

Details for Notice of Determination - Master Plan No. 104 – Site Development Plan for Precinct 8 (Bokarina Beach)

ASSESSMENT MANAGER CONDITIONS

PLANNING

General

1. This Site Development Plan approval has no force or effect until the amended higher order Detailed Planning Area Plan - Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2 – Bokarina Beach) 2015 has been approved by the Department of Natural Resources, Mines and Energy.

When conditions must be complied with

2. Unless otherwise stated, all conditions of this Notice of Determination must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans/Documents

3. Development of this precinct must be undertaken generally in accordance with approved master plan – Master Plan No. 104 (Site Development Plan - Detailed Planning Area 2 - Precinct 8) 2018. This Master Plan document and all relevant plans (as listed in section 5.1.1) must be amended to reflect the conditions listed within this Notice and resubmitted to Council prior to approval of a Design Plan application over the precinct.
4. Following Council's endorsement of the Master Plan, the applicant must submit to Council within 30 days, a Microsoft Word version of the endorsed Master Plan for Council's records.

Amendments to Site Development Plan

5. The Site Development Plan document and the plans listed within it must be amended as follows and resubmitted to Council prior to endorsement of the Site Development Plan:
 - (a) Amend the Master Plan document as necessary for consistency with the final endorsed version of Master Plan No. 104 (Detailed Planning Area Plan – Detailed Planning Area 2 – Bokarina Beach) 2015
 - (b) Amend the plans to provide higher roof forms and variation of colour and batten screening to the north eastern and north-western corners of the development (up to, but not exceeding 28m in height) to adequately break up the building bulk and mass when viewed from a distance and from the street.
 - (i) Provide adequate screening and shading to the raised roof areas to provide weather and sun protection to the balcony occupants
 - (ii) Amend the north east and north west corners of the tower element to adequately articulate the horizontal completion of the building when viewed from afar
 - (iii) Amend the roof slab edge colour to a minimum 30% difference of colour/tone from the balcony slab edge colour.

- (c) Amend elevation drawings TP02.01, TP02.02, TP02.03 and TP02.04 to include the product name and colour code for material selections.
- (d) Amend the plans to provide operable louvers and not hopper windows to the following bedrooms to reduce reliance on artificial cooling through maximizing natural ventilation.
 - (i) Type B bedrooms with eastern facing windows
 - (ii) Type E Bedrooms with western facing windows
- (e) Amend the plans to provide external screens and shading devices to reduce heat load, control direct solar access, temper bright light and protect against wind and rain to the following windows.
 - (i) Type B bedrooms with eastern facing windows
 - (ii) Type E Bedrooms with western facing windows
- (f) Amend the plans to provide external screens and shading devices to protect against wind and rain to the type C bedrooms windows facing south.
- (g) Amend the plans to move the 1m wide landscaping strip along the side of the driveway to Kombi Street from the eastern side to the western side (in accordance with Map 13D of Master Plan No 44)
- (h) Amend the plans to show the location of the screened temporary bin embayment area required by the Waste Management conditions of this notice
- (i) Amend the plans to show details of all proposed advertising signage, or amend the Supplementary Table of Assessment to list all types of advertising devices in column 2 (permitted subject to conditions).

Nature and Extent of Approved Use

6. In accordance with Clause 4.1.1 of the approved Site Development Plan, land the subject of the Site Development Plan must be developed for the permitted uses and density thresholds specified in Table 1 – Supplementary Table of Development.
7. The approved uses must be operated in accordance with the applicable use definition within Caloundra City Planning Scheme 1996
8. Security measures must be installed such that staff and visitors of the ground floor commercial uses do not have access to areas that are intended for the exclusive use of residents and visitors.
9. Advertising devices are limited to those listed in Column 1 of Table 1 – Supplementary Table of Development of Master Plan No.103, where in accordance with Local Planning Policy PDLPP 7.0/01 – *Siting and Design of Advertising Devices* and the plans listed within Section 5.1.1 of Master Plan No. 105.

Building Height

10. The maximum height of the development must not exceed 25 metres above natural ground level, unless for rooftop structures, roofs, mechanical plant and service equipment and lift machinery rooms, which must not exceed 28 metres above natural

ground level in accordance with Caloundra City Planning Scheme 1996 Local Planning Policy PDLPP 3.7/01.

11. Certification must be submitted to council from a cadastral surveyor which certifies that the building does not exceed the maximum height requirement of this Notice of Determination.

Building Appearance

12. The approved building must be constructed such that its external appearance achieves a high quality design finish as shown on the plans listed within the approved Site Development Plan, with no inclusions or future alterations being made without approval in writing by council.
13. All deck and balcony areas above ground floor must not be fully enclosed by permanent fixtures such as shutters, louvres, glass panelling or the like.
14. All air conditioning units or other mechanical equipment must be visually integrated into the design and finish of the building, or otherwise fully enclosed or screened such that they are not visible from the street frontages nor adjoining properties.
15. Air conditioner external condenser units are not to be placed on balconies (to ensure that the comfort and useability of the areas are not adversely impacted by the operation of the condenser units).
16. Ground floor shopfront glazing along the Bokarina Boulevard frontage must be fully transparent to a minimum of 65% of the street frontage to allow passive surveillance and encourage social interaction, and must be provided at full height (floor to ceiling), with the exception of grilles or openings that are required for ventilation purposes. Internal walls and shelving must not be erected within one (1) metre of the glazing where they would prevent views from the street into the retail space, unless otherwise agreed to in writing by council.
17. Any security screens on the premises consist of grille or translucent screens and not solid shutters, screens or roller-doors.
18. All mechanical equipment and other service infrastructure located on the site must be fully enclosed or screened such that they are not visible from the street frontage/s, other public space, or adjoining properties

Weather Protection

19. Cantilevered street awnings must be provided along Bokarina Boulevard and Longboard Parade frontages of the site, as shown on the plans listed within the approved Site Development Plan. The awning to Bokarina Boulevard must have a minimum width of 4m and the awning to Longboard Parade must have a minimum width of 3m from the building line. The awnings must be designed to provide continuous solar and rain protection and promote all weather activity.

Through-site Pedestrian Link

20. The full length of the laneway connecting Bokarina Boulevard with Kombi Street along the western boundary of the site must
 - (a) Incorporate the design treatments shown on the plans within the Landscape Development Application Report prepared by Urbis that is listed in this Notice

- (b) Remain open and accessible to the public at all times.
- (c) The northern section of the laneway must be designed and constructed to facilitate outdoor dining and other community uses.

Fencing and Walls

- 21. Any proposed fencing or walls must be of a high quality. Details of proposed fencing or walls must be submitted to Council for endorsement as part of the Operational Works application.

Clothes Drying Areas

- 22. Each dwelling unit must be provided with clothes drying facilities that are screened from public view

Street Identification

- 23. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name.
- 24. The building entrance and reception area must be clearly visible and identifiable from the Longboard Parade. From Bokarina Boulevard and Kombi Street signage and lighting must be provided at strategic locations to direct people to the building entrance.

Communal Recreation Areas

- 25. Communal recreation areas must be provided as shown on the plans listed within the approved Site Development Plan.

Renewable Energy

- 26. The development must implement the use of solar power or other pollution reducing renewable energy sources to supply part or all of the development's energy needs, in accordance with an approved Energy Efficiency Plan
- 27. Prior to approval of an Operational Works application over the site, the applicant must submit an Energy Efficiency plan to Council for endorsement. The plan must demonstrate how the development will achieve current best practise energy efficiency and detail what specific energy efficiency measures will be provided within the development.

Community Management Statement

- 28. Any proposed Community Management Statement required for the development pursuant to the *Body Corporate and Community Management Act 1997* must be submitted to Council for approval at the same time as submission of the building format plan (or similar) for approval.
- 29. All clauses and by-laws of the proposed Community Management Statement must accord with the requirements of this development approval. In particular, the Community Management Statement must include a clause requiring
 - (a) The body corporate and unit owners are to comply with all the conditions of this notice regarding lighting to minimise impacts on turtles
 - (b) The body corporate for the development retain a copy of the endorsed Turtle

Information Package for Residents that is prepared in accordance with the Turtle conditions of this notice

- (c) That a copy of the endorsed Turtle Information Package for Residents be provided to each unit owner (including to the new owner/s each time a unit is sold)
- (d) That a copy of the endorsed Turtle Information Package for Residents is prominently displayed in the foyer area at all times and available for reading by residents and visitors.

On-Site Car Parking

- 30. Vehicle access to the development is limited to the constructed access driveway from Kombi St.
- 31. All car parking areas must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.
- 32. On-site car parking spaces must be provided as follows:
 - (a) A minimum of 25 car parking spaces at ground level for staff and customers of the commercial tenancies which are clearly marked for that purpose and accessible at all times for visitor use.
 - (b) a minimum of 68 car parking spaces for residents of the development; and
 - (c) a minimum of 15 visitor car parking spaces which are clearly marked for that purpose and accessible at all times for visitor use.
 - (d) the minimum number of car parking spaces provided for people with disabilities complies with the relevant provisions of the Building Code of Australia.
 - (e) Signage must be provided adjacent to the vehicular entry to the site on Kombi Street stating that customer parking is available on site and directing customers to the car park. Details of this signage must be submitted to Council for endorsement prior to its' erection.

Bicycle Facilities

- 33. On-site bicycle parking and storage facilities must be provided in accordance with the plans listed in the approved Site Development Plan, including:
 - (a) a minimum of 19 visitor/customer bicycle parking spaces, which are clearly marked for that purpose and accessible at all times for visitor/customer use; and
 - (b) a minimum of 63 resident bicycle parking/storage spaces.
 - (c) Signage must be provided adjacent to the Bokarina Boulevard frontage of the site, directing cyclists to the on-site customer/visitor bicycle parking spaces. Details of this signage must be submitted to Council for endorsement prior to its' erection

Turtles

- 34. To minimise the impact of development of the Precinct on turtle nesting sites, the following actions are required to be undertaken during construction of the development:
 - (a) Construction works are to be restricted to daylight hours during the turtle nesting and hatching season (October to April) in addition to any further restriction imposed as part of the Operational Works approval
 - (b) Flood lighting must not be used from October to April (turtle nesting and hatching season)
- 35. Internal and external lighting and signage must be positioned and operated to minimise

disruption to adjacent turtle nesting and hatching grounds as follows:

- (a) All lighting must be managed to reduce sky glow. Measures may include, but are not limited to, the following:
 - (i) reduced intensity lighting
 - (ii) long wavelength lights
 - (iii) shielded lighting
 - (iv) low to the ground lighting
 - (v) lighting directed onto areas of interest
 - (vi) low reflectance building surfaces and paint
 - (vii) tinting of glass.
- (b) External feature lighting to the building must be positioned below 10 metres in height and turned off between 10.00pm and sunrise during turtle nesting and hatching season (October to May)
- (c) Between 8.00pm and 10.00pm during turtle nesting and hatching season (October to May), all lighting within the communal open space area must be activated by timers, proximity sensors or motion detectors with an associated deactivation of the lighting after no more than 10 minutes
- (d) All lighting within the communal open space area of the development must be turned off between 10.00pm and sunrise during turtle nesting and hatching season (October to May)
- (e) Vertical illumination of the building and vegetation using lighting that shines into the sky is prohibited during the nesting and hatching season (October to May)
- (f) Interior and external lighting (including balcony lighting) must not be directly visible from the beach (between Wyanda Drive and Firetail Court) during the nesting and hatching season (October to May)
- (g) No decorative outdoor lighting is to be fitted to the buildings, open space or recreation areas (e.g. Fairy/Christmas lights) during nesting and hatching season (October to May)
- (h) Any external signage on the eastern (seaward) side of the development must not be illuminated
- (i) All lighting within the development (interior and exterior) which is visible external to the development must be accompanied by substantial vertical shielding to reduce sky glow
- (j) All external lighting must consist of amber LED (590-610 nm) or low pressure sodium lighting as a standard, warm white is to be used only where colour rendition is required. Warm white LED lights should not contain short wavelength blue light and supplier should be asked to provide spectral power curve of requested LEDs to prove the absence of short wavelengths. All external lighting must avoid the use of halogen, metal halide, or fluorescent lights.
- (k) The number and wattage of all external lights must be minimised, and lights must be recessed into structures wherever possible
- (l) Reflective materials must not be used to delineate pathways, and embedded lighting must be used wherever possible. If lights are used they are to be amber

in colour, 3000 K or less, as low as possible, facing away from the beach and to be fitted with vertical shades to contain light spill

- (m) Lighting is not permitted on the roof of the building except for temporary lighting required during maintenance of plant and equipment located on the roof.
36. Certification must be submitted to Council from a qualified person* which certifies that all lighting complies with the conditions of this Notice regarding turtles.
*(Refer to Advisory Note)
37. The applicant must prepare and submit to Council for endorsement a Turtle Information Package for Residents. The package must:
- (a) Provide background information on the turtle species that nest on the beaches of the Sunshine Coast, the threats they face and their status as matters of national environmental significance
 - (b) Highlight the conditions of this notice regarding the design and operation of lighting (including within individual dwelling units and on balconies)
 - (c) Outline measures to mitigate the impacts of lighting on the active turtle nesting and hatching sites, including the months of the year when external light emissions should be minimised and suggested mitigation measures (e.g. turning off lights when not in use and closing blinds/curtains after dark).

ENGINEERING

38. The proposed car parking and service vehicle facilities must be designed and constructed in accordance with AS2890 and generally in accordance with the Supplementary Traffic Advice prepared by TTM Consulting Pty Ltd dated 14 June 2018.
39. Bokarina Boulevard and Longboard Parade abutting the site must be fully constructed and 'on maintenance' prior to the commencement of any use on Precinct 8.
40. The pedestrian link from Bokarina Boulevard to Kombi Street must be designed and constructed to ensure that pedestrian safety is maintained at all times by avoiding conflict with vehicles accessing the site from the driveway to Kombi Street. Further details that demonstrate how this will be achieved and meet the relevant standards must be provided as part of a future operational works application.
41. The development must be provided with a stormwater drainage system connected to a legal point of discharge in accordance with QUDM.
42. A stormwater quality treatment system must be provided for the development and maintained to achieve best practice stormwater quality improvement for the life of the development. All Stormwater quality treatment devices must be routinely checked, serviced and cleaned in accordance with the manufacturer's recommendations. Records of all maintenance activities undertaken must be kept and made available to Council upon request. Where replacement cartridges or other necessary components for the system become unavailable, an alternative system is required to be retro-fit into the development to achieve an equivalent pollutant reduction outcome.
43. A supply agreement for the replacement of the Storm Filter Cartridges, between the Body Corporate / Building Owner and the stormwater filtration system supplier must be entered into. The supply agreement must be for the replacement of each StormFilter

Cartridge at least ten (10) times.

ENVIRONMENTAL HEALTH

Waste Management

44. Refuse storage, removal and collection facilities must be provided in accordance with the plans listed in the approved Site Development Plan and the following:
- (a) provision of a minimum bulk bin volume of 120L for general waste, and 120L for recyclable waste for each dwelling unit.
 - (b) provision of a minimum bulk bin volume of 1100L for general waste, and 1100L for recyclable waste for the retail use.
 - (c) collection by waste collection vehicles from within the site only in a safe, efficient and unobstructed manner.
 - (d) Provision of a minimum height clearance must be provided for the waste collection vehicle manoeuvring area at ground level.
 - (e) provision of a functionally accessible communal hardstand impervious areas for the permanent storage location of all bulk bins.
 - (f) provision of a screened temporary storage embayment* for the service collection of all bulk bin with a smooth at-grade movement path between the servicing point and the storage embayment (i.e. no steps, edging, ledges or the like), such that bins can be manually handled to the waste collection vehicle for servicing.
 - (g) maintain continued responsibility of the body corporate, or an equivalent site management entity, to present bulk bins at the temporary collection embayment on refuse collection day
 - (h) provision of a purpose built enclosure or rooms to the bin storage areas, which is screened from the street, the through-site pedestrian link and adjoining properties by landscaping and fencing.
 - (i) provision of a readily accessible wash-down area in the vicinity of the permanent bin storage area fitted with a hosecock, bin roll over bund, and drain connected to the sewer that has a stormwater catchment area of no more than 1m²
45. An inspection must be organised with Council's Development Services Branch to confirm waste servicing and collection arrangements. Where obstructions to waste collection vehicles and facilities prevent safe and efficient servicing, the obstruction must be removed or rectified.
46. Certification must be submitted to Council from a qualified person* which certifies that all waste chutes and waste rooms have been constructed in accordance with the requirements of this development approval.

**(Refer to Advisory Note)*

Acoustic Amenity

47. Any fixed plant and equipment* that causes noise (e.g. from basement car-park exhausts, air conditioning units, or pool filtration units, refrigeration units, pumps and generators, kitchen exhaust units), must be enclosed, shielded and/or positioned to ensure that the following sound pressure levels for a noise sensitive land use is achieved:

Location where criteria applies at a noise sensitive land use	Adjusted equivalent continuous sound pressure level ($L_{Aeq,adj,T}$) to be achieved during the day, evening and night time periods			Maximum sound pressure level (L_{Amax}) to be achieved during the night time period
	Day 7am-6pm $L_{Aeq,adj,11hr}$	Evening 6pm-10pm $L_{Aeq,adj,4hr}$	Night 10pm-7am $L_{Aeq,adj,9hr}$	Night 10pm-7am
Sleeping Areas	35 dB(A)	35 dB(A)	30 dB(A)	45 dB(A)
Other Habitable Rooms	35 dB(A)	35 dB(A)	35 dB(A)	N/A
Within the Designated Private open Space	50 dB(A)	50 dB(A)	N/A	N/A

Note: Measurements must be in accordance with AS 1055.1 - Acoustics – Description and measurement of environmental noise – General procedures. Measurements must be adjusted for tonality and impulsiveness where required, where attenuation is applied for inside to outside calculations, a maximum of 5 dB(A) only is to be applied (i.e. assumed windows fully open) * (Refer to Advisory Note)

48. The approved non-residential uses on the premises must not operate outside the hours of:
- 6am to 9pm Sunday to Thursday (and all public holidays)
 - 6am to 10pm Friday and Saturday
- The requirements of this condition must be included in the Community Management Statement for any body corporate for the subject site.
49. Service vehicle movements associated with the non-residential uses on the premises (including loading and unloading) must not occur outside the hours of 7am to 6pm Monday to Saturday, and not at all on Sundays or public holidays. The requirements of this condition must be included in the Community Management Statement for any Body Corporate for the subject site.
50. Certification must be submitted to Council from a qualified person* that the development has been constructed in accordance with the Acoustic Amenity conditions of this development approval.
*(Refer to Advisory Note)

Lighting Devices

51. In addition to the lighting requirements relating to turtles, lighting associated with the development must also be designed, sited, installed and tested to comply with Table 2.1 & 2.2 of AS 4282 - Control of the obtrusive effects of outdoor lighting” using a control level of 1.
52. Certification must be submitted to Council from a qualified person* that all lighting devices comply with the requirements of this development approval.

*(Refer to Advisory Note)

Commercial Kitchen Exhaust

53. Kitchen exhaust points for the development must be located and operated in accordance with *AS 1668.2 - The use of ventilation and airconditioning in buildings* (specifically Section 3.10 – *Air Discharges*).

Acid Sulfate Soils

54. All works must be carried out in accordance with an acid sulfate soil and groundwater management plan (or part thereof) prepared by a qualified person* and endorsed through an Operational Works approval. Further investigation must be undertaken in accordance with Draft Acid Sulfate Soils Management Plan and the following:
- (a) The State Planning Policy Guideline 2/02: Planning and Managing Development involving Acid Sulfate Soils published by the Qld Department of Natural Resources and Water;
 - (b) QASSIT: Guidelines for Sampling & Analysis of Lowland Acid Sulfate Soils (ASS) in Queensland 1998, published by the Department of Natural Resources and Water; and
 - (c) The Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines Version 3.8, published by the Department of Natural Resources and Water.
- *(Refer to Advisory Note).

55. All waters, including stormwater runoff, groundwater seepage and leachate from acid sulfate soils must achieve the following quality prior to release from the site:
- (a) a pH range of 6.5-8.5 pH units
 - (b) 50mg/L maximum total suspended solids concentration
 - (c) 0.3mg/L maximum total iron concentration
 - (d) 0.2mg/L maximum total aluminium concentration
 - (e) No visible plume at either the point of release from the site or within a waterway.
56. A Dewatering Management Plan (DMP) must be developed and implemented on site. Where groundwater is released to stormwater or waters, the DMP must include the criteria required by the above condition, and propose an effective treatment train such that the above release criteria is achieved.
57. Where groundwater is released to stormwater or waters, as a minimum weekly verification sampling and testing must be undertaken for the following parameters at the release point:
- (a) pH (pH Units),
 - (b) Total Suspended Solids concentration (mg/L),
 - (c) Total Iron concentration (mg/L),
 - (d) Total Aluminium concentration (mg/L), and
 - (e) Turbidity (NTU).

Sampling and testing results must be made available to Council upon request.

58. The basement must be designed and constructed as a water excluding structure in accordance with *AS 3735 - Concrete Structures for Retaining Liquids*. It must be able to withstand hydrostatic pressure, be completely sealed (including control joints) to prevent groundwater infiltration, and contain no permanent or post-construction sub-surface drainage.
59. All treated material must undergo verification testing at the rate of one sample per 250m³ throughout the duration of the excavation phase of the development. The verification

testing must be undertaken by a qualified person* using the SPOCAS or Chromium Reducible Sulphur testing suite, and the results for each sample must be submitted to Council.

*(Refer to Advisory Note)

LANDSCAPE

Landscaping Works

60. The development site must be landscaped. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - (a) the works shown on the plans listed in the approved Site Development Plan
 - (b) vegetated screening of blank walls from the street, designed such that 80% of the wall will be screened at maturity
 - (c) species selected from Council's Landscape Infrastructure Manual for coastal exposed locations:
<https://www.sunshinecoast.qld.gov.au/Development/Development-Tools-and-Guidelines/Infrastructure-Guidelines-and-Standards/Open-Space-LIM/Palettes>
 - (d) podium planting provided in accordance with *Brisbane City Council Standard Drawing BSD-9004 Podium Planter Details*:
<https://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/planning-guidelines/standard-drawings>
 - (e) retention and protection of streetscape embellishments delivered through the future streetscape operational works.
61. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.
62. Amend landscape plans to indicate streetscape works, as *'not part of this approval'*, subject to a separate approval and delivered as part of the broader streetscape works application.

UNITYWATER

63. Construction activities must not impede the access of Unitywater or Fire Brigade personnel to vital infrastructure (e.g. valves, fire hydrants and sewer access chambers).
64. The fire-fighting demand on Unitywater's water supply system from the development must not exceed 30 litres per second.
65. Water meters must be located on alternative boundaries to electrical pillars.
66. Easements of between 3 and 10 metres must be provided over all Unitywater sewers located within property boundaries in accordance with the SEQ standards. Easements shall be centred over the pipe. Easement terms shall be the most current registered dealing held by the Department of Natural Resources & Mines and shall not be altered or amended.
67. Buildings and other structures must maintain a minimum clearance of 1.5 metres from Unitywater sewer mains, and 1.0 metre from a sewer manhole chamber or sewer inspection opening.
68. The applicant must adjust the level of the existing sewerage manhole and sewerage inspection opening as necessary to suit the proposed finished levels. Work must be

undertaken by Unitywater at the owner's cost. Where the existing sewerage inspection opening point is located within a sealed or concreted parking area, a brass cap is required to be fitted.

69. Storm water retention systems and gross pollutant traps must maintain a minimum clearance of 1.0 metre from Unitywater water supply and sewerage infrastructure.
70. Tree plantings must maintain a minimum horizontal clearance of 1.0 metre from Unitywater water mains and 1.5 metres from Unitywater sewerage mains. Landscaping plants within these clearances must be low growing when mature, and suitable approved varieties.
71. Construction works undertaken in the vicinity of Unitywater water supply or sewerage infrastructure must not adversely affect the integrity of the infrastructure. All costs associated with repair, replacement or alteration of infrastructure must be met by the applicant.
72. The applicant must pay to Unitywater all levied charges in accordance with a Unitywater infrastructure charges notice.
73. A Certificate of Completion must be provided by Unitywater prior to the release of the survey plan.

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
17BRT0656		<i>RE: Request for Information, Traffic Responses – Lot 21 CP891254, Wurley Dr Bokarina QLD 4575</i> prepared by TTM Consulting Pty Ltd dated 14 June 2018	14 June 2018
J000567-001-R-RevB_ASSMP	RevB	<i>Draft Acid Sulfate Soils Management Plan</i> , prepared by Core Consultants Pty Ltd	March 2018
L-RPT Bokarina Landscape DA		<i>Precinct 8 – Bokarina Beach – Landscape Development Application</i> , prepared by Urbis	14 March 2018

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

PLANNING

Equitable Access and Facilities

1. The plans for the proposed building work have NOT been assessed for compliance with the requirements of the National Construction Code - Building Code of Australia (Volume 1) as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed

building work:

- (a) the Disability Discrimination Act 1992 (Commonwealth);
- (b) the Anti-Discrimination Act 1991 (Queensland); and
- (c) the Disability (Access to Premises – Buildings) Standards.

Aboriginal Cultural Heritage Act 2003

2. There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The *ACH Act* establishes a cultural heritage duty of care which provides that: “A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.” It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the *ACH Act*.

Easements and Future Works over External Land

3. Should the conditions of this Notice of Determination require easements or works to be undertaken over land external to the site, Council recommends that easement and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over Council owned or controlled land, please liaise directly with Council’s Property Management Branch and note that compensation may be payable.

Qualified Person – Turtle Lighting Requirements

4. For the purpose of certifying the turtle lighting requirements, a qualified person is a tertiary qualified marine turtle biologist and member of IUCN Marine turtle specialist group with a minimum five (5) years current experience in the field of marine turtles.

ENVIRONMENTAL HEALTH

Qualified Person

5. For the purpose of certifying waste chute construction for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ).
6. For the purpose of certifying acoustic matters or treatments for the development, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental consultant with a minimum of three (3) years current experience in the field of acoustics.
7. For the purpose of certifying lighting devices (in relation to AS 4282 - Control of the obtrusive effects of outdoor lighting) for the development, a qualified person is considered to be either:

- (a) a Registered Professional Engineer of Queensland (RPEQ);
 - (b) an environmental or electrical design consultant with a minimum of three (3) years current experience in the field of outdoor lighting.
8. For the purpose of preparing an acid sulfate soil and groundwater management plan, a qualified person is considered to be either:
- (a) a Registered Professional Engineer of Queensland (RPEQ) or;
 - (b) a soil scientist with a minimum of five (5) years current experience in the field of acid sulfate soils.

Noise – Fixed Plant and Equipment

9. For the building design and construction of the approved use, the direction of a qualified acoustic consultant will ensure the installation of fixed plant and equipment (eg air-conditioning condenser units, refrigeration plant and mechanical exhaust discharge) is suitably located and/or shielded to avoid nuisance being caused by any noise from the plant and equipment.
10. The conditions of this approval contain detailed requirements regarding waste management storage and collection areas. Council is seeking to minimise existing long term problems associated with servicing of waste containers, specifically issues associated with bulk bins standing on road reserves, traffic issues, and Workplace Health & Safety considerations for the cleansing contractor. The purpose of the temporary bin storage embayment at the site frontage within the property boundary is to reflect:
- (a) the minimum requirements that must be achieved so as to conduct safe, efficient and unobstructed On-Property collection of bulk bins in accordance with the *Waste management code*, and
 - (b) the minimisation of Workplace Health & Safety issues associated with manual handling of bulk bins by the cleansing contractor.

Food Premises

11. Where the approved use includes a food premise, in accordance with the *Food Act 2006* and the *Food Standards Code* the premises must be registered and the operator licensed. Please contact Council's Healthy Places Unit via the Customer Service Centre for further information in respect of a licence.

Trade Waste

12. Trade waste generated on-site is subject to Unitywater's Trade Waste Policy. The applicant is advised to contact Unitywater's Trade Waste Officer to determine trade waste requirements.

Environmental Harm

13. The *Environmental Protection Act 1994* requires that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Contact Council or the Department of Environment & Heritage Protection for further information with respect to *Environmental Protection Act 1994* requirements.

LANDSCAPING

Qualified Person

14. For the purpose of preparing a landscape plan, a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of three (3) years current experience in the field of landscape design.
15. For the purpose of preparing an arborist report and certifying tree stock, a qualified person is considered to be a person with either:
 - (a) ISA certification; or
 - (b) a Diploma of Arboriculture in addition to a minimum of three (3) years current experience in the field of arboriculture.

UNITYWATER

16. Connection to Unitywater live water mains and the Unitywater live sewer system must be undertaken by Unitywater at the applicant's cost.

PROPERTY NOTES

Master Plans – Council Reference MPC18/0004

The following notation applies to all dwelling units and the common property lot

1. This site is identified as Precinct 8 of Detailed Planning Area 2 (Bokarina Beach) and is subject to the following Master Plans:-
 - Master Plan No. 44 (Detailed Planning Area Plan - Detailed Planning Area 2 – Bokarina Beach) 2015;
 - Master Plan No. 104 (Site Development Plan – Detailed Planning Area 2 – Precinct 8) 2018.

These master plans provide detail with respect to, but not limited to land use areas, permitted land uses, lot layout, infrastructure networks, and urban design outcomes. All development is required to comply with the provisions of the applicable Master Plans and any conditions attached to the master Plan approvals.

Minimising Light Impacts on Turtle Breeding – Council Reference MPC18/0004

The following notations apply to all dwelling units and the common property lot

2. Unit owners and residents are advised that the development approval for the site includes specific restrictions on the type of lighting permitted and the operation of lighting within the development. These requirements are also included within the Community Management Statement for the development.
3. A Turtle Information Package for Residents is available for all unit owners and residents. This package provides information on how to minimise lighting impacts on turtle nesting sites. Contact the on-site managers or body corporate to obtain a copy.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Design Plan approval
- Development Permit for Operational Works
- Development Permit for Building Work

OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at www.sunshinecoast.qld.gov.au, or at Council Offices.