



Detailed Assessment Report DEVELOPMENT SERVICES

APPLICATION FOR MASTER PLAN APPROVAL

SUMMARY:

APPLICATION DETAILS	
Application No.	MPC19/0005 & MPC11/0003.06
Applicant:	Stockland Kawana Waters Pty Ltd
Proposal:	<ul style="list-style-type: none"> Approval of amended Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2 – Bokarina Beach) 2015 Approval of Master Plan No. 110 (Site Development Plan – Detailed Planning Area 2 – Precinct 9) 2019 – 100 Multiple Dwellings
Application Received:	24/04/2019
Information Request Date:	14/05/2019
Duly Made Date:	03/07/2019
Decision Due Date:	17/09/2019 (40 calendar days, DCP-1)(decision stage suspended for 35 calendar days at applicants request for draft conditions discussions)
Number of Submissions:	Nil
PROPERTY DETAILS	
Division:	3
Property Address:	Bokarina Bvd BOKARINA QLD 4575
RP Description:	Lot 21 SP 299790
Land Area:	3,314m ²
Existing Use of Land:	Vacant
STATUTORY DETAILS	
Planning Scheme:	Sunshine Coast Planning Scheme 2014
SEQRP Designation:	Urban Footprint
Strategic Framework Land Use Category	Urban
Local Plan Area:	Kawana Waters
Zone:	Land subject to Development Control Plan No. 1
Assessment Type:	Site Development Plan

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PROPOSAL:Site Development Plan

The application seeks Council approval for a proposed Site Development Plan (SDP) for land located on Precinct 9 of Bokarina Beach (Detailed Planning Area 2). The site comprises a 3,314m² land parcel located on Longboard Parade.

The precinct is a landmark site within Bokarina Beach and is located on the beachfront street (Longboard Parade), opposite the dunes. The site is in close proximity to the new beach access and future surf lifesaving club site and the two hectare Village Park.

The proposed SDP is intended to facilitate the development of an 8 storey residential development comprising 100 dwelling units. The proposed development has a total building height of 26m and a site cover of 49.3% (38.5% if open walkways and balconies are excluded). Two basement levels of car parking area also proposed.

The ground level incorporates 8 units, the reception/lobby area, 21 car parking spaces and the communal open space area. A pedestrian entry gatehouse is proposed to the longboard Parade frontage of the site, incorporating mailboxes and some visitor bicycle parking.

Levels 2 and 3 incorporate 14 units, levels 4-7 incorporate 13 units and Level 8 incorporates 12 units.

The proposed units are configured as follows:

- 8 x 1 bedroom units
- 73 x 2 bedroom units
- 19 x 3 bedroom units

Two basement levels of car parking are also proposed. The total number of car parks proposed on the site is 211.

Vehicular access is proposed from a two way driveway crossover to Kombi Street on the western boundary of the site.

The proposed units are provided with private open space in the form of balconies or terraces. Above ground level the balconies range in size from 14.4m² to 52.2m². At ground level the private terraces range in size from 14.9m² to 62.2m².

The proposal also includes a ground level communal open space area to service residents and their visitors. The total communal area including landscaping and walkways is 829m² (25% of the site) of the site. The useable component which consists of the communal sun terrace, swimming pool, covered BBQ area, gym, toilet and shower facilities (with a toilet) has an area of 329m² (9.9% of the site).

Landscaping strips are proposed to all site boundaries, including a 2m wide deep planting strip to the Longboard Parade frontage of the site.

A total of 211 on-site parking spaces are proposed, 190 of which are proposed within the two basements and 21 at ground level. Twenty-five (25) of the spaces are allocated to visitors, and the remainder to residents.

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100 resident bicycle parking spaces are proposed, located within the basements, either as storage areas adjacent to each unit's resident car parking space or as wall or roof mounted hanging brackets. 25 visitor bicycle parking spaces are proposed at ground level.

The proposed development is illustrated on the perspective drawings below:



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Detailed Planning Area Plan

In conjunction with the proposed SDP, the applicant also seeks approval for a number of minor amendments to the Detailed Planning Area Plan (DPAP) (Master Plan No. 44) relating to the subject site.

The proposed amendments reflect the design of the proposed development, and will ensure it is consistent with the higher order master plan.

In particular, the following amendments are proposed:

- Increase in the tower level site cover applying to Precinct 9 (the subject site). The site cover is proposed to be increased from 40% to 49%
- Increase in the podium level (being the section of the basement that protrudes out of the ground by up to 1m) setback to Longboard Parade to enable 2 metres of deep planting along this frontage.

A discussion of the rationale and merits for these proposed amendments is provided in the assessment section of this report.

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SITE DETAILS:**Background / Site History**

Application No.	Decision and Date
MPC11/0003	On 25 February 2016 , Council recommended approval of Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2 – Bokarina Beach) 2015 (OM16/23) to the Department of Natural Resources and Mines. On 14 April 2016 the Department approved the Master Plan. Since the original approval of the master plan, a number of minor or administrative amendments have been approved.
MPC11/0004	On 13 April 2017 , Council (by delegated authority to the CEO) approved Master Plan No. 69 (Site Development Plan – Detailed Planning Area 2 – Precincts 1-4) 2016. This is the Site Development Plan (SDP) for the low density residential precincts of Bokarina Beach.
MPC17/0003	On 6 July 2017 , Council (by delegated authority to officers) recommended to the Department of Natural Resources and Mines that the Design Plan application for Precincts 1-4 be approved. The Department approved the application on 14 July 2017 . The approval permits the creation of the freehold lots in the low density residential precincts of Bokarina Beach.
MPC18/0004	On 16 August 2018 , Council approved Master Plan No. 104 (Site Development Plan – Detailed Planning Area 2 – Precinct 8) 2018. This is the SDP for the adjoining site to the north and permits the development of an 8 storey mixed use residential and commercial development comprising 63 units and 500m ² of retail/food outlet.

Site Description

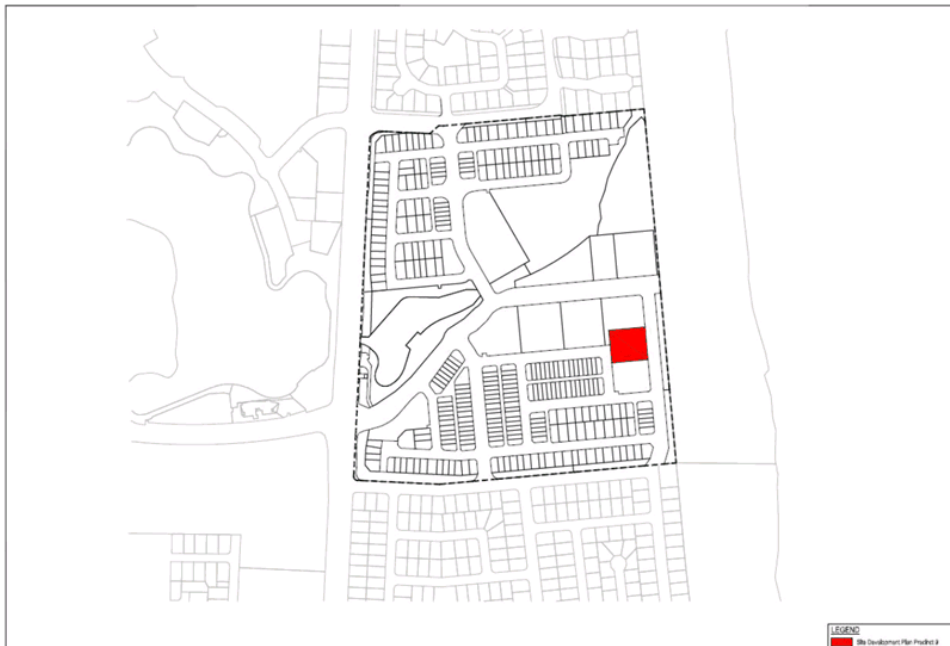
Detailed Planning Area 2 (DPA 2) (Bokarina Beach) comprises an area of approximately 30 hectares and is bound by existing low density residential development to the north and south, the 150m wide parabolic dune to the east (beyond which is the beach and Pacific Ocean) and the Nicklin Way to the west.

Bokarina Beach DPA is divided into 16 precincts, as illustrated on the map below (which forms Map 4 of the DPAP)

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SDP Precinct 9 within DPA 2 is identified on the locality map below (which forms part of Map 1 of the proposed SDP):

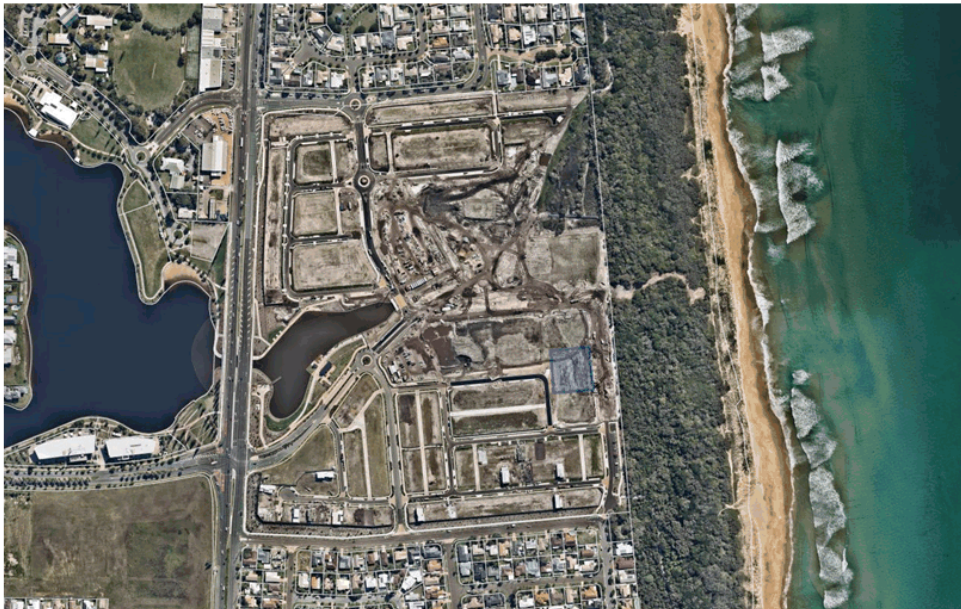


Precinct 9 (the subject site) comprises an area of 3,314m² and has the following characteristics:

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Site & Locality Description	
Road Frontage	55m to Longboard Parade and 32m to Kombi Street
Existing Significant Vegetation	Nil
Topography:	Flat
Surrounding Land Uses:	<p>To the north the site adjoins a future mixed use and tourism development site (up to 8 storeys)</p> <p>To the east the site adjoins Longboard Parade, beyond which is the 150m wide parabolic dune and the beach.</p> <p>To the south the site adjoins a future medium density residential development site (up to 6 storeys).</p> <p>To the west the site adjoins Kombi Street and the access handle from Kombi St to Precinct 8 (the adjoining site to the north), beyond which are future 3 storey terrace house development sites.</p>

The location of the subject site overlaid on a recent aerial photo is shown below:



ASSESSMENT:

Framework for Assessment

Instruments for Statutory Assessment

- State Planning Policy
- the South East Queensland Regional Plan
- State Planning Regulatory Provisions
- The planning scheme

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- any Temporary Local Planning Instrument in place for the local government area

Of these, the planning instruments relevant to this application are discussed in the sections that follow.

Statutory Instruments – State and Other

State Planning Policies

There are no State Planning Policies or management plans applicable to the assessment of the proposed master plan. Consideration of the State Planning Policies was undertaken as part of the consideration of the higher order master plan, being the Kawana Waters Structure Plan, the latest version of which was approved by the Minister's Delegate for Department of Natural Resources and Mines on 20 October 2017.

South East Queensland Regional Plan

The site is located within the Urban Footprint of the South East Queensland Regional Plan. The proposed development is consistent with the Desired Regional Outcomes of the SEQ Regional Plan for the Urban Footprint.

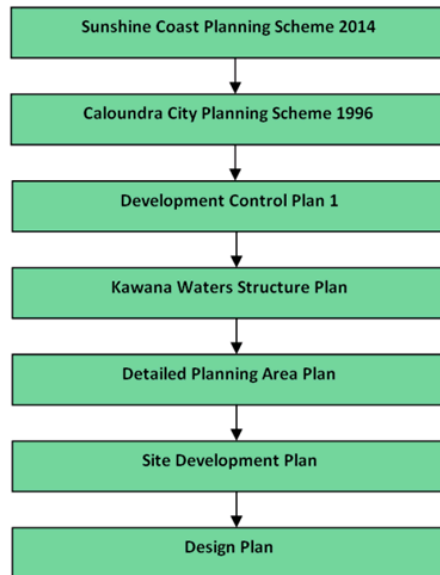
Statutory Instruments – Planning Scheme

The *Sunshine Coast Planning Scheme 2014* identifies that section 316 (Development control plans) of the *Planning Act 2016* provides that section 86(4) (Planning schemes for particular local governments) and section 857 (Development control plans under repealed LGP&E Act) of the *Sustainable Planning Act 2009* continue to apply to the extent necessary to administer DCP-1

The *Sunshine Coast Planning Scheme 2014* therefore requires that all land included within the Development Control Plan 1 (DCP-1) designation default to the provisions of DCP 1, as contained within the Caloundra City Planning Scheme 1996.

Section 7 of DCP-1 sets out the Master Planned Community Development Process applicable to the Detailed Planning Area, as shown below.

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Before development within Detailed Planning Area 2 can proceed, the Master Developer must prepare and obtain Council approval for a DPAP and a SDP. The DPAP was approved by DNRME on 14 April 2016. This report seeks Council approval for the SDP master plan documents for Precinct 9 of the DPA.

Under the provisions of DCP-1, an application for approval of any Master Plan must comply with the Development Documents. The Development Documents are defined as:

- Development Lease No. 2
- Development Control Plan No. 1 and the Caloundra City Planning Scheme 1996
- the Transport Infrastructure Agreement
- the Development Agreement
- the Hospital Infrastructure Agreement and
- the Community Development Strategy

Pursuant to the Master Planned Community Development Process set out in Section 7 of DCP-1, each Master Plan in addition to the Development Documents must also comply with any higher order Master Plan, including the Conditions of Approval.

With respect to this proposed Master Plan, Council must in accordance with both DCP-1 and the Development Agreement, determine whether to:

- (a) approve the Master Plans
- (b) approve the Master Plans subject to conditions or
- (c) refuse the Master Plans

Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2 – Bokarina Beach) 2015 requires an SDP to be prepared for each SDP precinct. The proposed SDP is for Precinct 9 and reflects the provisions of the higher order DPAP (being Master Plan No. 44).

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Pursuant to section 7.4.5.2(c) of DCP-1, the proposed SDP includes a Supplementary Table of Development that is consistent with the Master Plan No. 44.

Due to this master plan being a SDP, Council is required to make a determination within 40 days after the application is taken to be duly made pursuant to section 7.6.3 of DCP-1.

Development Control Plan 1 – Kawana Waters

Section 4.10 Detailed Planning Areas of DCP-1 nominates broad planning and design criteria for DPA 2 (Bokarina Beach). The criteria relate to the development of a focal development based around public beach access and associated recreational activities for residents and visitors.

"The DPA is to be developed with lower intensity uses towards the edges of the DPA to ensure their compatibility with existing low density residential development north and south of the DPA. Higher intensities of Development will be encouraged towards the centre of the DPA, particularly around the focal Development, to assist in providing a sense of place."

"Land uses are to be predominantly residential in nature, with an emphasis on higher densities to a maximum height of 8 storeys towards the centre of the DPA"

The maximum height limit for the DPA is 8 storeys.

The proposed SDP is consistent with the above criteria. It facilitates development of a high quality residential development on a key site in Bokarina Beach. The proposal for an 8 storey residential tower towards the centre of the DPA. The site is located adjacent to the "focal development" being the four mixed use development sites on Bokarina boulevard facing the Village Park and community facilities sites.

Kawana Waters Structure Plan

The approval of this SDP is subject to both the Structure Plan approval conditions and Structure Plan Development Criteria.

This assessment has determined that the proposed SDP is compliant with the Structure Plan approval conditions and the Structure Plan Development Criteria.

Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015

The higher order master plan applicable to this application is Master Plan No. 44 (DPAP for DPA 2 – Bokarina Beach). The site is identified as Precinct 9 under this Master Plan.

Maps 3 and 4 of the Master Plan identify the site as being Land Use Area 3 – Residential B.

Section 3 of the Master Plan provides a description of each Land Use Area. In relation to Land Use Area 3 (Residential B) the Section 3.4 of the Master Plan state:

3.4.1 This Land Use Area is to provide the opportunity for a range of medium to high density residential developments in a variety of configurations within areas of high amenity and accessibility within the Detailed Planning Area. Built form is to provide a gradation in development intensity between the higher density forms of development in Land Use Area 2 and the low density residential forms of development in Land Use Area 1.

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3.4.2 A minimum 80 dwelling units are provided in Land Use Area 3 for the specific purpose of providing short-term accommodation within the Detailed Planning Area, unless otherwise provided as part of a mixed use development in Land Use Area 2.

The proposal is consistent with the intent for the land use area in that it provides a medium to high density residential development with high amenity and accessibility. It has a large built form and is located towards the centre of the DPA.

Whilst the proposed units are not intended exclusively for short term accommodation, it is likely that a proportion of them will be let on a short term basis, which is typical of other beachfront residential buildings on the Sunshine Coast. This is consistent with the proposed use rights. It is considered that once all sites in Land Use Areas 2 and 3 are developed (7 sites in total), that at least 80 units will be available for short term accommodation across these developments, with a proportion of the units on each site likely being made available for this purpose.

Section 4 of the Master Plan includes a Table of Development, which identifies a range of residential uses (including Multiple Dwelling and Motel) as the defined uses for the precinct. The table also provides a maximum height limit of 8 storeys, a maximum residential yield of 134 dwelling units.

Section 5 of the Master Plan provides the specific urban design performance criteria which development in the DPA must comply with.

The proposed development complies with all of the key quantifiable requirements of Master Plan No. 44 as outlined in the table below (the highlighted rows identify the Master Plan requirements that are the result of alterations proposed as part of this application):

Key Development Parameters Table:

Parameter	Requirement	Proposal	Complies
Residential yield	Maximum 134 Dwelling Units	100 units	✓
Height	Maximum 8 storeys	8 storeys (26m)	✓
Site cover	Maximum 49%	49%	Acceptable
Built form projecting towards Longboard Parade	Maximum 45% of the length of the frontage	45%	✓
Setback to northern boundary	Minimum 9m	9m (except for ground level gym, communal open space toilets and pavilions – these are discussed below)	✓
Podium setback to eastern boundary	Minimum 2m	2m	Acceptable
Tower setback to eastern boundary (within specified maximum lengths)	Minimum 3m	3m (except for minor roof overhangs)	✓
Tower setback to remainder of eastern boundary	Minimum 30m	30m	✓
Setback to southern boundary	Minimum 3m	3m (except for minor roof overhangs)	✓
Setback to western boundary	Minimum 3m	3m	✓

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Parameter	Requirement	Proposal	Complies
Landscaping	Minimum 2m to both frontages	2m to Longboard Pde and Kombi St (deep planting to Longboard Pde but not Kombi St)	✓
Communal open space	Minimum 25% of the site with each space having a minimum 4m dimension	829m ² (25%)	✓
Private open space	Minimum 9m ² for 1 bedroom units and 16m ² for all other units	Min sizes provided for all units	✓
Resident car parking spaces	Minimum 122	186	✓
Visitor car parking spaces	Minimum 25	27	✓
Resident bicycle parking spaces	Minimum 100	100	✓
Visitor bicycle parking spaces	Minimum 25	25	✓

The proposed development generally complies with Master Plan No. 44. The pertinent issues arising from the assessment are discussed below.

Relationship to Higher Order Master Plans

The proposed SDP includes all of the required details and contains a Supplementary Table of Development that is consistent with defined land uses listed in Table 1 of the higher order master plan (Master Plan 44 - Detailed Planning Area 2).

The proposed SDP specifies the following land uses as being Column 1 Uses – Permitted Uses and Development Works. These include:

Residential Uses Limited to:

- Accommodation Building
- Caretakers Residence
- Display Home (where located in a multiple dwelling unit)
- Home Occupation
- Motel
- Multiple Dwelling
- Temporary House and Land Sales Office

Following approval of this SDP, the above uses will be permitted development, where in accordance with the SDP and any conditions of approval imposed by Council. Additionally, creation of a free-hold lot over the precinct in accordance with the layout depicted on the SDP maps will be permitted subject to Design Plan approval through the Department of Natural Resources, Mines and Energy (DNRME).

Column 2 of the Supplementary Table of Development identifies that Operational Works relating to the permitted uses for precinct as "permitted subject to conditions". This means a code assessable Operational Works application is required.

Column 4 of the Supplementary Table of Development identifies that all other land uses and development not in accordance with the approved plans forming part of this SDP as "Prohibited Uses".

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Key Issues

Proposed DPAP Amendments

An assessment of the proposed amendments to the DPAP, associated with the SDP for Precinct 9, is provided in the following table:

Proposed Amendment	Rationale	Assessment
Increase in the tower level site cover applying to Precinct 9 (the subject site). The site cover is proposed to be increased from 40% to 49%	<p>The applicant submits that:</p> <ul style="list-style-type: none"> • The building will present as a modern, elegant and attractive form that incorporates a mix of materials, colours and finishes. • Vertical and horizontal articulation is evident in every elevation. The 3D images illustrate the scale and bulk of the building and the limited extent of continuous blank walls. <ul style="list-style-type: none"> ○ The tower complies with the setback requirements of Map 13D of the master plan. The additional site cover is therefore not affecting view lines through the site. ○ A significant communal open space area is provided. This space is located adjacent to the primary frontage and will reduce the massing of the building as viewed from this primary frontage. ○ Larger than prescribed balconies are contributing to the site cover calculation. The balconies are predominately unenclosed spaces that will not contribute to building bulk and massing in the same way that enclosed areas do. ○ The majority of car parking is located in the basement levels and is concealed from street view. • The development addresses both street frontages with 	<p>The proposed additional site cover is supported on the basis that the applicant will provide a minimum 2m wide deep planting strip to the Longboard Parade frontage of the site. This was not an original requirement of the master plan, and it will significantly enhance the presentation of the development to the street by allowing for the establishment of feature trees and dense landscaping to the Longboard Parade frontage.</p> <p>Additionally, the increased site cover is considered acceptable as the building will comply with all required setbacks and features an articulated design with naturally ventilated cores to reduce the visual bulk and scale.</p>

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	habitable spaces and primary open spaces. These features result in positive streetscape outcomes and will further integrate the development into the public realm.	
Increase in the podium level (being the section of the basement that protrudes out of the ground by up to 1m) setback to Longboard Parade to enable 2 metres of deep planting along this frontage.	The applicant has proposed this change in response to Council officer feedback regarding support for the proposed additional site cover.	This change is supported for the reasons outlined above.

For the reasons outlined in the above table, the proposed master plan amendments are considered to be consistent with Development Control Plan 1 and the Kawana Waters Structure Plan.

No new conditions are recommended to be imposed as a result of approving the amended master plan. However, it is recommended that Conditions 1B, 1C and 1D of Notice of Determination No. 228 (the notice issued for the most recent approval of the master plan) be deleted as the Master Plan amendments required by these conditions have been satisfactorily completed and the updated master plan incorporating these amendments has been endorsed.

For ease of reference, it is recommended that the Notice of Determination issued in relation to the Master Plan amendment contain all of the same conditions as Notice of Determination No. 228, except for Conditions 1B-1D. The existing conditions for Master Plan No. 44 are contained within **Appendix A**.

Urban Design

Council's urban design specialist advised the design of the building meets all key master plan requirements.

The building is well articulated and includes use of colour to create visual interest. The double height soffits with timber look undersides will assist in emphasizing the roof form, and providing the building with a distinct skyline silhouette.

Two sliding balcony screens are proposed per unit. These will make the balconies more functional and create additional visual interest and variety in the building façade.

The naturally ventilated cores and window shading (subject to recommended conditions) will assist the building in complying with the applicable sub-tropical design requirements.

Turtles

From the period between November 2005 and March 2018, a total of 111 nesting crawls were recorded for *Caretta caretta* (Loggerhead turtle) along the foreshore from Currimundi Lake, Wurtulla to Wyanda Drive, Bokarina. This is an average of eight crawls per year over approximately 3.5 kilometres of coastline. This could be expected to increase into the future as the impacts of climate change on the Great Barrier Reef results in a southward shift in nesting distribution.

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The proposed development site is centrally located within the Detailed Planning Area and is situated approximately 200 metres from the beach due to the expansive dunal system which the DPAP application in 2016 determined that only a small portion of the top floor of the eight storey buildings on Precinct 8 and 9 would be visible from the beach. It is considered that the large dunal system provides a considerable physical buffer between the foreshore and development sites, thereby reducing the level of impact of lighting on turtle nesting areas.

On 1 July 2015, in relation to the overall development of Bokarina Beach, Stockland undertook a referral under the Environmental Protection and Biodiversity Conservation Act (1999) (EPBC) for impacts on Matters of National Environmental Significance (MNES).

Marine turtles including *Caretta caretta* (loggerhead turtle), *Chelonia mydas* (green turtle) and *Dermochelys coriacea* (leatherback turtle) are all MNES listed under the EPBC Act. While the development of Bokarina Beach does not directly impact the sand dunes or beach, the impact of potential light spill on turtle nesting was assessed. On 14 July 2015 the Commonwealth advised Stockland the development was deemed not to be a controlled action.

As part of their referral documentation to the Commonwealth, Stockland proposed a number of mitigation measures to be adopted during the design, construction and operational phases of the project to mitigate impact on turtle nesting sites. These measures were subsequently included as Council conditions on approval of the DPAP

In fulfilling the requirements of the DPAP conditions, in August 2016 Stockland commissioned a pre-construction light survey of the beach at Bokarina. The survey was required so that baseline data could be established and the impact of future development could be clearly understood. The survey found that under clear skies (required for comparing between sites and nights) the zenith brightness values ranged from 19.59 – 20.21 magnitude/arcsec² which is typical for a suburban night sky.

The DPAP conditions also require Stockland to undertake an 'as-built' light survey upon completion of the development of Precincts 1 – 4 (the low-density residential precincts). This survey would identify any corrective actions to be implemented by the Master Developer.

In preparing the DPAP, Stockland developed mitigation measures for lighting impacts on turtle populations based on publically available documentation including scientific journal articles and the Acceptable Outcomes detailed in the *Draft Bundaberg Regional Council Planning Scheme* (Public Notification Version) September 2014, which was developed to address potential impacts on nesting turtles which are common on some beaches in the Bundaberg region. At the time the DPAP was approved, Council conditioned that the Urban Design Performance Criteria relating to lighting to be strengthened to provide more robust controls for external signage, lighting and building design. The strengthened provisions were subsequently included within the endorsed version of the DPAP.

In 2014, the International Convention for Migratory Species (acting under the United Nations Environment Program) endorsed a Single Species Action Plan for the Loggerhead Turtle (South Pacific genetic stock). Delegates from the signatory states visited the Sunshine Coast during their deliberations on the plan, due to the region's importance as a future refuge for the Loggerhead turtle and made a number of recommendations in relation to lighting on the Sunshine Coast. These recommendations were included within Council's Sunshine Coast Lighting Master Plan, which was endorsed by Council on 15 September 2016.

The Urban Lighting Master Plan sets the strategic guidance for public lighting. It also provides recommendations applicable to private developments and Council renovation projects. In May 2019, the Queensland State Government (Department of State Development, Manufacturing, Infrastructure and Planning) released a document entitled "Sea Turtle Sensitive Area code – a

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Model Code for Local Government". Whilst this code has not (to date) been adopted by Sunshine Coast Council, it provides additional guidance on mitigating the impact of urban development on turtles.

It is noted that the majority of applicable lighting requirements relating to turtles within the above-mentioned documents are operational in nature. As a result, compliance cannot be determined based on the submitted architectural plans and the requirements must instead be conditioned.

One matter that can be shown on the plans is façade/colours and materials. This enables Council officers to assess the reflectivity of the building. The applicant has been asked to provide this information on the plans, specifically:

- type of glazing
- colour code/name/manufacturer
- façade and roof material selection

However the applicant declined to provide the requested information, stating that it should not be relevant to Council's assessment. As such, a condition is recommended requiring inclusion of this information on the development plans and re-submission to Council for endorsement. Once the information is provided, Council will assess it against the requirements of the above documents, and seek changes to reduce building reflectivity where necessary.

Conditions are also recommended regarding the positioning and operation of lighting, during construction and for the life of the development, that are designed to minimise any impacts on turtle breeding as much as possible. Council's Natural Areas Management Team were consulted in the drafting of these conditions.

The recommended conditions are drawn from the conditions and urban design performance criteria of the DPAP (Master Plan No. 44), the Sunshine Coast Urban Lighting Master Plan and from the State Government Sea Turtle Sensitive Area code.

The recommended conditions are summarised below:

During construction:

- Construction works are to be restricted to daylight hours during the turtle nesting and hatching season (October to May).
- Flood lighting must not be used during turtle nesting and hatching season).

Ongoing Operational requirements:

- External feature lighting must be positioned below 10 metres in height operated on a timer or sensor between 8pm and sunrise during turtle nesting and hatching season between 10pm and sunrise during turtle nesting season (October to May).
- Vertical illumination of the building and vegetation (lighting that shines into the sky) is prohibited during the turtle nesting and hatching season.
- Timers or proximity or motion activated light sensors must be used wherever possible.
- Lighting must not be directly visible from the beach during the turtle nesting and hatching season.
- Any external signage the eastern (seaward) side of the development must not be illuminated.
- All lighting within the development must be accompanied by a substantial vertical shield to reduce sky glow.
- Lighting must avoid the use of halogen, metal halide, or fluorescent lights, and use only white lights contained areas where colour rendition is required.

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- The number and wattage of lights must be minimised, and lights must be recessed into structures wherever possible.
- Amber LED or low pressure sodium lighting is used where possible.
- Reflective materials must not be used to delineate pathways, and embedded lighting must be used wherever possible.
- No lighting on the roof (except for temporary maintenance).

Resident information package regarding turtles and ways to minimize lighting impacts:

- To be prepared, endorsed and then made readily available to owners, residents and visitors.

Communal Open Space

Section 5.3 Probable Solution S38.1 states that a minimum of 25% of the site area is provided as communal open space with each space having a minimum dimension of 4m.

The associated Specific Outcome O38 states:

"Development incorporates communal and private open space and landscaping such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces and accommodate visitors."

The proposal includes a ground level communal open space area to service residents and their visitors. The total communal area including landscaping and walkways is 829m² (25%) of the site. However, the useable component which consists of the communal sun terrace, swimming pool, covered BBQ area, gym, toilet and shower facilities (with a toilet) has an area of 329m² (9.9%)

The proposed communal open space area is considered sufficient to meet the needs of residents and visitors in accordance with O38.

The proposal includes high quality communal facilities including swimming pool, shade structures, BBQ facilities, toilets and changing rooms. These embellishments increase the functionality of the area.

It is also noted that the site's location offers residents the opportunity to access ample public recreation areas within the wider Bokarina Beach development, namely the 4ha village park system, lake, public access domain mall, coastal pathway and adjacent access to the beach.

Setbacks

The proposed development complies with all applicable building setbacks, except for the ground floor structures in the communal open space area (gym, toilets and shelter pavilions) which are located within the minimum 9m setback from the northern boundary of the site. These structures are considered acceptable as they are single storey, non-habitable parts of the development. They assist in making the communal open space area more functional and are not considered to have a detrimental impact on the amenity of the streetscape or the adjoining development site to the north.

Energy Efficiency

Section 5.4 Specific Outcome O20 of Master Plan No. 44 requires that elements sub-tropical design are integrated in the design of dwellings and structure.

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The proposed naturally ventilated building core will improve energy efficiency by allowing for cross ventilation and natural light to each of the proposed units.

Sun shading devices and two sliding screens per balcony are proposed. In response to Council officer feedback, the western façade vertical fins to each window have been changed to full window screening devices, off-set from the window.

A condition is recommended requiring that all external bedroom windows be provided with a proprietary secure screen for fall protection. If the proposed security screen reduces the airflow by 50%, window open size will need to be increased to account for this and ensure the amount of natural ventilation still meets minimum building code requirements.

Master Plan No. 44 includes a requirement for communal or individual clothes drying facilities to be provided as part of development on the site. The submitted plans nominate folding clothes lines on each balcony. A condition is recommended requiring installation of these (or other non-mechanical clothes drying facilities) to ensure they are providing by the developer and not left for future owners/residents to provide.

A condition is also recommended requiring the use of renewable energy sources for all, or part of the development's energy needs.

Bicycle Parking

Whilst the submitted plans show the required minimum 100 resident and 25 visitor bicycle parking spaces, the plans show some resident bicycle parking in between parking spaces in the basement where there is no wall to attach a hanging bracket to, or space for a storage cage. The plans need to demonstrate how all 100 resident bicycle parking spaces will be provided as storage cages or as wall mounted brackets, so that they are easily accessible for residents. A condition requiring plan amendment is recommended accordingly.

Stormwater Management

Council's engineering specialist has recommended a condition requiring that the Stormwater Management Plan and Post Development Stormwater Catchment Sketch be amended to remove the proposed proprietary device from the 2m wide deep planting strip to the Longboard Parade frontage of the site and replace it with a bio-basin in an alternative location (podium planting area).

In response to this issue, the applicant has proposed to remove all stormwater infrastructure from the deep planting strip, but retain a propriety treatment device in lieu of a bio-basin.

Council's engineering specialist advises that a propriety device will not be accepted for the development as it does not meet Council's criteria (below) for acceptance of propriety treatment devices. This criteria forms part of Council's draft Stormwater Management Guidelines and is based on the requirements of State Government water quality legislation and the *Sunshine Coast Planning Scheme 2014*.

DETAILED ASSESSMENT REPORT

Proprietary Devices**All of the following criteria must be met**

- Devices remain as private assets
- Use is within high-density residential, centre or industrial zone
- Constrained site where bioretention is not practicable based on limited ability to integrate bioretention devices
 - a. sites being re-developed (brownfield)
 - b. smaller sites (<2,500m²)
 - c. Sites with an allowable site cover greater than 70%
 - d. Sites which are required to achieve activated street frontage
- Used in association with roof water harvesting and re-use
- Certainty provided that device will continue to be maintained

A condition has been imposed to amend the Stormwater Management Plan and Post Development Stormwater Catchment Sketch and other plans as necessary to incorporate a bioretention device treating the largest area of the site as practicable (minimum 50% of the site area) and the remainder of the site can be treated using a property stormwater treatment device.

CONSULTATION:**Specialist Referrals**

The application was forwarded to Unitywater and the following internal council specialists:

- Senior Development Engineer, Engineering and Environment Assessment
- Landscape Officer, Engineering and Environment Assessment Unit
- Environment Officer, Engineering and Environment Assessment Unit
- Principal Architect, Strategic Planning Branch
- Conservation Officer, Environmental Operations Branch (turtle specialist)

Their assessment forms part of this report.

Councillor Notification

The divisional and planning portfolio councillors have been briefed on this application.

Public Notification

Not Applicable.

CONCLUSION:

The proposed development generally complies with the requirements of the Development Documents and applicable higher order Master Plans and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.