

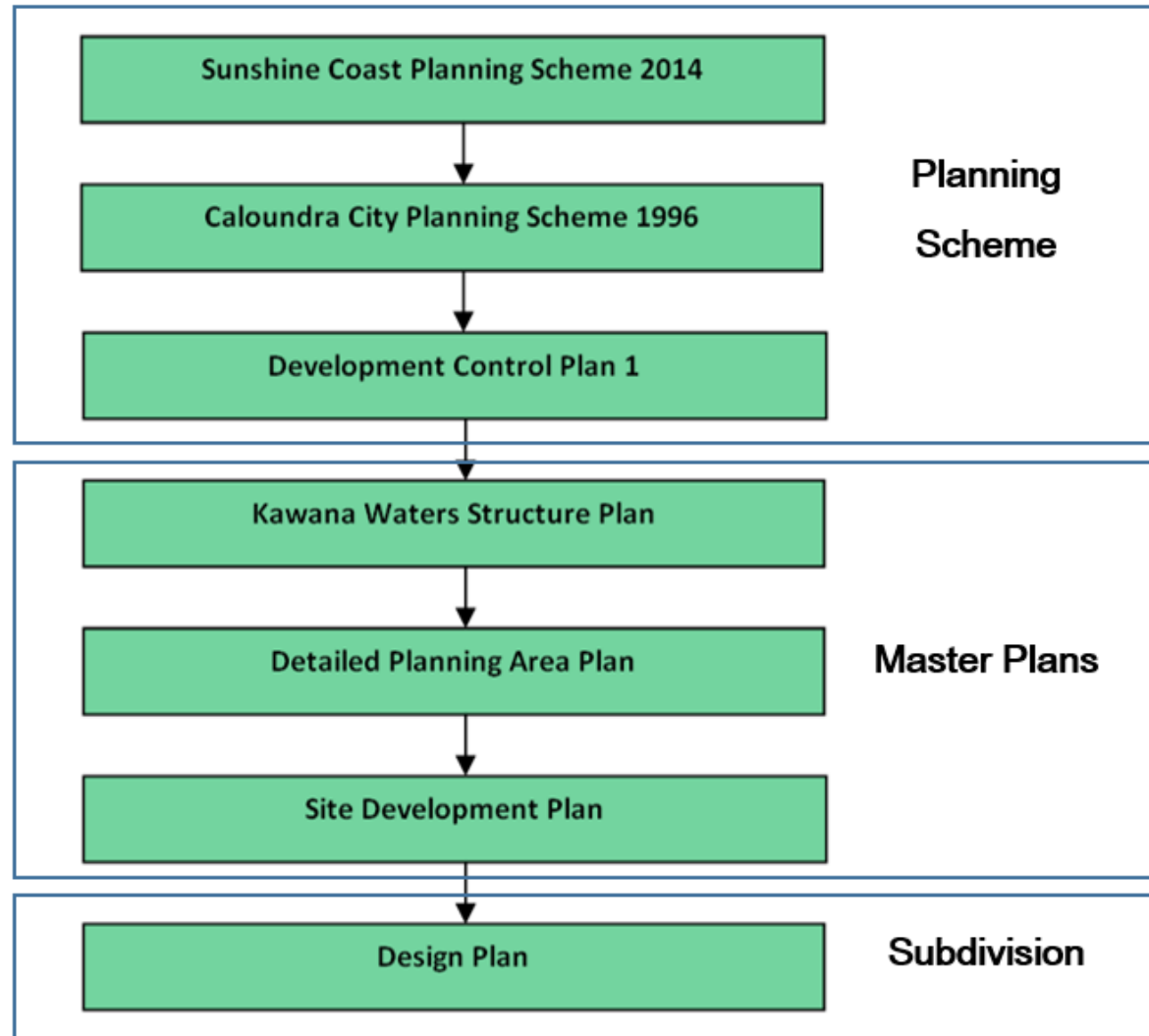
# Ordinary Meeting December 2021

## Item 8.3

Kawana Waters Structure Plan and Detailed Planning Area  
Plan Amendments – Birtinya Island



# Kawana Waters Master Planning Process



# Proposal

- Amendment to Kawana Waters Structure Plan
- Amendment to Master Plan No. 91 (Detailed Planning Area Plan – Detailed Planning Area 11 Birtinya Island) 2015
- To facilitate the following development options:
  - Allow for residential rather than commercial land uses on Precinct 17
  - Allow for a slightly higher residential yield on Precincts 16 and 19
  - Allow for a standalone child-care centre on Precinct 18 (up to 128 places), rather than it being part of a mixed-use commercial development
  - Increase the allowable community use gross floor area (GFA) from 3,500m<sup>2</sup> to 6,000m<sup>2</sup> on Precinct 20.





# Amendments summary – use/yield changes

Precinct 18 – Permit a stand-alone child-care centre and include a maximum yield of 128 spaces

Precinct 17 – Change from Commercial to Residential use - up to 66 dwelling units

Precincts 16 – 19 – 11,595m<sup>2</sup> GFA reduction in Commercial Premises yield



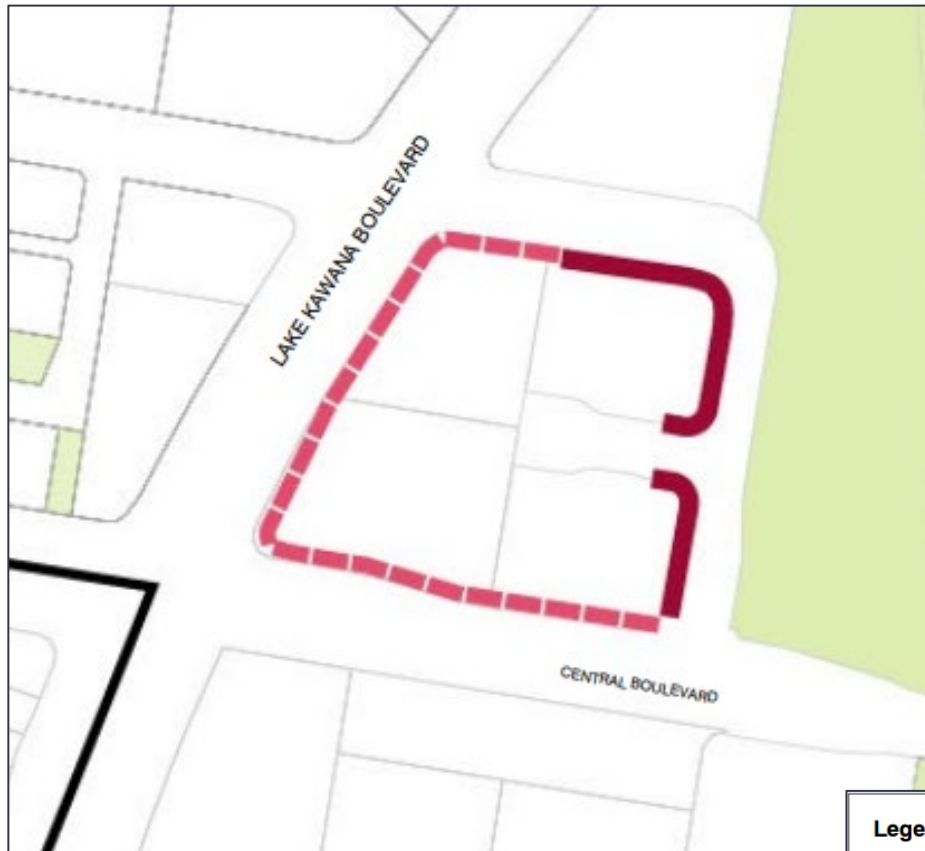
Precinct 20 – Increase 'Public Purpose' yield from 3,500m<sup>2</sup> to 6,000m<sup>2</sup> GFA - future Council Library / Cultural Centre site

Precincts 16 and 19 – increase residential yield by 7 units each

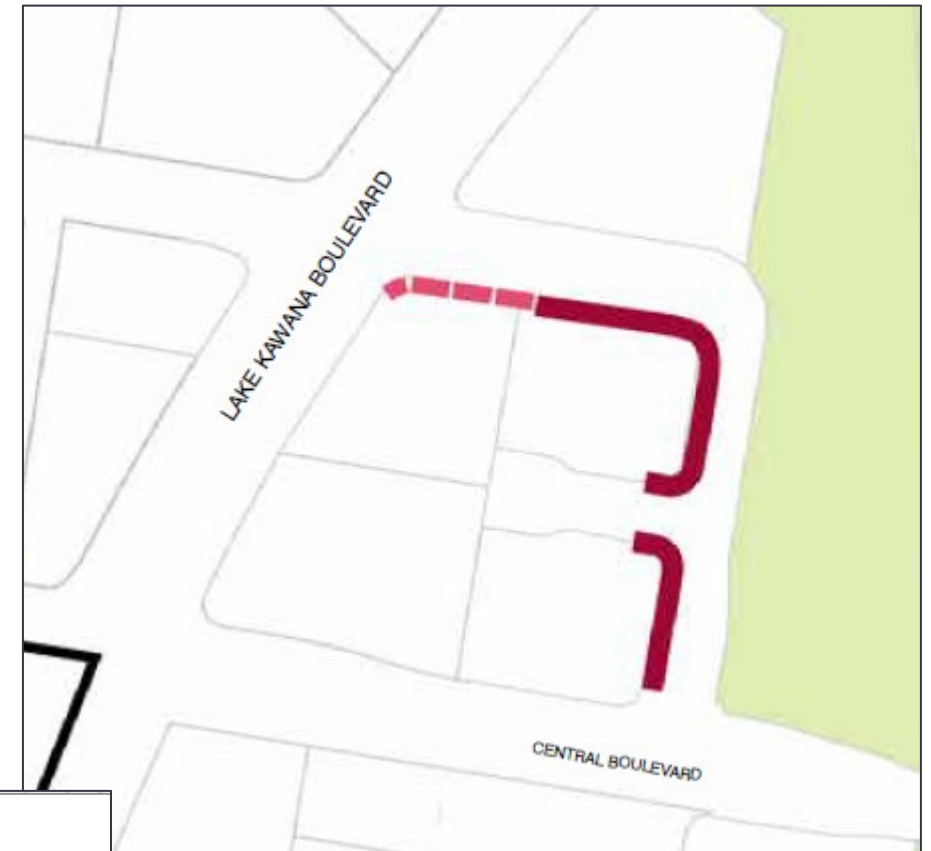
2,826m<sup>2</sup> GFA for commercial uses is still retained for Precincts 16-19

# Amendments summary – built form changes




Current active frontages plan



Proposed active frontages plan



**Legend**

-  DPA 11 Boundary
-  Primary Active Frontage
-  Secondary Active Frontage

# Key Assessment Considerations

## Active Frontages – Built Form

- The secondary active frontages would have been built to the front boundary but will now be replaced with a landscaped setback to the eastern and southern frontages of Precinct 16-19.

## Traffic generation

- Inclusion of land use conversion table in Structure Plan ensures no change to anticipated traffic generation for the North Birtinya precinct.

## Employment generating uses

- Kawana Waters DCP-1 intent is for commercial uses in North Birtinya to generate employment opportunities.
- Child care centre on Precinct 18, approved Aged Care Facility on Precinct 12 and ground floor commercial uses on Precinct 16 and 19 will provide local employment opportunities.
- SOHO residential product include office spaces at ground which provide home based business opportunities.

# Recommendation

That Council recommend to the Minister responsible for State owned land that:

- the amended Kawana Waters Structure Plan be approved, subject to the conditions in Appendix A
- the amended Master Plan No. 91 (Detailed Planning Area Plan – Detailed Planning Area 11 – Birtinya Island) 2015 be approved, subject to the conditions in Appendix B



Thank you.

See council's website for further details  
[www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au)