

5.2. MATERIAL CHANGE OF USE (IMPACT ASSESSMENT) INDUSTRY
(VEGETATION MULCHING AND BLENDED MATERIALS FOR SALE) - LOT 47
CAPTAIN COOK HIGHWAY, MOWBRAY

REPORT AUTHOR(S): Jenny Elphinstone, Planning Officer
GENERAL MANAGER: Michael Kriedemann, Acting General Manager Operations
DEPARTMENT: Development and Environment

PROPOSAL Material Change of Use (Impact Assessment) -
Industry (Vegetation Mulching and Blended
Materials For Sale)

APPLICANT P J Wren
C/- Projex Partners Pty Ltd
PO Box 2133
CAIRNS QLD 4870

LOCATION OF SITE Captain Cook Highway Mowbray

PROPERTY Lot 47 on RP749351

LOCALITY PLAN



LOCALITY Rural Areas and Rural Settlements

PLANNING AREA Rural

PLANNING SCHEME Douglas Shire Planning Scheme 2008

REFERRAL AGENCIES

State Assessment and Referral Agency
(Department of Infrastructure, Local Government
and Planning)

NUMBER OF SUBMITTERS

None

**STATUTORY ASSESSMENT
DEADLINE**

1 October 2015

APPLICATION DATE

30 April 2015

RECOMMENDATION

That Council approves the development application for Industry (Vegetation Mulching and Blended Materials for Sale) over land described as Lot 47 on RP749351, located at Captain Cook Highway, Mowbray, subject to the following:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and / or document(s)' or other similar expressions means:

Drawing or Document	Reference	Date
Designated Development Area	Projex Partners drawing 637-001-SK2 Revision A	7 July 2015
Generalised Activity Area	Projex Partners drawing 637-001-SK1 Revision A	7 July 2015

Assessment Manager Conditions

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council;
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Noise Emissions

3. Machinery and equipment operated at the approved facility must not make an audible noise between 7:00 pm and 7:00 am Monday to Saturday, and 7:00 pm and 8:00 am on Sundays and Public Holidays.

Environmental Management Plan

4. An Environmental Management Plan for the site must be prepared by a suitably qualified person with respect to the potential environmental impacts of the development and compliance with *Environmental Protection Act* and subordinate legislation, Council's Local Law No 3 (Community and Environmental Management) 2011, and other relevant legislation. The plan is to include, but not be limited to the following:

a. **Fire Management Plan.**

The stockpiling of mulch meets the Local Law No 3 (Community and Environmental Management) 2011 definition of a fire hazard. A 'fire hazard' means anything that, because of its flammable nature, its position or its quantity, exposes property to significant risk of damage or destruction by fire. The plan must include details of how the risk of spontaneous combustion of mulch stockpiles will be managed including the provision of a suitable water storage / supply that includes a 50 mm ball valve with a camlock fitting.

b. **Dust Mitigation Plan.**

The operation of the approved development has potential to create a dust nuisance from vehicle movements and maintaining stockpiles of mulch and other materials (eg potting mixtures). The plan must include details of how the generation of dust and other airborne materials will be minimized.

c. **Stormwater Management Plan**

Potential water contaminants contained on the site must be prevented from release to stormwater drainage and watercourses. Examples of water contaminants prescribed in the Environmental Protection Regulation include plant matter, for example, bark, lawn clippings, leaves, mulch, pruning waste, sawdust, shavings, woodchip and other waste from forest products. The plan must include details of how potential contamination of stormwater runoff is prevented.

d. **Pest Control Plan**

Materials stored at the approved facility may provide an environment suitable for breeding and harbourage of vermin, and mosquitoes which are vectors for Dengue and other mosquito-borne diseases. The plan must include details of how the harbourage and breeding of designated pest species will be prevented.

e. **Electric Ant Management Plan**

Electric Ant infestations have occurred in the area and a number of movement control areas are located in Port Douglas and Craiglie. Electric Ants are able to be spread via the movement of plant material. The plan must include details of measures put in place to ensure the facility does not accept material sourced from movement control areas (see attached document movement control flow chart), and what measures will be put in place to monitor the facility and respond to any identified presence of

electric ants.

f. Weed Management Plan

There are infestations of locally and State declared plants in the area which can be spread via the movement of propagating material such as seeds, tubers, cuttings etc. Examples of locally declared species are *Hiptage beghalensis* and *Brillantasia lamium*. Examples of State declared weed species in the area include *Miconia* spp, Siam weed, *Thunbergia* spp and African Tulip tree. The plan must include details of what measures will be put in place to ensure that the facility does not contribute to the distribution of declared plant propagation material.

Two (2) copies of the Environmental Management Plan must be submitted and approved by the Chief Executive Officer prior to the Commencement of Use. The Environmental Management Plan must be implemented during the operation of the approved development, and copies of the Plan must be kept on site during hours of operation.

Limitation on number of deliveries

5. The number of daily deliveries is to be limited to a maximum of five (5) deliveries of no greater than eight (8) m³ per truck load of green waste per day. All trips are to be conducted in daylight hours.

Damage to Council Infrastructure

6. In the event that any part of Council's existing road infrastructure is damaged as a result of construction activities occurring on the site, including but not limited to; mobilisation of heavy construction equipment, stripping and grubbing, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced at the developer's/owner's cost, prior to the Commencement of Use.

External Works

7. Undertake the following works external to the land at no cost to Council:
 - a. Provision of a concrete crossover(s) and apron(s) in accordance with FNQROC Development Manual Standard Drawing S1105.

Such work must be constructed in accordance with part a. above to the satisfaction of the Chief Executive Officer prior to Commencement of Use.

Vehicle Parking

8. The following must be provided:
 - a. A hard standing area with a rock gravel road base for the parking of at least one truck together with a suitable turning movement area; and
 - b. A driveway access connecting the hard standing area to the access.

The hard standing area, turning area and driveway must be constructed of a

suitable rock gravel road base to the satisfaction of the Chief Executive Officer prior to the Commencement of Use.

Signage

9. Erect signs advising that 'No Public Dumping is Permitted'. The signs must be erected prior to Commencement of Use. One (1) sign must be located on the Captain Cook Highway frontage and the other to Trezise Road frontage. The signs must be of an appropriate size comparative to adjacent traffic speeds to the satisfaction of the Chief Executive Officer. The signs must be erected prior to the Commencement of Use.

Air Emissions

10. Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the site and cause a nuisance to surrounding properties.

Storage of Machinery and Plant

11. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

Landscaping Plan

12. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must show:
 - a. Deep planting of setback areas generally to the road frontages to apply to both Captain Cook Highway and Trezise Road to generally screen the activities from the roads;
 - b. Species to have regard to Council's Planning Scheme Policy No 7 Landscaping with an aim for a height of at least five (5) m height within five (5) years of the Commencement of Use. Landscaping is to provide for middle and upper canopy to screen the mulch piles;
 - c. Inclusion of any other relevant conditions included in this Development Permit.

Two (2) A1 copies and one (1) A3 copy of the landscape plan must be approved by the Chief Executive Officer. The approval and completion of all landscaping works must be undertaken in accordance with the approved plan prior to the Commencement of Use. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.

Stormwater

13. Any mounding of mulch, fencing, landscaping or other activities on the land must not interfere with stormwater being accepted or discharged from the property such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.

Fence Off Existing Access to State Controlled Road

14. The land must be satisfactorily fenced and/or landscaped to prevent vehicle access from the Captain Cook Highway and be designed to permit access only from the point on Trezise Road approved by the State.

Fuel Storage

15. Any fuels must be stored in an undercover and secure location at all times.

REFERRAL AGENCY CONDITIONS & REQUIREMENTS

Referral Agency	Referral Agency Reference	Date	Council Electronic Reference
State Assessment & Referral Agency (Department of Infrastructure, Local Government & Planning)	SDA-0615-021351	27 July 2015	461345

Refer to Attachment 2: Referral Agency Requirements. (Please note that these conditions / requirements may be superseded by subsequent negotiations with the relevant referral agencies).

ADVICE

1. This approval, granted under the provisions of the *Sustainable Planning Act 2009*, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of Section 339 and Section 341 of the *Sustainable Planning Act 2009*.
2. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
3. This approval does not negate the requirement for compliance with relevant Local Laws and statutory requirements. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.
4. For information relating to the *Sustainable Planning Act 2009* log on to <http://www.statedevelopment.qld.gov.au/planning/planning-framework/legislation.html>.
5. Mulching of green waste is a prescribed recycling activity under the *Waste Reduction and Recycling Act 2011* (Qld) and subordinate legislation, therefore the processing of more than 1000 tonnes per financial year is required to be reported to the Department of Environment and Heritage Protection.
6. Your attention is drawn to the subject site being located nearby to Electric Ant Movement Control Areas declared under the *Plant Protection Act 1989* to prevent the spread of electric ants from known infested areas of Queensland. Restrictions apply to the movement of materials that pose a high risk of spreading electric ants within and from these control areas. For further

information on the consult the Department of Agriculture and Fisheries (telephone 13 25 23) and the following website: www.daf.qld.gov.au .

LAND USE DEFINITIONS*

In accordance with the Douglas Shire Planning Scheme 2008, the approved land use of Industry is defined as:

Industry

Means the use of premises for an activity which in the course of any trade or business, involves:

- *the manufacture, production, processing, repair, recycling, storage or treatment of any article, material or thing (either solid, liquid or gaseous) or;*
- *the disposal of waste of any kind whatsoever.*

The use includes the sale of goods resulting from the industrial activity and any administration associated with the use, where these are carried out on the same Site and are ancillary to the industrial activity.

Industry Class A

Means the use of premises for industries which should not ordinarily cause any significant interference with the amenity of the area.

The use includes bulk storage, panel beating and spray painting and equipment and vehicle depot.

Industry Class B

Means the use of premises for industries which may have an impact on the amenity of an area either in terms of hazard or risk or impacts arising from their normal operations.

The use includes activities such as:

- *brewery;*
- *bulk fuel storage;*
- *cannery;*
- *concrete batching plant;*
- *concrete product manufacture;*
- *foundry;*
- *sawmill; and*
- *steel fabrication.*

*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

EXECUTIVE SUMMARY

The property is situated on the southwest corner of the Captain Cook Highway and Trezise Road, Mowbray. The land is in a rural area.

For some time the activity of vegetation mulching has been conducted on the land without planning approval. Complaints have been received regarding the use. These complaints were lodged to both Cairns Regional Council and Douglas Shire Council. The land occupier was advised that a development approval was required to continue the use. Application has been made to formalise the use of the land being vegetation mulching and the additional use of blended materials for sale. Despite the previous lodgement of complaints, no submissions were received in relation to the application.

The use is considered appropriate in the rural area subject to conditions. The State Department of Infrastructure, Local Government and Planning has required conditions be attached to the approval including a requirement that access and egress be via Trezise Road and not the Captain Cook Highway.

TOWN PLANNING CONSIDERATIONS

Background

The land was previously used for cane production. For some time, approximately since the time of the Shire's amalgamation with Cairns Regional Council, the land has been used for mulching.

It is understood the use of the land for the collection of green waste and conversion to mulch occurred due to increased charging for green waste by Cairns Regional Council at the Killaloe waste transfer station. The land owner also contracted the occupier to collect waste from a number of the owner's properties in and around Port Douglas, convert this to mulch and use this recycled resource on those properties. No planning approval was gained prior to the activity commencing on the land.

Following a complaint lodged with Douglas Shire Council regarding the activity, the Applicant was contacted and requested to lodge for a Development Permit for a Material Change of Use on the land. The Applicant has continued to use the site, despite being requested to cease use until an approval has been granted. The Applicant engaged a professional Town Planner and following a prelodgement enquiry lodged the application for a Development Permit.

Proposal

Application has been lodged for the following activities:

- a. The accumulation of vegetation;
- b. The conversion of the vegetation into mulch;
- c. The storage and distribution of the resulting mulch to sites for landscaping and landscape maintenance and the like, as well as;
- d. The conversion of the mulch to related products such as potting mixes, garden additives and the like for use in landscaping, landscape maintenance, restoration and revegetation protection projects, erosion control and the like – activities that generally involve composting of vegetation; and

- e. The secondary process would involve bringing to the site various materials such as gravel, soil and sand etc., for storage and treating those materials with the above mentioned mulch in various proportions to make a range of specialised products necessary to meet the needs of a variety of horticultural and rehabilitation activities.

The above activities listed as (d) and (e) have not to date been conducted on the land. It is anticipated that when the business has sufficiently expanded there will be capacity to undertake these added benefit attributes.

For the purposes of the IDAS application the activity has been described as Industry (vegetation mulching and blended materials for sale).

The Applicant has described the activities as being of a low intensity nature that does not require infrastructure to be provided on the land. The use is not considered by the Applicant to be a conventional industry.

The applicant seeks to have a maximum of up to five (5) deliveries of an eight (8) m³ capacity truck load of green waste per day. Typically there are two (2) or fewer loads per day. All trips are conducted in daylight hours.

When sufficient green waste is collected a contractor is engaged to attend the site and mulch the material. The "mulching" generally occurs once every six months for a 1-2 day period.

There is some unauthorised dumping of green waste on the site. This is problematic for the Applicant as it is usually material that is inappropriate for the contractor's machinery and can result in weed species and contamination of the mulch. Vegetation deposited without permission will be inspected in the same way as other source material as soon as possible after it is detected. To address this issue the Applicant is prepared to gate the entrance and when funds are available progressively fence the property.

The Applicant has no reason to believe the collected waste will contain chemical or other hazardous material. The Applicant has advised:

- a. Fire Ants are not known in the area;
- b. Yellow Crazy Ants are known in Cairns but not to have been detected to the north; and
- c. Electric Ants are known in the area and movement restrictions are in place.

The Applicant advised that material will not be sourced from a restricted place.

The Applicant does not identify noticeable odours from the stockpiles.

The Applicant advised that the stockpiles will be monitored for excessive heat conditions and has advised that it is not in the interest of the business to lose stock to fire in stockpiles. A slashed firebreak will be maintained around the operation areas to protect the stock.

The Applicant does not anticipate dust issues as the vegetation has sufficient moisture content.

A standard rock rubble pad will be installed near the entrance / exit to the site to largely prevent material being carried off site and onto the road. There will be no formal parking area and it is not expected that vehicles will be parked on the land.

The stockpiles will be up to three metres height and will be screened by additional planting to the road frontage.

The Applicant advised the stockpiles retain water on the land to a greater degree than a mown surface. The water flowing from the access between the stockpiles and the road will be directed to grassed sediment control areas before it leaves the site.

It is proposed to operate the facility only during daylight hours.

Douglas Shire Planning Scheme Assessment

Douglas Shire Rural Areas and Rural Settlements Planning Locality		Code Applicability	Compliance
Locality	Rural Areas and Rural Settlements	✓	Complies
Planning Area	Rural	✓	Complies
Defined Use	Industry	✓	No applicable land use code
Overlay Codes	Acid Sulfate Soils Code	✓	-
	Cultural Heritage and Valuable Sites Code	✓	-
	Natural Hazards Code	✓	Complies
General Codes	Design and Siting of Advertising Devices Code	✓	Complies
	Filling and Excavation Code	✓	Complies
	Landscaping Code	✓	Complies
	Natural Areas and Scenic Amenity Code	✓	Complies
	Reconfiguring a Lot Code	✓	-
	Vehicle Parking and Access Code	✓	Satisfactory subject to conditions
	Sustainable Development Code	✓	-

Compliance Issues

Due to the nature and size of the activity is it most appropriate that it be conducted in the Rural rather than the Industrial Planning Area. The activity is conducted elsewhere in the Shire in rural areas.

The land is unoccupied for residential purposes. Noise associated with the activity is considered to be minor with the exception of the infrequent use of the contracted mulching machine. Noise from the mulching is similar to that of a cane harvester. Given the infrequency of the mulching noise emissions and all activities are to be undertaken during daylight hours the use is not considered to be detrimental to the surrounding area.

A number of concerns have been addressed in the detail of the application. It is considered that the activity can be conditioned so as to not cause detriment.

Referral Agency Requirements

Due to the use occurring on land adjacent to a state-controlled road the application was referred to the Department of Infrastructure, Local Government and Planning. A copy of the Department's Response is included in Appendix 2. The conditions include a requirement to access from Trezise Road and the existing access to the Captain Cook Highway be removed.

Public Notification / Submissions

Public notification was undertaken including notices on the land, a notice in the Port Douglas and Mossman Gazette and letters to the neighbouring property owners. The detail script of the public notices described the use as “Industry (Vegetation mulching and blended materials).” The words “for sale’ were omitted.

Under SPA, Section 304 enables the assessment manager to assess and decide and application despite some notification requirements not being complied with, provided:

“the assessment manager is satisfied any noncompliance has not—

- (a) adversely affected the awareness of the public of the existence and nature of the application; or*
- (b) restricted the opportunity of the public to make properly made submissions.”*

In this instance the notices on the land, to the adjoining property owners and that issued in the local newspaper describes the general nature of the application. The notice on site also provides an aerial sketch of the development. All three methods indicate that further information is available.

In reviewing the statement of compliance it is noted that for the sign on site, the sign incorrectly also advises the availability of full detail of the information pertaining to the application is available from the Cairns Regional Council. This is a mistake with the standard signage issued by Council. The standard sign uses the base sign issued by Cairns together with a sticker to advise comments are to be lodged with Douglas Shire Council. Enquiries made to Cairns would be referred to Douglas.

No submissions have been received.

ADOPTED INFRASTRUCTURE CHARGES

The land is not connected to either reticulated water or sewer. The proposed development does not trigger Adopted Infrastructure Charges.

COUNCIL’S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council’s involvement will vary from information only through to full responsibility for delivery.

The following area outlines where Council has a clear responsibility to act:

Regulator: Meeting the responsibilities associated with regulating activities through legislation or local law.

Under the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009*, Council is the assessment manager for the application.

COMMUNITY ENGAGEMENT

Refer to Public Notification above.

ATTACHMENTS

Attachment 1 – Approved Plan(s) & Document(s)

Attachment 2 – Referral Agency Conditions & Requirements



Designated Development Area (DDA)

Designated Development Area
N.T.S.

PROPOSED MULCH INDUSTRY DEVELOPMENT
DESIGNATED DEVELOPMENT AREA
PROPOSAL NUMBER: 637-001-SK2
DATE: A

SCALE	1:200 1:400
APPROVED	DATE: 12/10

NO.	INITIAL ISSUE	DESCRIPTION	STATUS	DATE	DESIGN	ENGINEER	CHECK	APPROVE
A								

CLIENT
Phillip Wren



Projex Partners
PROJECT MANAGEMENT - ENGINEERING - PLANNING
SUNSHINE COAST
10/1 SAUNDERS ROAD
MACKAY QLD 4740
08 4651 1118
projexpartners.com.au



Generalised Activity Area
N.T.S.



CLIENT
Phillip Wren

A. INITIAL ISSUE		Description		Date	EPW	Check	APWD

APPROVED
DATE



PROPOSED MULCH INDUSTRY DEVELOPMENT	
GENERALISED ACTIVITY AREA	
PROPOSAL NUMBER	637-001-SK1
REVISION	A



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0615-021351
Your reference: MCU1 777/2015

27 July 2015

The Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873

Attn: Jenny Elphinstone

Dear Sir / Madam

Concurrence agency response—with conditions

Captain Cook Highway, Mowbray more particularly known as Lot 47 on RP749351
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 22 June 2015.

Applicant details

Applicant name: Phillip Wren
Applicant contact details: C/- Projex Partners Pty Ltd
PO Box 2133
Cairns QLD 4870
peterrobinson@projexpartners.com.au

Site details

Street address:	Captain Cook Highway, Mowbray
Lot on plan:	Lot 47 on RP749351
Local government area:	Douglas Shire Council

Application details

Proposed development:	Development permit for Material change of use (industry – processing vegetation mulch and blended materials for sale)
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Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Proposal of Description	Level of Assessment
Material Change of Use	Development permit	Producing vegetation mulch and blended materials for sale	Impact Assessment

Referral triggers

The development application was referred to the department under the following provisions of the *Sustainable Planning Regulation 2009*:

Referral trigger	Schedule 7, Table 3 Item 1—State-controlled roads
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Conditions

Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Relevant period

Under section 287(1)(d) of the *Sustainable Planning Act 2009*, the relevant period for any development approval is to be four years from the date this approval takes effect.

Further advice

Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Reference no.	Version/Issue
Aspect of development: material change of use (Industry (Processing Vegetation Mulch & Blended Materials for Sale))				
Generalised Activity Area (Access)	Projex Partners	07/07/15	637-001-SK1	A
Designated Development Area (DDA)	Projex Partners	07/07/15	637-001-SK2	A

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

For further information, please contact Michele Creecy, A/ Senior Planning Officer, SARA Far North QLD on 4037 3206, or email michele.creecy@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Robin Clark
Manager (Planning)

cc: Phillip Wren, C/- peterrobinson@projexpartners.com.au
 enc: Attachment 1—Conditions to be imposed
 Attachment 2—Reasons for decision to impose conditions
 Attachment 3—Further advice
 Attachment 4—Approved Plans and Specifications

Our reference: SDA-0615-021351

Your reference: MCU1 777/2015

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Aspect of development: - Material Change of Use (Industry (Processing Vegetation Mulch & Blended Materials for Sale))		
Schedule 7, Table 3, Item 1 – State-controlled roads—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • Generalised Activity Area (Access) prepared by Projex Partners, dated 07/07/15, Drawing Number 637-001-SK1 and Revision A. • Designated Development Area (DDA) prepared by Projex Partners, dated 07/07/15, Drawing Number 637-001-SK2 and Revision A. 	At all times.
2.	The existing vehicular property access located between Lot 47 on RP749351 and Captain Cook Highway must be permanently closed and removed.	Prior to the commencement of use.

Our reference: SDA-0615-021351
Your reference: MCU1 777/2015

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To maintain the safety and efficiency of the state-controlled road by reducing the number of road accesses.



Our reference: SDA-0615-021351
 Your reference: MCU1 777/2015

Attachment 3—Further advice

General advice	
Advertising Device	
1.	<p>A local government should obtain advice from Department of Transport and Main Roads (TMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: TMR has powers under section 111 of the <i>Transport Operations (Roads Use Management – Accreditation and Other Provisions) Regulations 2005</i> to require removal or modification of an advertising sign and / or a device which is deemed that it creates a danger to traffic.</p>



Our reference: SDA-0615-021351
Your reference: MCU1 777/2015

Attachment 4—Approved plans and specifications



