



CALOUNDRA CITY COUNCIL

Contact Officer: Nichola Kinsella
Phone No: (Local) 1300 650 112
(Std/Mobile) (07)5420 8200
Please Quote Our Ref: 2000/57-00014

22 January, 2001

Department of Natural Resources
Attention: Mr Paul McDonald
PO Box 573
NAMBOUR QLD 4560

418 0863

Dear Sir

Notice of Determination – Site Development Plan for Creekside Neighbourhood Centre

Please find attached Notice of Determination pursuant to Section 7.6.6 of DCP-1. Pursuant to the provisions of Section 7.4.1 of DCP-1, Council is the approving authority for all Site Development Plans on land contained in both freehold and leasehold title.

If you have any questions regarding Council's decision please contact Nichola Kinsella on 5491 0945.

Yours faithfully

Michael Leyland
DIRECTOR, PROVIDER SERVICES

Please address all
communications to the:
Chief Executive Officer
PO Box 117
Caloundra Qld 4551
Australia
DX#41808 Caloundra

COUNCIL OFFICES
1 Omrah Avenue
Caloundra Qld 4551
Phone 1300 650 112 (Within Local Area)
(07) 5420 8200 (Outside Local Area
or Mobile Phone)
Fax (07) 5491 0800

**Development Agreement, Development Control Plan – 1 Kawana Waters and
Section 6.1.45A (Development controls Plan under the repealed Act) of the
Integrated Planning Act 1997**

NOTICE OF DETERMINATION

Determination No. 8

Citation:	This approval may be cited as Master Plan Determination No 8 (Site Development for Creekside Neighbourhood Centre)
Application:	Determination of a: <ul style="list-style-type: none"> • Site Development Plan
Applicant:	Lensworth Kawana Waters Pty Ltd Lensworth Buddina Pty Ltd
Relationship to Master Developer:	Master Developer
Location of relevant part of Kawana Waters Community Development Area:	Part of Lot 462 CP891256
Description of relevant part of Kawana Waters Community Development Area:	Part of Neighbourhood 1 in Village 1 as shown on Structure Plan Map 4, and forming part of Creekside.
Description of Master Plan:	Site Development Plan comprising: <ul style="list-style-type: none"> • Detailed Building Designs • Design Criteria
Supporting Information:	<ul style="list-style-type: none"> • Planning Report – Landscape Plans
State Government Agencies Consulted in the determination of the Application:	Nil
Decision:	In accordance with Development Control Plan 1: Kawana Waters, and Section 6.1.45A (Development Control Plans under the repealed Act) of the Integrated Planning Act 1997, the Site Development Plan is approved subject to relevant conditions.
Reasons for Decision:	The determination made by Council has been made for the reason that the Site Development Plan complies with the Development Documents.
Conditions of Approval:	See attached conditions of approval.
Delegated Officers:	Council
Date of Council Decision:	19 January 2000.
Attachments:	Conditions of Approval. Approved Plans

Conditions of Approval

A variation of the car parking requirements of the Planning Scheme allowing a reduction in the number of on-site car parking spaces for the Convenience Store from 10 to 8 is granted for the following reasons:-

REASON FOR EXERCISING DISCRETION	
(a)	it is considered that the Applicant, has demonstrated compliance with the variation criteria specified in Section 3.1(5) of the Council's Transitional Planning Scheme; and
(b)	it is considered that the Applicant, has demonstrated compliance with the variation criteria specified in Section 5.1 of Local Planning Policy – Parking (PDLPP3.1/01).

The Site Development Plan is approved subject to the following conditions:-

PLANNING CONDITIONS	
1.	<p>the site is to be developed in accordance with the following plans:</p> <ul style="list-style-type: none">• Drawing No. 1784 SD02 M, prepared by Ken Down Architects and dated November 2000;• Drawing No. 1784 SD05 B, prepared by Ken Down Architects and dated September 2000;• Drawing No. 1784 SD06 B, prepared by Ken Down Architects and dated September 2000; and• Drawing No. 1784 SD07 D, prepared by Ken Down Architects and dated November 2000, <p>as submitted with the application, except where varied by conditions of approval;</p>
2.	landscaping is to be undertaken within the car park based on the requirements of Council's Parking Policy and in accordance with the landscape plan submitted with the application except where varied by conditions of approval;

ENGINEERING CONDITIONS	
3.	The access driveways across the footpath area are each to have a minimum sealed or concreted width of 6 metres, and are to be constructed generally in accordance with the details shown on IMEAQ Standard Drawing R-0051. Access driveways must be located a minimum of 600mm clear of stormwater drainage catchpits.
4.	The "Convenience Parking" area must be designed and constructed in accordance with Council's Parking Policy.
5.	Internal carparking areas and driveways within the residential area of the development must be designed and constructed in accordance with the requirements of Council's "Cluster Development" Policy.
6.	The proposed car wash bays must comply with the provisions of Council's Local Planning Policy PDLPP 3.1/02 ("Parking – Vehicle Washing Bays").
7.	All internal stormwater drainage must be discharged to the existing stormwater connection pits within the site adjacent to the Lomandra Drive frontage (one is near the proposed southern driveway and one is near the existing padmount transformer).

ENGINEERING CONDITIONS

8. The applicant shall be responsible for the alteration and/or relocation of existing services affected by development works. The existing reticulation sewer with the site, which conflicts with the proposed location of the Convenience Store, must be relocated, with the design and construction of this sewer relocation complying with the relevant provisions of Council's "Manual of Engineering Guidelines".
9. Payment of a contribution for water supply headworks, at the rate applicable at the time payment is made, based on increased demand of 13.7 E.T. (current rate is \$3,684 per E.T – this is reviewed annually). The payment must be made prior to commencement of the use on the site.

ENVIRONMENTAL HEALTH CONDITIONS

10. all areas where food is to be stored, handled or prepared for sale or sold must be constructed and equipped in accordance with the provisions of the "Food Hygiene Regulations of 1989". The premises must be registered and the operators licensed with Council under the aforementioned regulations prior to the use commencing or prior to application being made for a Development Permit for building works (whichever is applicable);
11. provision of a refuse container storage area located so that it affords easy, safe access for Council's cleansing contractor. This storage area is to be imperviously sealed, screened, provided with a hose cock and drained and sited in accordance with Council's Operating Guideline;

ENVIRONMENTAL CONDITIONS

10. the site area is to be temporarily fenced during construction with star pickets at 5 metre centres and two strands of plain wire;
11. only two pedestrian access points to the adjoining esplanade park are to be provided on the northern boundary of the land. The western most access point is to be removed and the Site Development Plan is to be amended accordingly;

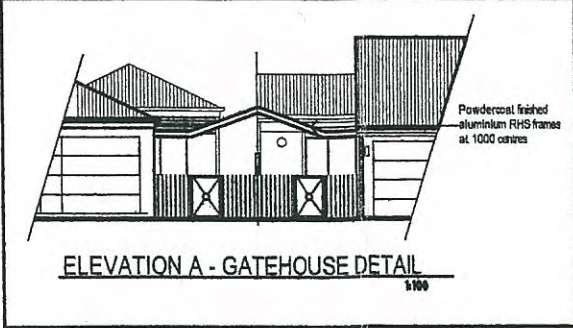
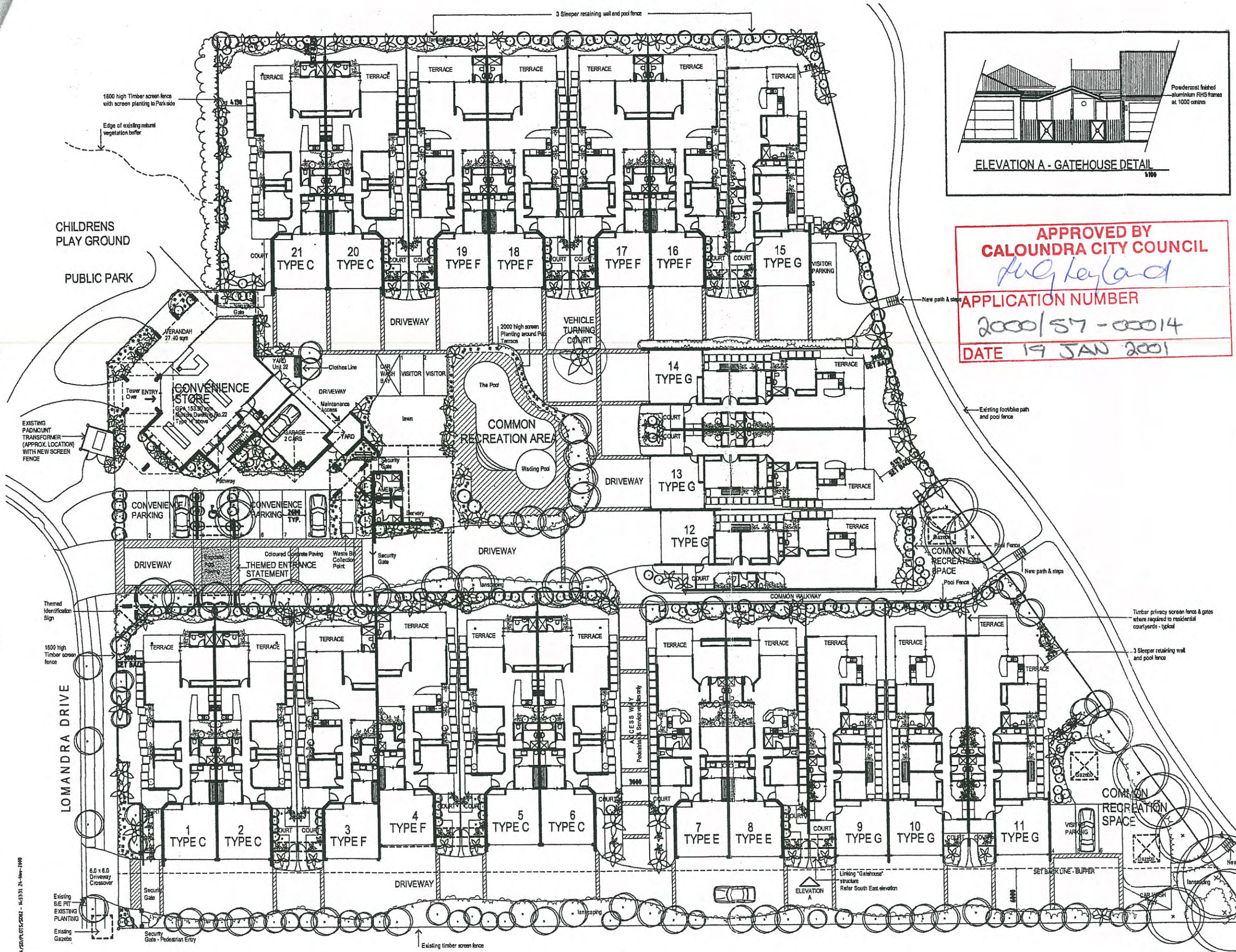
You are advised that:-

ADVICE TO APPLICANT

- (a) in accordance with the Table of Development for the Residential A zone, a Development Permit for a Material Change of Use will be required for the nominated uses Multiple Dwelling, Food Outlet, Local Store, Restaurant, and Shop and will be subject to the provisions of the Transitional Planning Scheme unless varied by the conditions of this approval;
- (b) the premises may require licensing with Council as a place of Prescribed Accommodation under the provisions of Local Law No 6 and Local Law Policy No 6.6;
- (c) trade Waste requirements will apply to the land use (Convenience Store), eg grease trap interceptors etc. Prior to an application being made for building approval for the site the applicant is advised to contact Council's Trade Waste Officer on 1300 650 112 to determine the trade waste requirements.

ADVICE TO APPLICANT

- (d) at the time an application is made for Material Change of Use for the site, a refuse management plan will be required. The purpose of the refuse management plan is to demonstrate that refuse, both from residential units and the commercial premises, can be managed in a nuisance free and environmentally sensitive manner. The applicant is advised to address the specific requirements of Council's Operating Guideline for Refuse Container Storage Areas. Specific issues to address are designation of a refuse container storage area, bin wash bay, and access for Council's Cleansing Contractor vehicle.



**APPROVED BY
CALOUNDRA CITY COUNCIL**
Meg Layland
**APPLICATION NUMBER
2000/57 - 00014
DATE 19 JAN 2001**

KEN DOWN ARCHITECTS
PO BOX 159, MOOLOOLABA, 4557
82 RIVER ESPLANADE, MOOLOOLABA
PH 07 5444 4511; FX 07 5444 4969
EMAIL kdarch@sun.big.net.au
ACN 087 881 454

NO	DESCRIPTION	DRAWN	ISSUE DATE

SITE DATA
LOT NUMBER: 311
PARISH: BOWNE
COUNTY: CANNING

SITE AREA = 9198sqm

FLOOR AREAS (including terrace)

VELAS		
TYPE C	14.8 Dpts x 6	808.98sqm
TYPE F	15.2 Dpts x 2	182.48sqm
TYPE G	15.4 Dpts x 2	226.88sqm
TYPE H	15.4 Dpts x 7	1024.98sqm
TYPE I	17.7 Dpts x 1	177.98sqm
CONVENIENCE STORE		153.98sqm
APPENITES		19.58sqm

CARPARKING

VISITOR	6 spaces
RESIDENT (COVERED)	44 spaces
CONVENIENCE STORE	8 spaces

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DO NOT SCALE THE DRAWING

PROJECT
PROPOSED MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

LOCATION
LOMANDRA DRIVE CREEKSIDE, KAWANA

CLIENT
BAILEY DEVELOPMENTS

SITE PLAN

DATE	SCALE
NOVEMBER 2000	1:200
DRAWN	CHECKED
KLS	
DRAWING No	
1784 SD02 M	

SITE PLAN 1:200

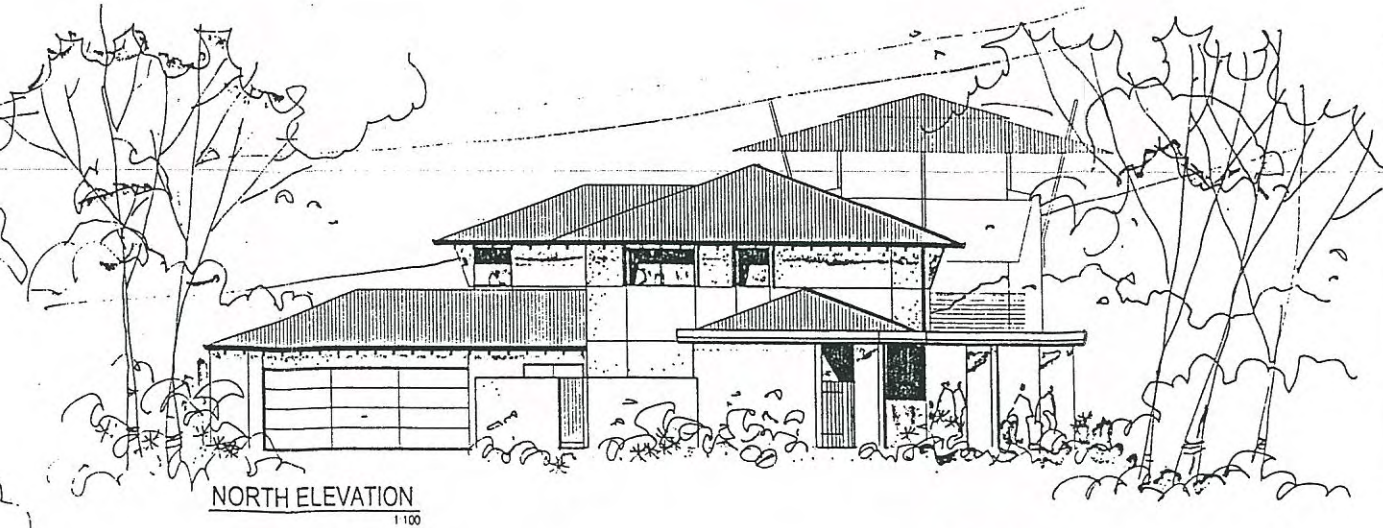
SD02M/1784_SD02M/1784_SD02M/1784_SD02M - 14/03/01 24-Nov-2000

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 82 RIVER ESPLANADE, MOOLOOLABA
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 ACN 087 881 454

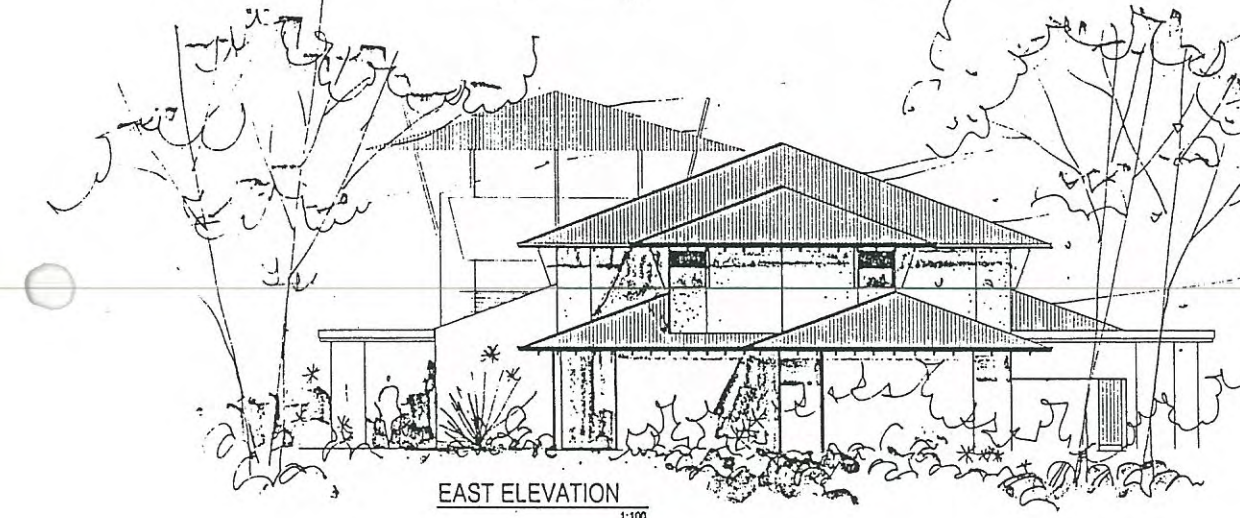
NO.	DESCRIPTION	DATE



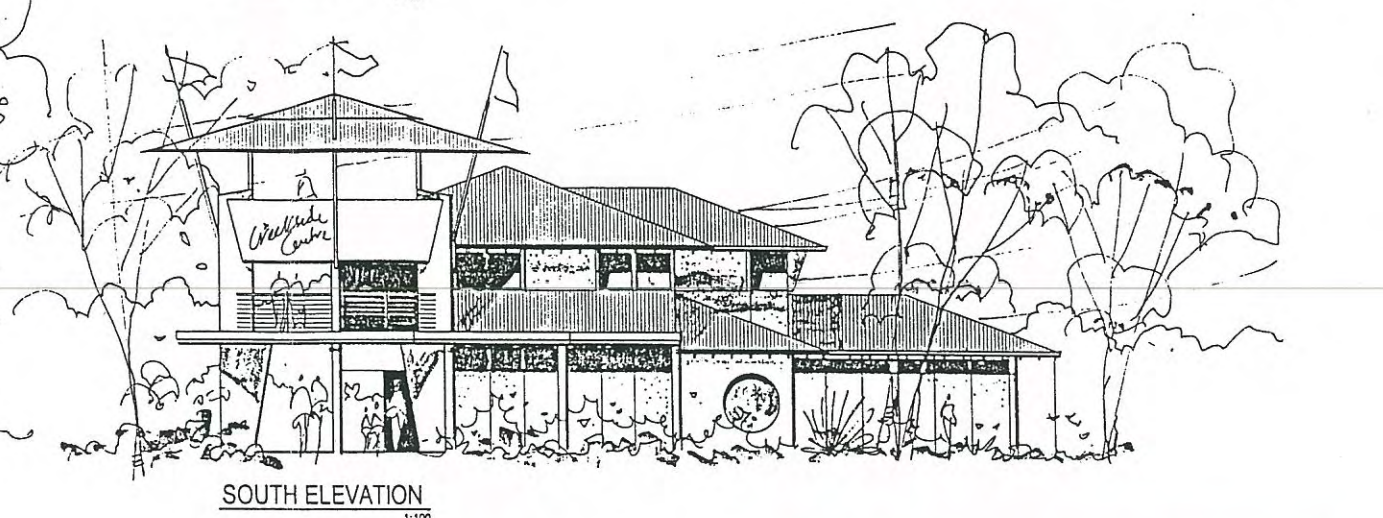
WEST ELEVATION
1:100



NORTH ELEVATION
1:100

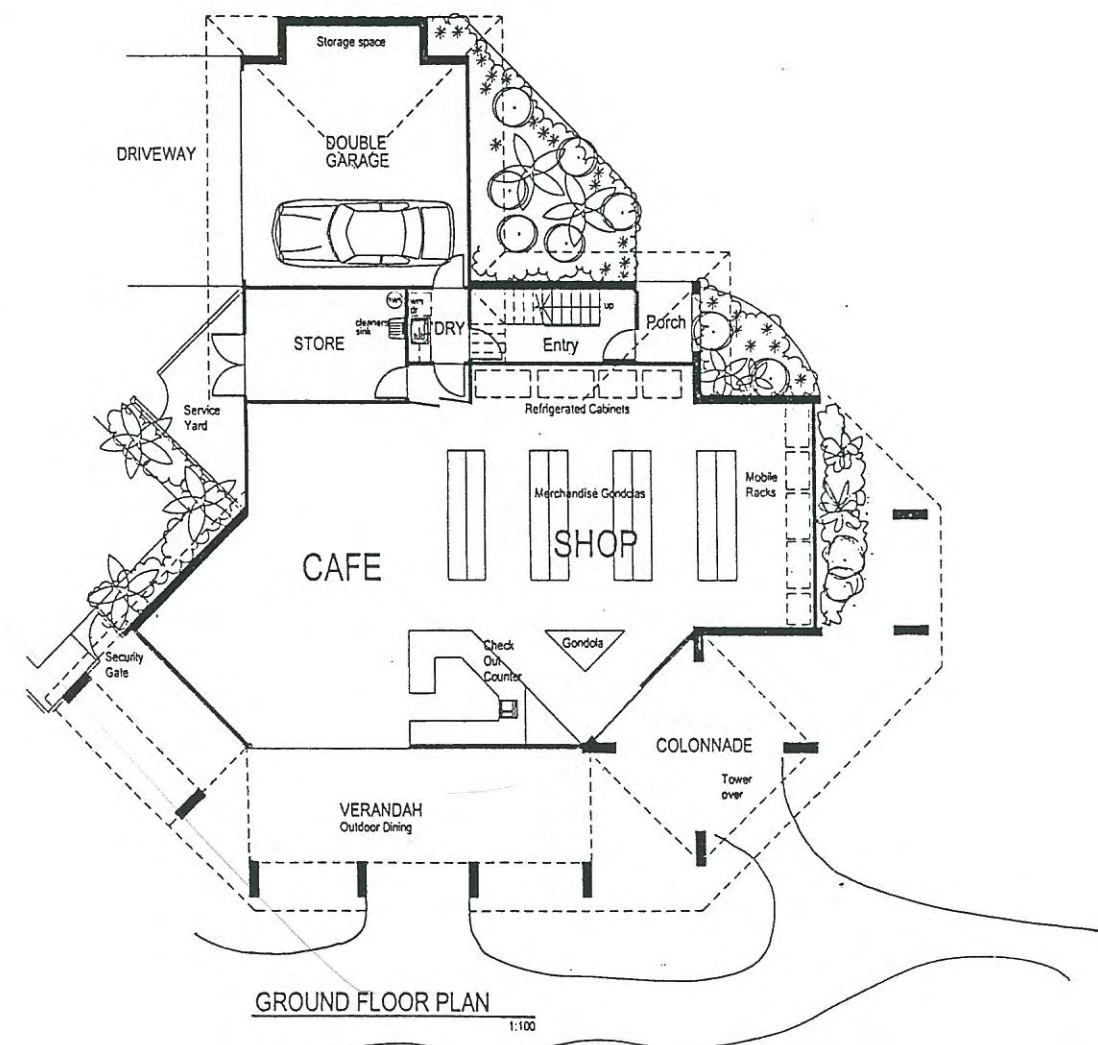


EAST ELEVATION
1:100

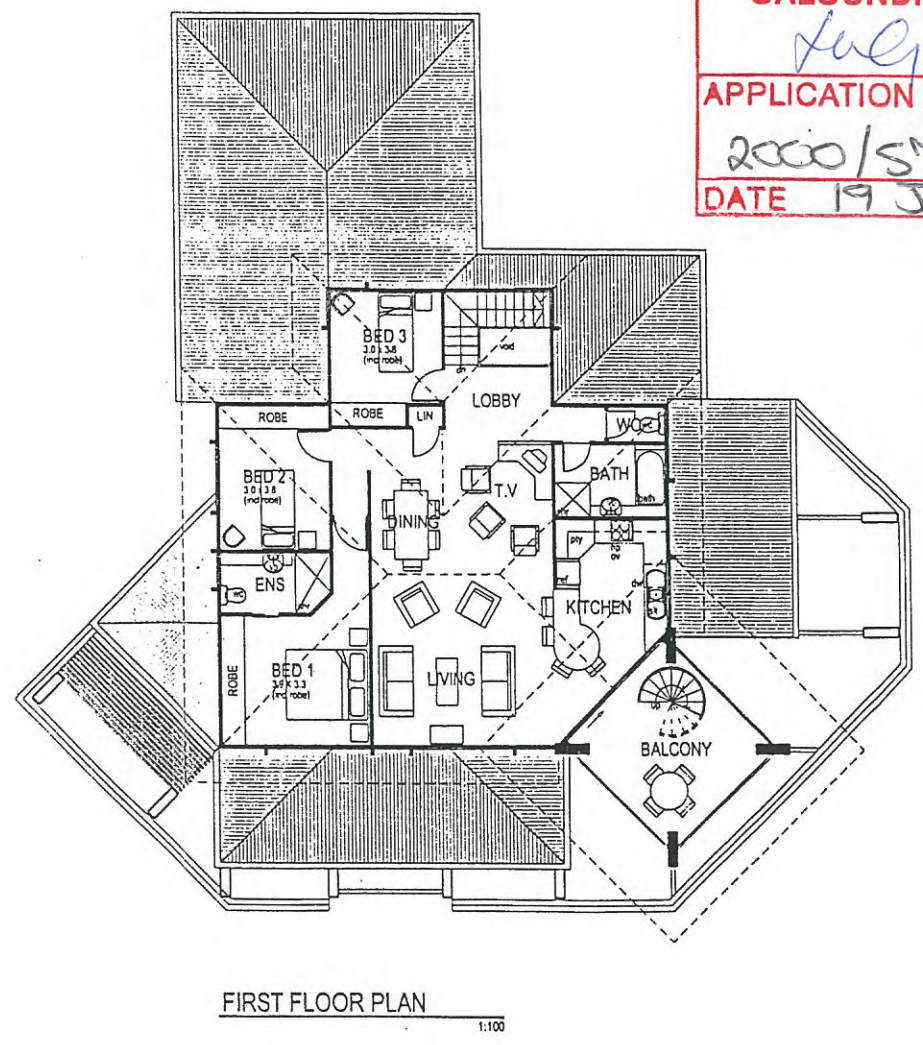


SOUTH ELEVATION
1:100

APPROVED BY CALOUNDRA CITY COUNCIL
July 2001
APPLICATION NUMBER
 2000/57 - 00014
DATE 19 JAN 2001



GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

FLOOR AREAS

SHOP / CAFE	
GFA	153.90 sqm
VERANDAH	27.40 sqm
MULTIPLE UNIT No.22	
GFA	179.10 sqm
BALCONY	15.90 sqm

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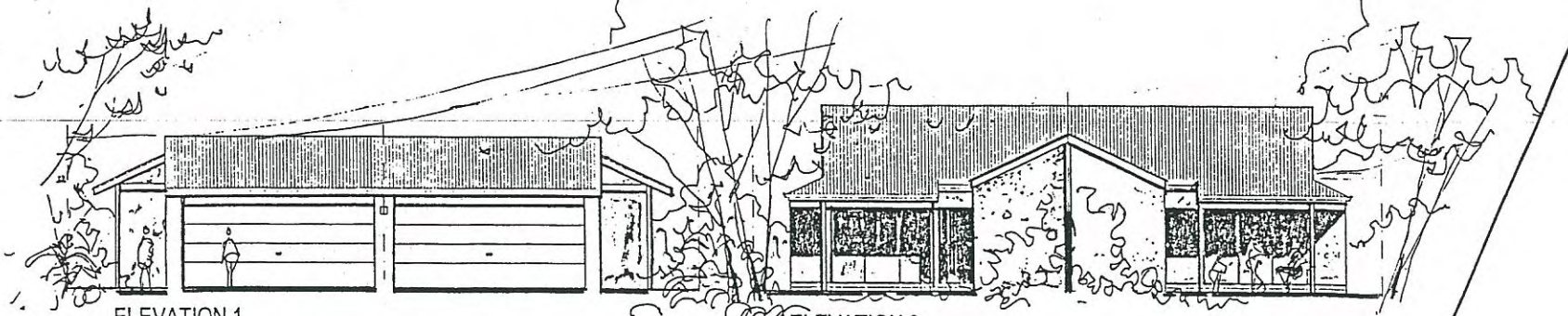
PROJECT
 PROPOSED MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

LOCATION
 LOMANDRA DRIVE, CREEKSIDE, KAWANA

CLIENT
 BAILEY DEVELOPMENTS

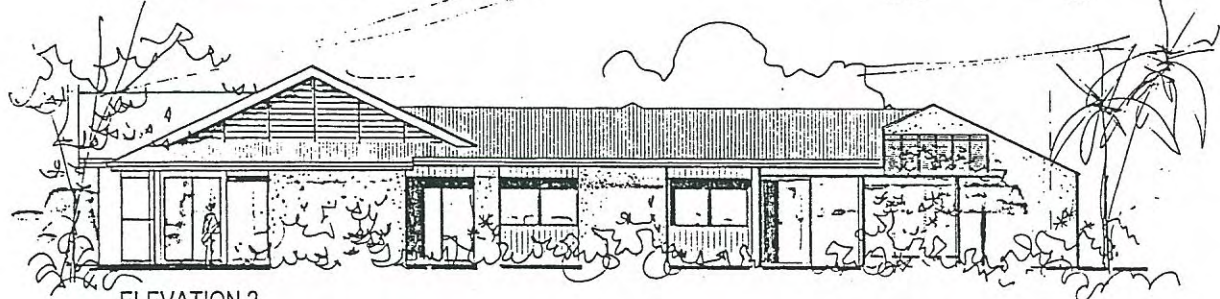
CONVENIENCE STORE & MULTIPLE DWELLING No.22

DATE	SCALE
NOVEMBER 2000	1:100
DRAWN	CHECKED
KLS	
DRAWING No	
1784 SD07 D	

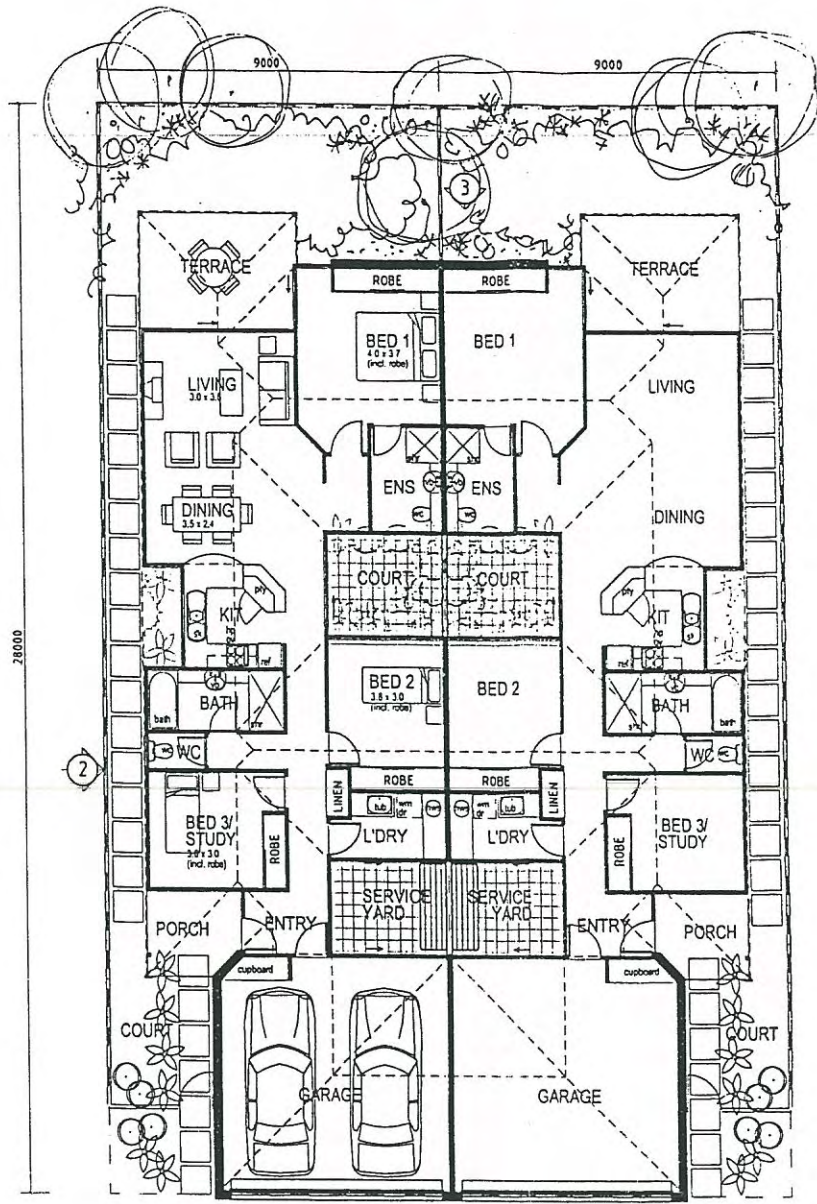


ELEVATION 1
TYPE C 1:100

ELEVATION 3
TYPE C 1:100

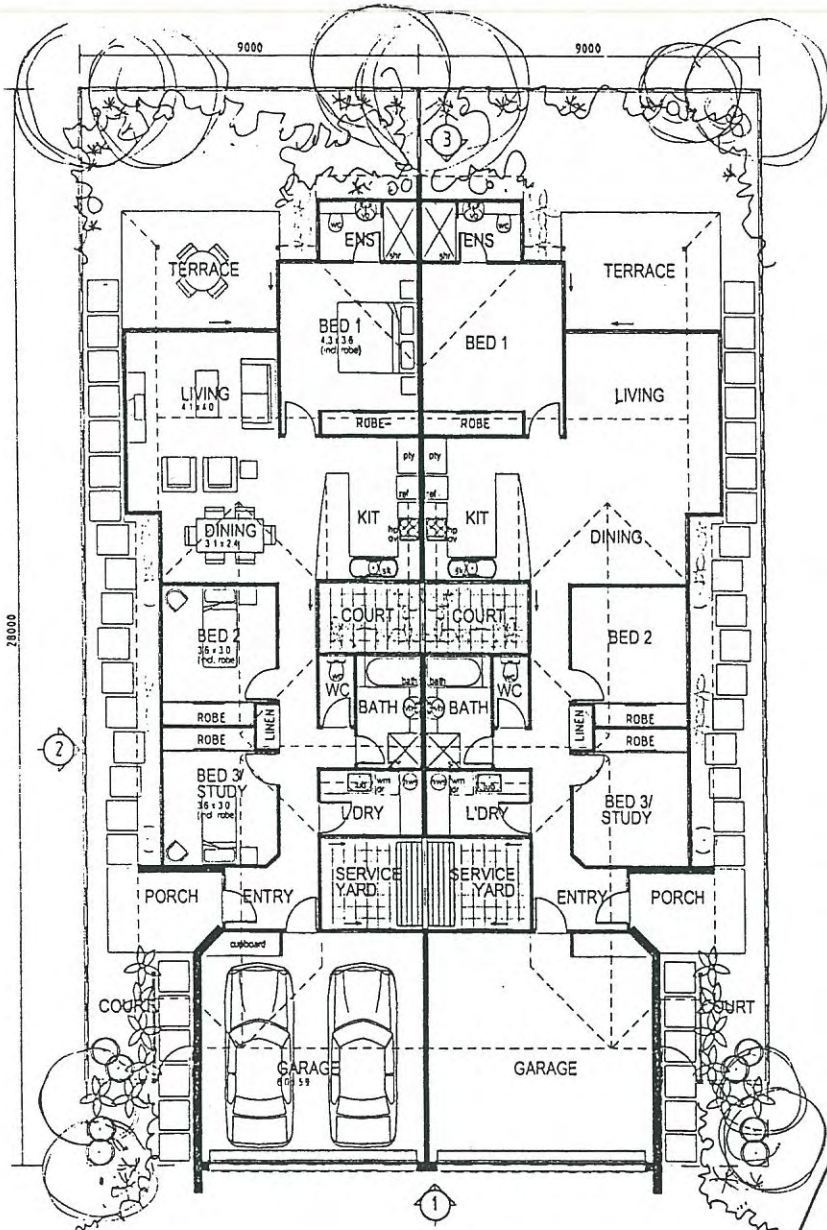


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TYPE C 1:100

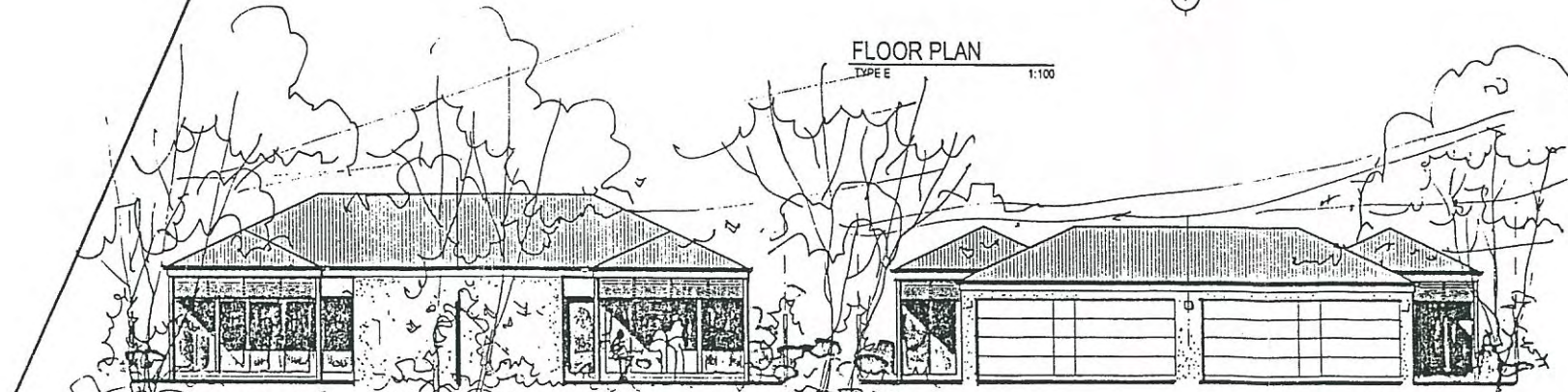


FLOOR PLAN
TYPE E 1:100

APPROVED BY
CALOUNDRA CITY COUNCIL
delegated
 APPLICATION NUMBER
 2000/57-02014
 DATE 19 JAN 2001

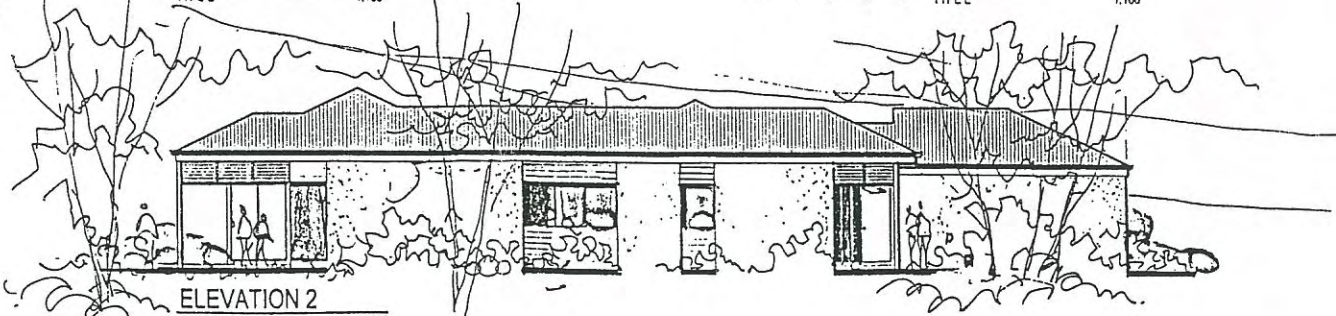


FLOOR PLAN
TYPE C 1:100



ELEVATION 3
TYPE E 1:100

ELEVATION 1
TYPE E 1:100



ELEVATION 2
TYPE E 1:100

KEN DOWN ARCHITECTS

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 ACN 087 881 454

NO.	DESCRIPTION	DATE

TYPE C		1:100
GFA	150.70sqm	
UCA	16.40sqm	
TOTAL	167.10sqm	

TYPE E		1:100
GFA	150.40sqm	
UCA	16.10sqm	
TOTAL	166.50sqm	

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DO NOT SCALE THE DRAWING

PROJECT
 PROPOSED MEDIUM DENSITY
 RESIDENTIAL DEVELOPMENT

LOCATION
 LOMANDRA DRIVE,
 CREEKSIDE, KAWANA

CLIENT
 BAILEY DEVELOPMENTS

VILLA TYPE C & E

DATE
 SEPTEMBER 2000

SCALE
 1:100

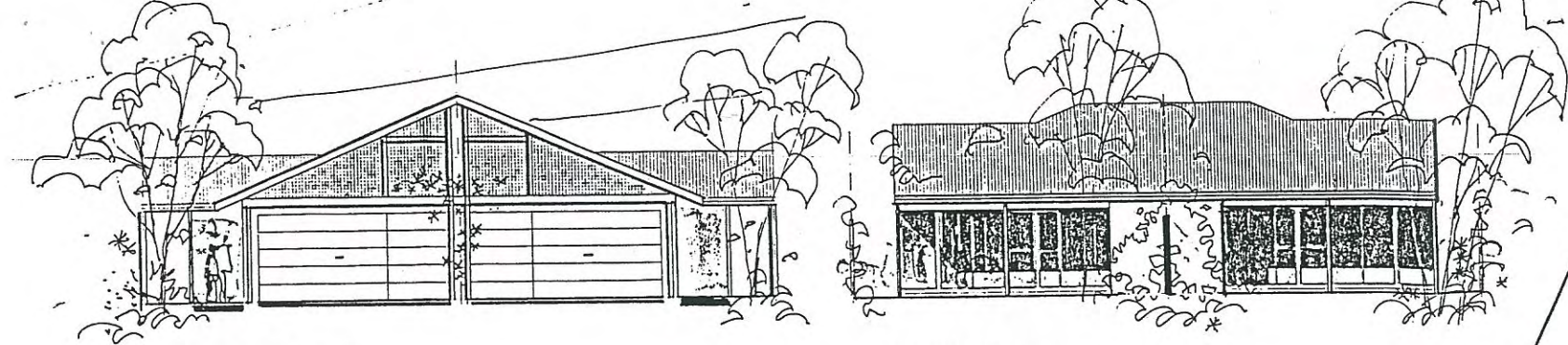
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CHECKED

DRAWING No

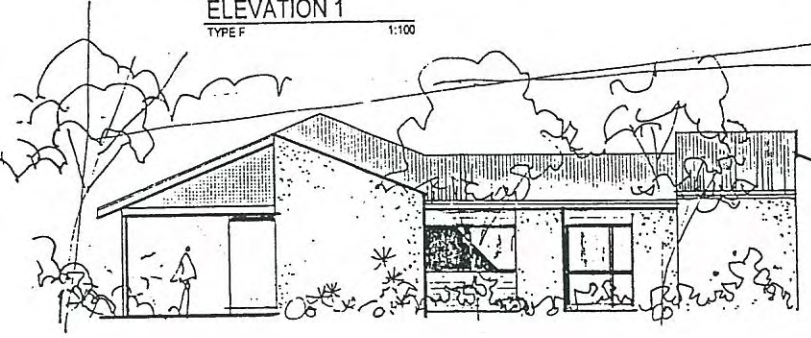
1784 SD05 B

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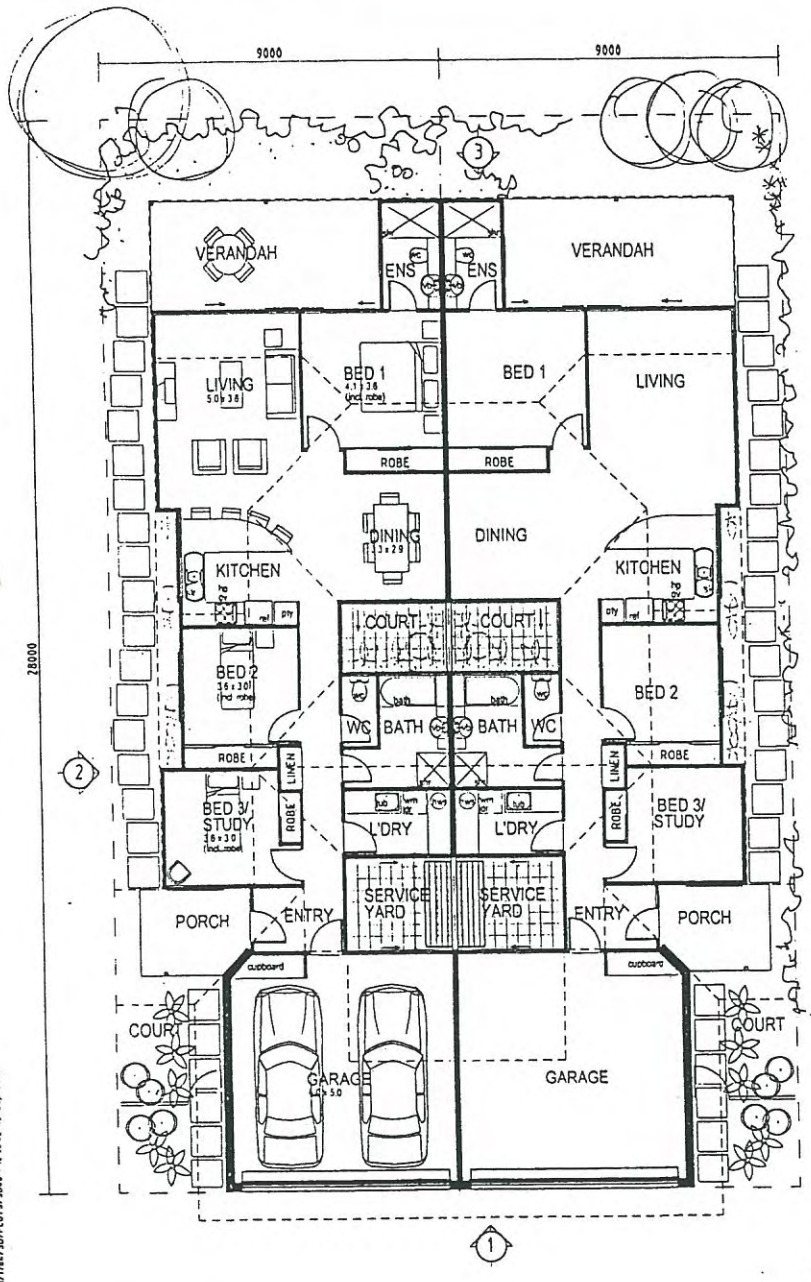


ELEVATION 1
TYPE F 1:100

ELEVATION 3
TYPE F 1:100

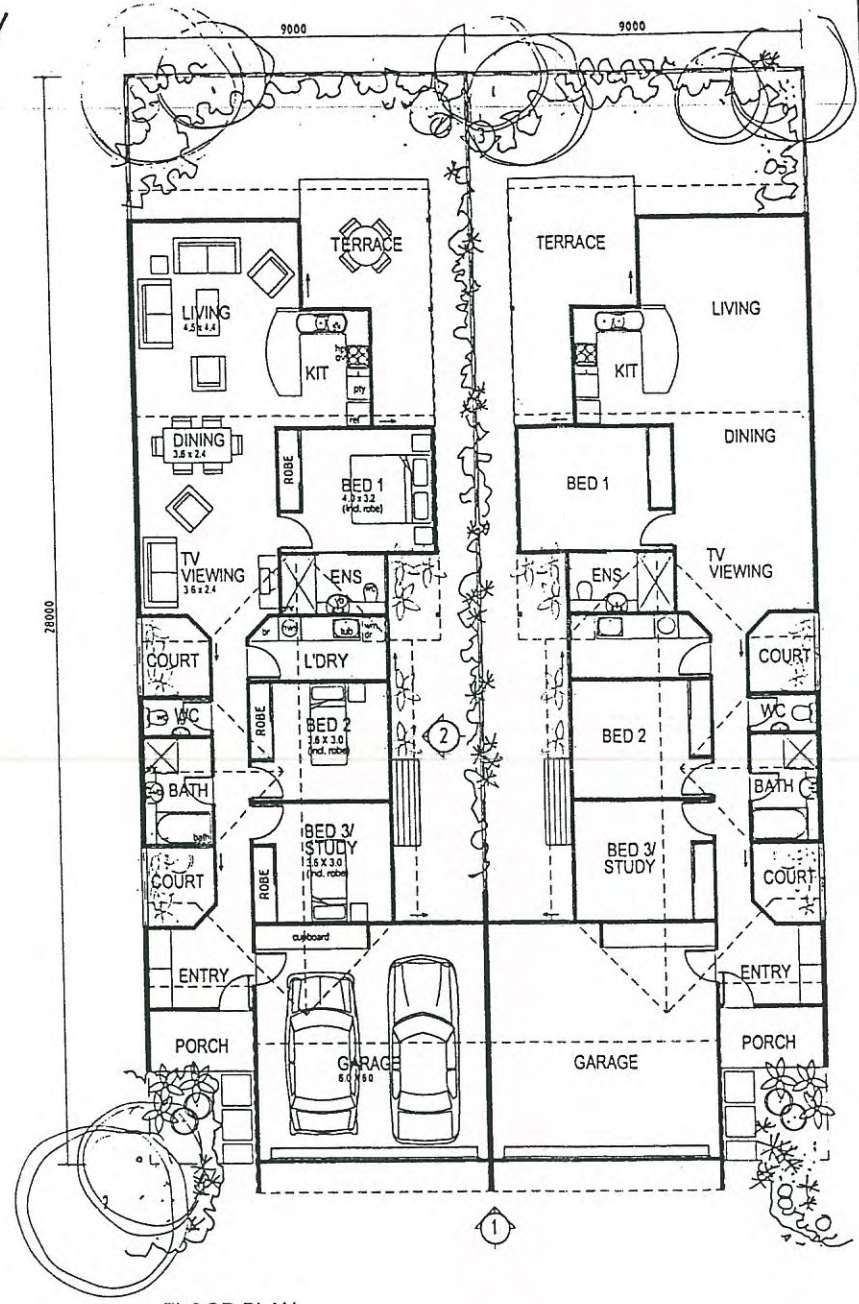


ELEVATION 2
TYPE F 1:100



FLOOR PLAN
TYPE F 1:100

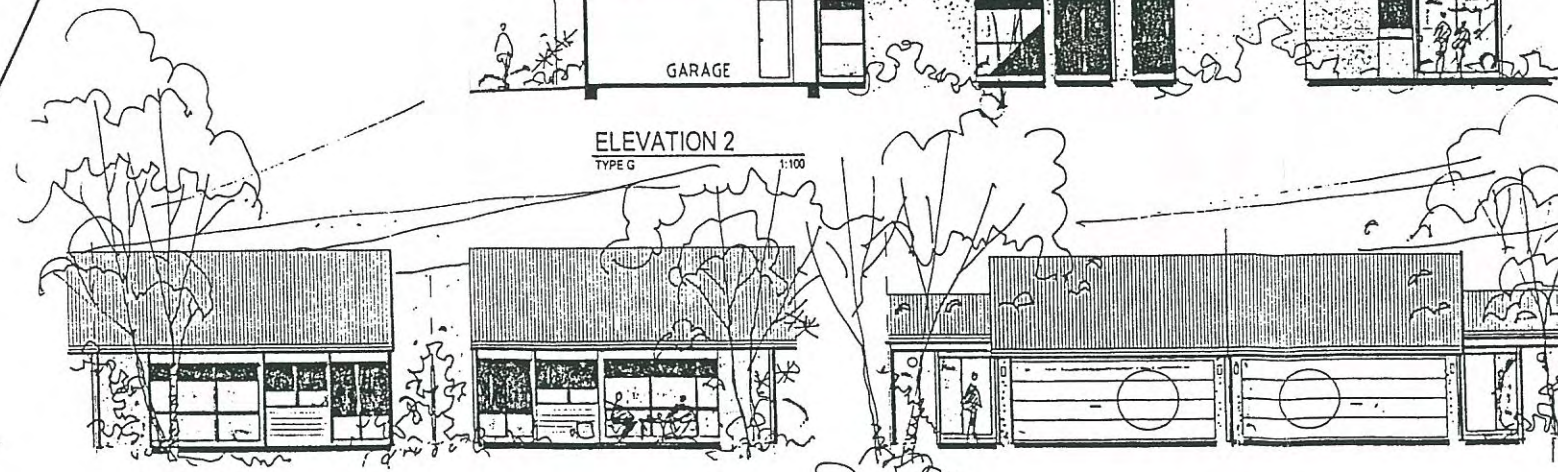
APPROVED BY
CALOUNDRA CITY COUNCIL
Julie Kayland
APPLICATION NUMBER
2000 / 57 - 00014
DATE 19 JAN 2001



FLOOR PLAN
TYPE G 1:100



ELEVATION 2
TYPE G 1:100



ELEVATION 3
TYPE G 1:100

ELEVATION 1
TYPE G 1:100

KEN DOWN ARCHITECTS

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EMAIL kdarch@sun.big.net.au
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NO. DESCRIPTION PLAN SCALE DATE

TYPE F	1:100
GFA	154.00sqm
U.C.A	22.00sqm
TOTAL	176.00sqm

TYPE G	1:100
GFA	156.70sqm
U.C.A	20.10sqm
TOTAL	176.80sqm

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PROJECT
PROPOSED MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

LOCATION
LOMANDRA DRIVE, CREEKSIDE, KAWANA

CLIENT
BAILEY DEVELOPMENTS

VILLA TYPE F & G

DATE	SCALE
SEPTEMBER 2000	1:100
DRAWN	CHECKED
KLS	
DRAWING No	

1784 SD06 B

DRAWING/08_00/100/SD/01/SD06 - 1784 - 16-Sep-2000