tank with overflow going to soakage trenches. Stormwater generated external of the site is to be piped through the site and discharged into the park dedication. The final discharge point is to be agreed on-site with Council staff.
19. The internal road should be designed to minimise the sealed area. In preparing the design, consideration should be given to reducing the sealed driveway width past lots 7-8 to 4.5 metres. Provision of a passing bay may be required.
20. The intersection of the access and David Low Way is to be designed and constructed in accordance with Department of Main Roads and Council standards. Approval of the design by the Department and Council is required prior to the commencement of works.
21. The developer shall construct a new pedestrian walkway generally in accordance with the boardwalk shown on Layout Plan 9470 TP.01 B.
22. The developer shall remove all debris (including concrete) from the beach area, east of the site.
23. Any easement documentation required for this development is to be submitted to Council in the correct form (together with the prescribed fees in accordance with Council's adopted fee schedule) at least fourteen (14) days prior to any request being made for release of the Survey Plan.

24. Easements in favour of Council are to be provided over the sewerage rising main and the stormwater line which crosses the site.
25. The applicant shall stand the cost of alteration of any public utility mains or facilities necessitated by the development of the land or associated development external to the site.
26. The applicant shall supply the subdivision with an underground supply of electricity and submit to Council, full details of the proposal forwarded to the ENERGEX. for its approval.
27. The applicant shall satisfy the requirements of ENERGEX, Telstra and Optus in relation to any existing services which currently traverse the subject site. Suitable arrangements shall be made to formalise any existing informal services arrangements to the satisfaction of the relevant authorities prior to Council endorsing its consent on the Plan of Survey.
28. Payment of contributions in accordance with Council's Policy on Sewerage Headworks.

Such payment shall be effected within fourteen (14) days after notification by the applicant of his intention to commence works associated with the subdivision of the subject land (such notification is required to be given pursuant to Section 6.2 Part 10 of the Local Government Planning & Environment Act).

An estimate only of the charges as at March, 1998 under the current policy is as follows:-

Sewerage	\$1281.00 per additional lot
Water	\$4080.00 per additional lot

Please note that the headworks charges will alter in accordance with Price Index variations or if any amendment is made to Council's Policy.

29. All works required by this permit are to be completed to the satisfaction of the Shire Engineer prior to the sealing of the Building Format Plan.
30. Prior to the approval of the engineering drawings, the applicant/developer is to submit an Environmental Management Plan (EMP). The EMP is to address:-
 - a. Stormwater drainage and water quality management
 - b. Erosion control measures during and after construction
 - c. Revegetation and vegetation retention programs
 - d. Works program including earthworks
 - e. The ongoing maintenance arrangements for the stormwater disposal systems

Health

31. Provision of approved refuse containers in accordance with the requirements of the Refuse Management Regulations of 1983 for the storage and collection of refuse to the satisfaction of Council's Health Surveyor.
32. Provision of an imperviously paved and drained area to be drained to Council's sewer to accommodate all refuse containers to the reasonable satisfaction of Council's Health Surveyor. This area is to be aesthetically screened from any road frontage or adjoining property boundary and is to be setback a distance of two (2) metres from any road frontage. A suitable hosecock and hoses are to be located in the vicinity of the refuse container area.
33. The footpath and setback areas are to be kept clear of goods, signs and street furniture not approved by Council.

General

34. Approval is to be obtained from the Beach Protection Authority for buildings, services or other structures proposed to be located within the Coastal Management Control District.
35. The development shall be established and maintained so as to permit visitors, service deliveries and the like to have vehicle access to the internal road system.
36. The dunal area seaward of the development as defined by Coastal Management Control District No. 8 and detailed on the approved Layout Plan is to be dedicated as a Reserve for Beach Protection Purposes, shall be fenced from the development and provided with designated pedestrian access generally as indicated on the Layout Plan 9470 TP.01 B.
37. A property note is to be included on Council's property information system in respect of all allotments to the effect that:-
 - a. These lots are contained within an area identified as an Erosion Prone Area by the Beach Protection Authority, and that Council accepts no responsibility for undertaking works to prevent beach erosion affecting these properties,
 - b. Specific stormwater disposal requirements apply to each allotment

Site Contamination

38. A Site Contamination Report is required to be prepared for this site due to its location within the former Noosa-Peregian Artillery Range. The Department of Environment will write the Site Contamination Report upon request from the developer.
39. A copy of the Site Contamination Report shall be submitted to Council prior to the developer submitting a Building Format Plan for the development for sealing by Council; or at any other time as the Council may determine upon application by the developer.

Bond

40. Submission of a cash bond or trading bank guarantee to the sum of \$150,000.00 to secure performance of conditions, prior to the issue of an approval to commence works. The cash bond or trading bank guarantee will be returned upon performance of the conditions of approval.
41. The provisions of this approval are to be effected, prior to the commencement of the approved use. Council reserves the right to call upon the bond or guaranteed sum referred to in this approval to effect compliance with conditions.
42. The Town Planning Consent Permit may be revoked pursuant to Section 4.14 of the Local Government (Planning and Environment) Act if commencement of erection or works have not been made in accordance with that Permit or the rights conferred by that Permit are not exercised within two (2) years of the date of issue of the Permit.
43. The Town Planning Consent Permit lapses where:-
 - 43.1 the use or erection of a building or other structure associated with the use, has not been commenced within four (4) years of the date of issue of the Town Planning Consent Permit, unless application is made and approved by Council for an extension; or
 - 43.2 the use of any premises pursuant to the Town Planning Consent Permit ceases for a period of twelve (12) months.