

Sunshine Coast Council Approval RAL20/0091
Conditions of Development Permit
Property Notes

The following property notes will be placed against the subject property in Council's property record system:

RAL20/0091 - Property Access Driveway

1. The following notation applies to approved Lots 39, 1, 5, 6, 7 and 8:

To ensure the safety and efficiency of the road network vehicle access to this lot from Racecourse Road is prohibited. (Refer to Council approval RAL20/0091).

2. The following notation applies to approved Lots 1, 2, 3, 24, 32, 33, 37, 38 & 39:

Vehicular access to this lot is limited to Type A access only. (Refer to Council approval RAL20/0091).

Type A Access – where the design vehicle access must:-

- (i) enable entering and exiting the site in a forward motion;
- (ii) enable travel though the site on circulation roads / aisles to access service areas, without significant impact on external or internal traffic operations; and
- (iii) enable on-site manoeuvring to park and load / unload in a designated service area.

RAL20/0091 - Stormwater Management

3. The following notation applies to all approved lots:

Stormwater from this lot must be treated to meet the post construction stormwater quality design objectives prior to discharge to Council's system. Stormwater discharge from this lot must be connected directly to Council's piped stormwater system provided and if so no onsite detention is required.

RAL20/0091 – Preliminary Approval

4. The following notation applies to all approved lots:

The proposed development on this lot is subject to a Preliminary Approval Overriding the Planning Scheme (Council reference: 2005/510028.01) under Section 3.1.6 of the Integrated Planning Act 1997 and is to be in accordance with the endorsed Caloundra Regional Business and Industry Park Structure Plan (Structure Plan) except where varied by conditions of approval.