

DESIGN CRITERIA		OUTCOME
J. Noise and acoustics	<p>Building design minimises acoustic amplification of operational noises on the site, and noise attenuation measures are provided for sensitive receiving environments both on site and within adjoining areas. Development achieves acoustic isolation from the potential impacts of the MMTC and CAMCOS. Map 5 shows the preferred outcome in respect of noise and acoustics.</p>	
K. Way-finding and legibility	<p>A clear, safe and legible 'way-finding' system should be adopted across the site. Directional signage is consistent and coordinated. The internal movement network across the site and to adjoining areas is easily accessible and highly permeable.</p>	
L. Protecting emergency ingress and egress routes and key infrastructure	<p>The building height, bulk and scale of development on the site and in the surrounding precincts does not extinguish access to the helicopter take-off cone for emergency ingress and egress routes. Development does not encroach on the ability of the site to function as a disaster response centre, and key infrastructure supporting the hospital in this role is preserved and maintained.</p>	
M. Good neighbour	<p>Development seeks to minimise the impacts of noise, runoff, traffic, lighting and emissions on the amenity of land uses in adjoining precincts.</p>	

7.5 Service Infrastructure Provision and Maintenance

DESIGN CRITERIA	OUTCOME
<p>A. Stormwater management and water sensitive urban design</p>	<p>Development incorporates water sensitive urban design outcomes (WSUD).</p> <p>The hospital development incorporates a suitably designed Stormwater Quality Treatment Train, which is to achieve the load based reduction targets specified in Council's Development Design Planning Scheme Policy.</p> <p>In order to minimise the potable water consumption of the site, roof water harvesting techniques and associated storage and re-use should be included within the development for reuse applications within the site.</p>
<p>B. Waste management</p>	<p>Areas designated for rubbish bins and waste hoppers are screened from view and designed to minimise external visual impacts, particularly on adjoining residential or commercial land uses. Service roads within the site facilitate safe and efficient movement of waste collection vehicles, and waste handling areas are separated from publicly accessible pathways and open space.</p> <p>Development complies with all Council standards and requirements in relation to discharge of trade waste to Council's sewers.</p>
<p>C. Water</p>	<p>Development includes infrastructure required to adequately accommodate fluctuations in water supply demand.</p> <p>A broad range of water conservation initiatives are incorporated on the development site to reduce potable water use.</p>

DESIGN CRITERIA	OUTCOME
<p>D. Sewerage</p>	<p>In accordance with Council design guidelines, the future sewer pump station serving the site will have provision for emergency storage capacity equivalent to only 6 hours average dry weather flow. If there is any operational requirement for the facility to have a higher level of immunity to sewage overflow, the hospital development should incorporate separate on-site emergency storage.</p> <p>The hospital development includes appropriate provisions in relation to discharge of trade waste to Council's sewers.</p>

7.6 Sustainability

DESIGN CRITERIA

OUTCOMES

Development seeks to achieve the following principles of ecologically sustainable design –

- Water usage from traditional potable supplies is reduced through implementation of water saving devices, systems or appliances throughout the development;
- Water sensitive urban design elements are incorporated in landscaping irrigation systems and stormwater management solutions;
- The use of renewable energy within the development is maximised;
- All buildings are climatically-responsive, and are designed to maximise thermal performance and comfort in meeting the performance requirements of buildings, while minimising the energy use of Heating, Ventilation and Air-Conditioning (HVAC) systems;
- Buildings are designed to maximise the use of natural light and minimise energy use for artificial lighting, while meeting lighting performance standards;
- Buildings are oriented to maximise solar access, natural ventilation and views, and relate to surrounding open spaces, buildings and neighbouring land uses.
- The development utilises energy-efficient hot water, steam and chiller plant systems;
- Development aims to reduce generated waste, incorporates waste reuse and recycling where appropriate, and utilises systems, products and services that reduce embodied energy in building materials;
- Indoor air quality is effectively managed to minimise emissions volatile organic compounds and solvents;
- The Vehicle Kilometres Travelled (VKTs) per employee or visitor is minimised.

8.0 MAPS AND TABLES

8.1 Precinct/Estate Plan Maps:

8.1.1 The Precinct/Estate Plan comprises the following Maps:

- (a) Map 1- Locality
- (b) Map 2- Land Subject of Master Plan
- (c) Map 3- Movement Networks
- (d) Map 4- Dimensions Plan
- (e) Map 5- Urban Design Performance Criteria
- (f) Map 6- Stormwater Infrastructure
- (g) Map 7A- Landscape Concept Text
- (h) Map 7B- Landscape Concept Text

8.1.2 The Precinct/Estate Plan comprises the following Tables:

- (a) Table 1 – Land Use Areas

9.0 STATEMENT OF COMPLIANCE

9.1 DCP 1 Requirements

9.1.1 The Precinct/Estate Plan must comply with:

- (a) the Structure Plan;
- (b) the Neighbourhood Plan;
- (c) the Planning Scheme including DCP 1;
- (d) the Development Agreement;
- (e) Development Lease No. 2; and
- (f) the Transport Infrastructure Agreement.

9.2 The Structure Plan

9.2.1 The Precinct/Estate Plan complies with:

- (a) the Conditions of Approvals of the Structure Plan; and
- (b) the Structure Plan Maps; and
- (c) the Structure Plan Development Criteria in that:

- (i) it is consistent with the intent of the Regional Hospital as specified in Section 13.3 (Intent of the Regional Hospital) of the Structure Plan Development Criteria; and
- (ii) it complies with the structure of the Regional Hospital as specified in section 13.4 (Structure of the Regional Hospital) of the Structure Plan Development Criteria.

9.3 Neighbourhood Plan

9.3.1 This Precinct/Estate Plan complies in that it details all relevant matters required by the Neighbourhood Plan.

9.4 The Planning Scheme Including DCP 1

9.4.1 The Precinct/Estate Plan complies with the Planning Scheme requirements including DCP 1 in that it complies with the provisions of section 7.4.4 (Precinct/Estate Plan) of DCP 1.

9.5 Development Agreement

9.5.1 The Precinct/Estate Plan complies with the requirements of the Development Agreement in that it complies with the provisions of section 6 of the Development Agreement.

9.6 Development Lease No 2

9.6.1 The Precinct/Estate Plan complies with the requirements of Development Lease No 2 in that:

- (a) No part of this Precinct/Estate Plan is in conflict with any condition or requirement of Development Lease No 2; and
- (b) The Development Agreement recognises that the leasehold land held under Development Lease No 2 is subject to the Master Plan Process as set out in sections 7.3.2 and 7.4 of DCP 1.

9.7 Transport Infrastructure Agreement

9.7.1 The Precinct Estate Plan complies with all requirements of the Transport Infrastructure Agreement.

10.0 INTERPRETATION RULES

10.1 Definitions

10.1.1 Terms used in this Precinct/Estate Plan have the meaning given in Part 9 (Meaning of Words and Interpretation) of the Caloundra Town Planning Scheme unless otherwise defined in the approved Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005.

10.2 Interpretations

10.2.1 Interpretation of words or terms used in this Precinct/Estate Plan are to be interpreted in accordance with Part 9.3 (Interpretation) of the Caloundra Town Planning Scheme unless the context otherwise indicates or requires.

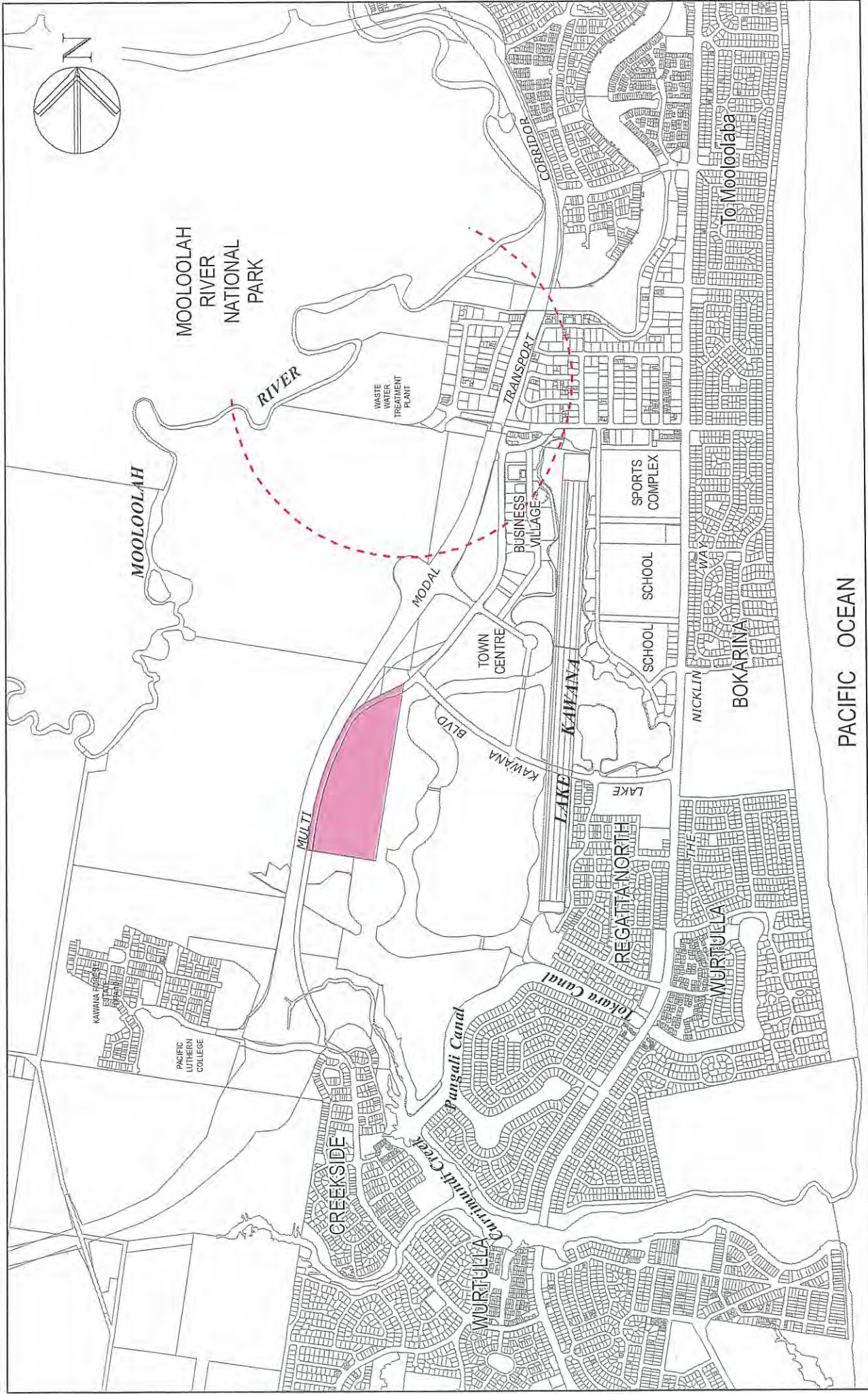
11.0 SUPPORTING INFORMATION

11.1 Supporting Information for Master Plan Application

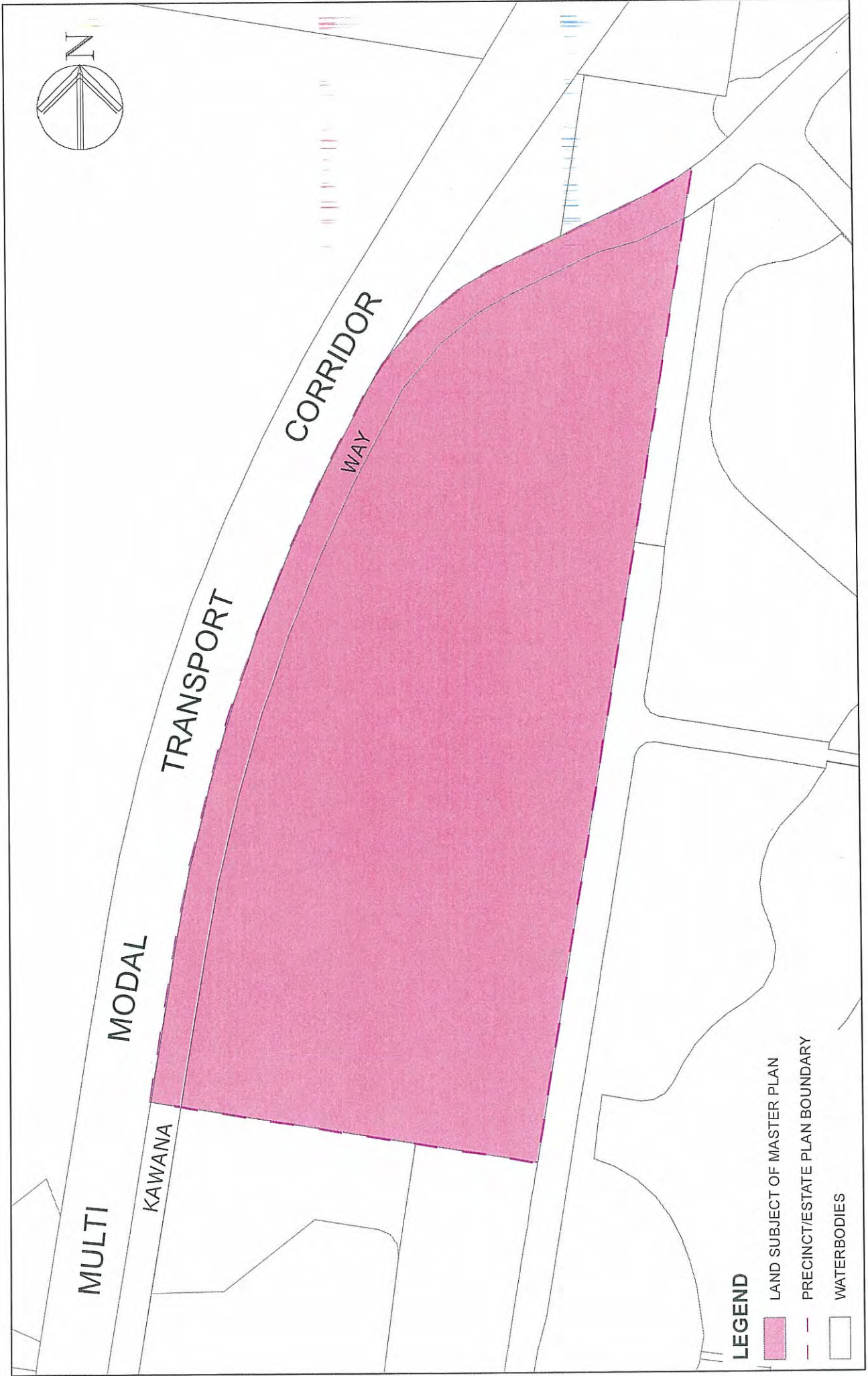
11.1.1 There is no supporting information attached to this information.

TABLE 1

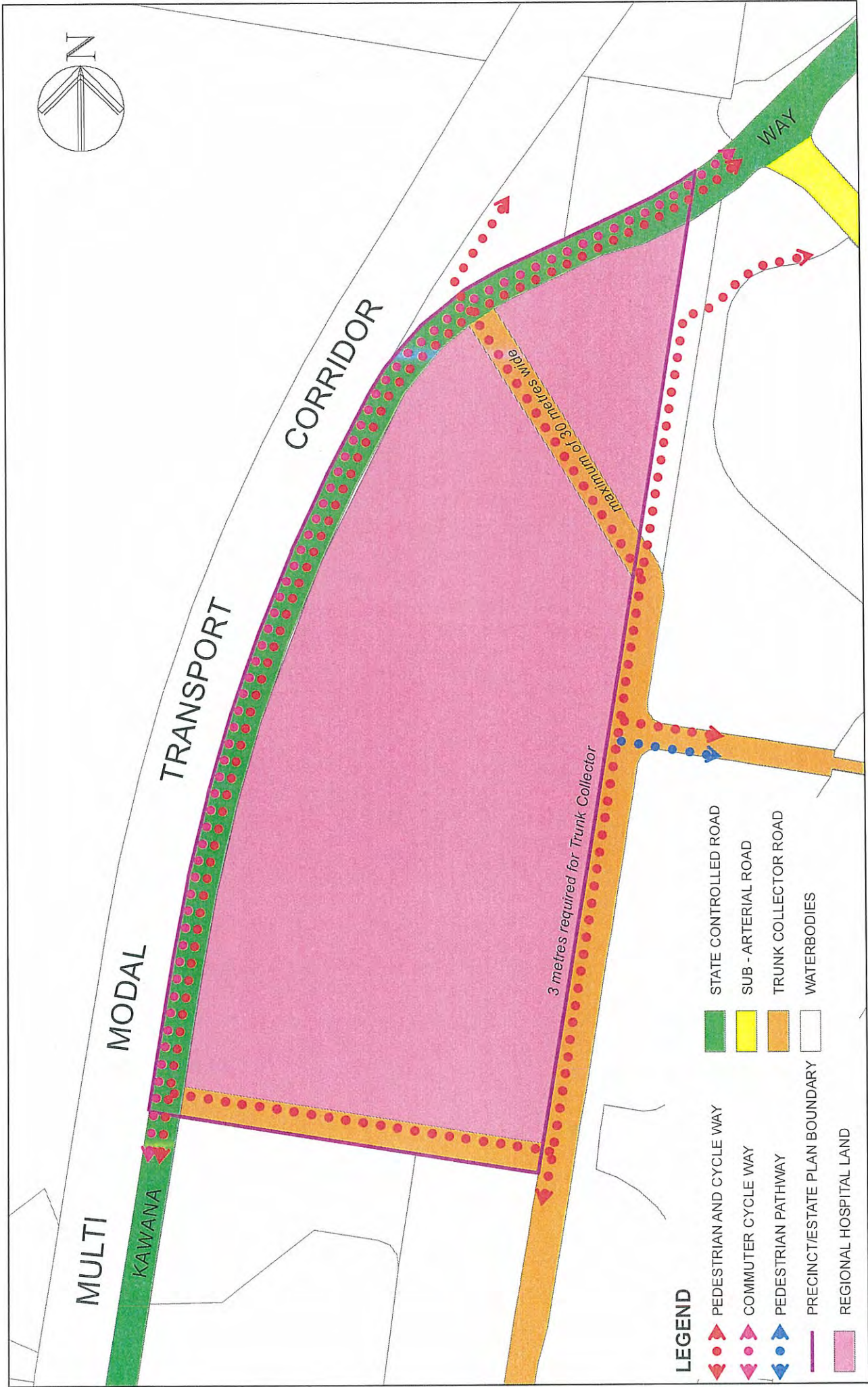
LAND USE AREA	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Regional Hospital	Hospital. Any of the following uses where associated with and ancillary to the Hospital: <ul style="list-style-type: none"> • Accommodation Building • Child Care Centres; • Commercial Premises; • Educational Establishment; • Food Outlet; • Health Care Premises; • Public Purpose (limited to emergency services related activities); • Restaurant; and • Shop 	Maximum 33.5 metres, excluding structures such as telecommunication towers, aviation aids, vents and stacks.	None Applicable



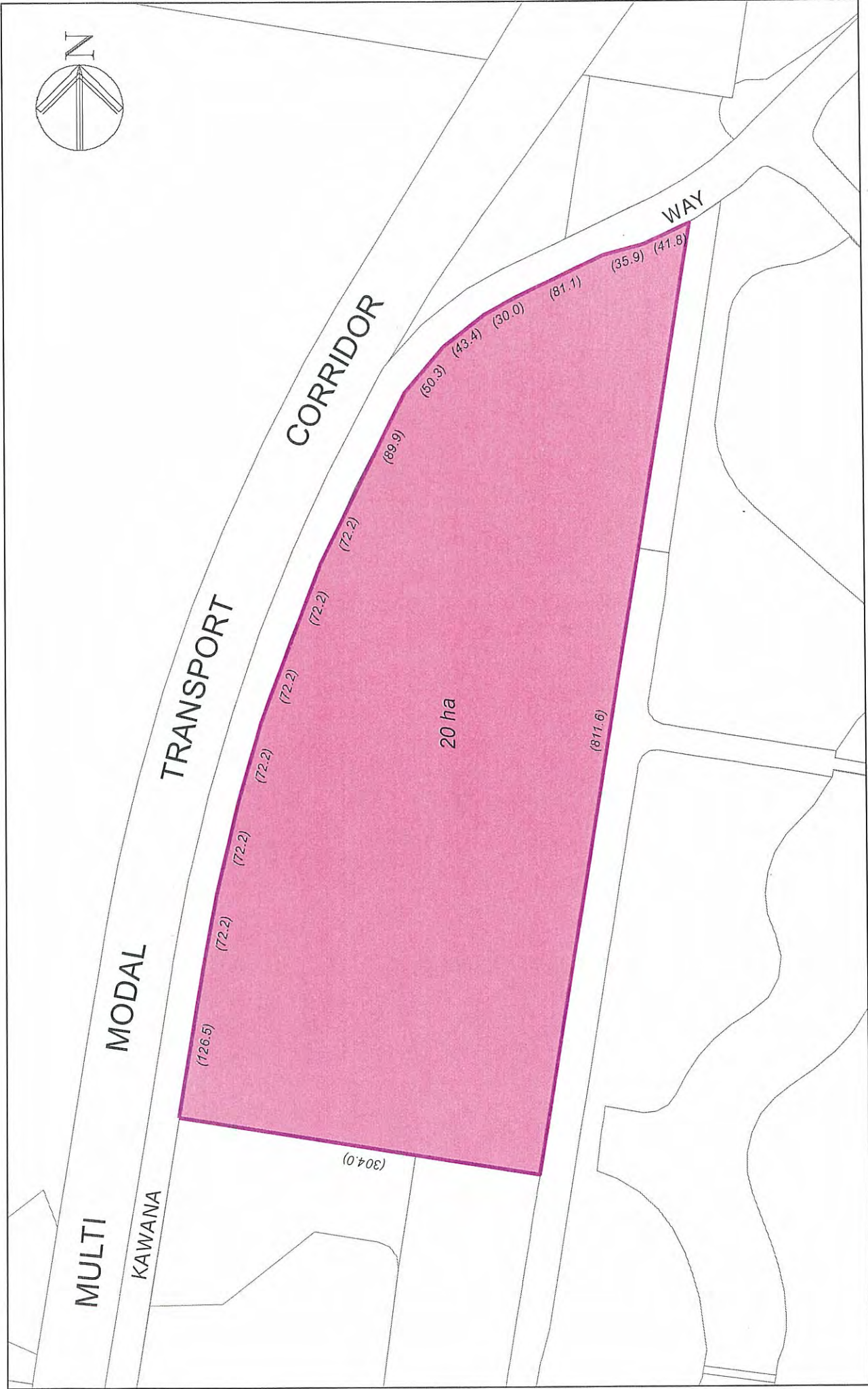
**MAP 1 - LOCALITY
PRECINCT/ESTATE PLAN - BIRTINYA - REGIONAL HOSPITAL**



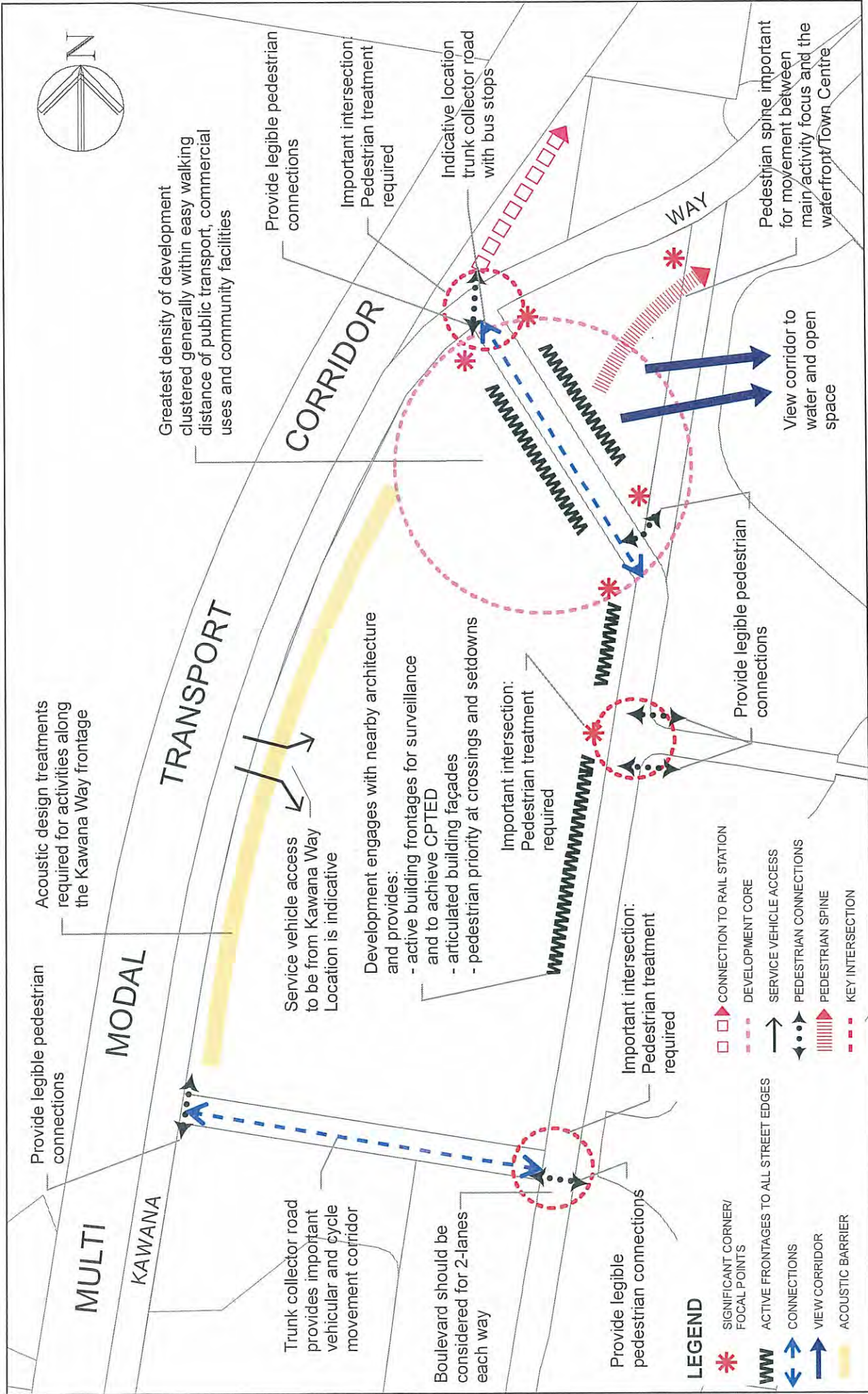
**MAP 2 - LAND SUBJECT OF MASTER PLAN
 PRECINCT/ESTATE PLAN - BIRTINYA - REGIONAL HOSPITAL**



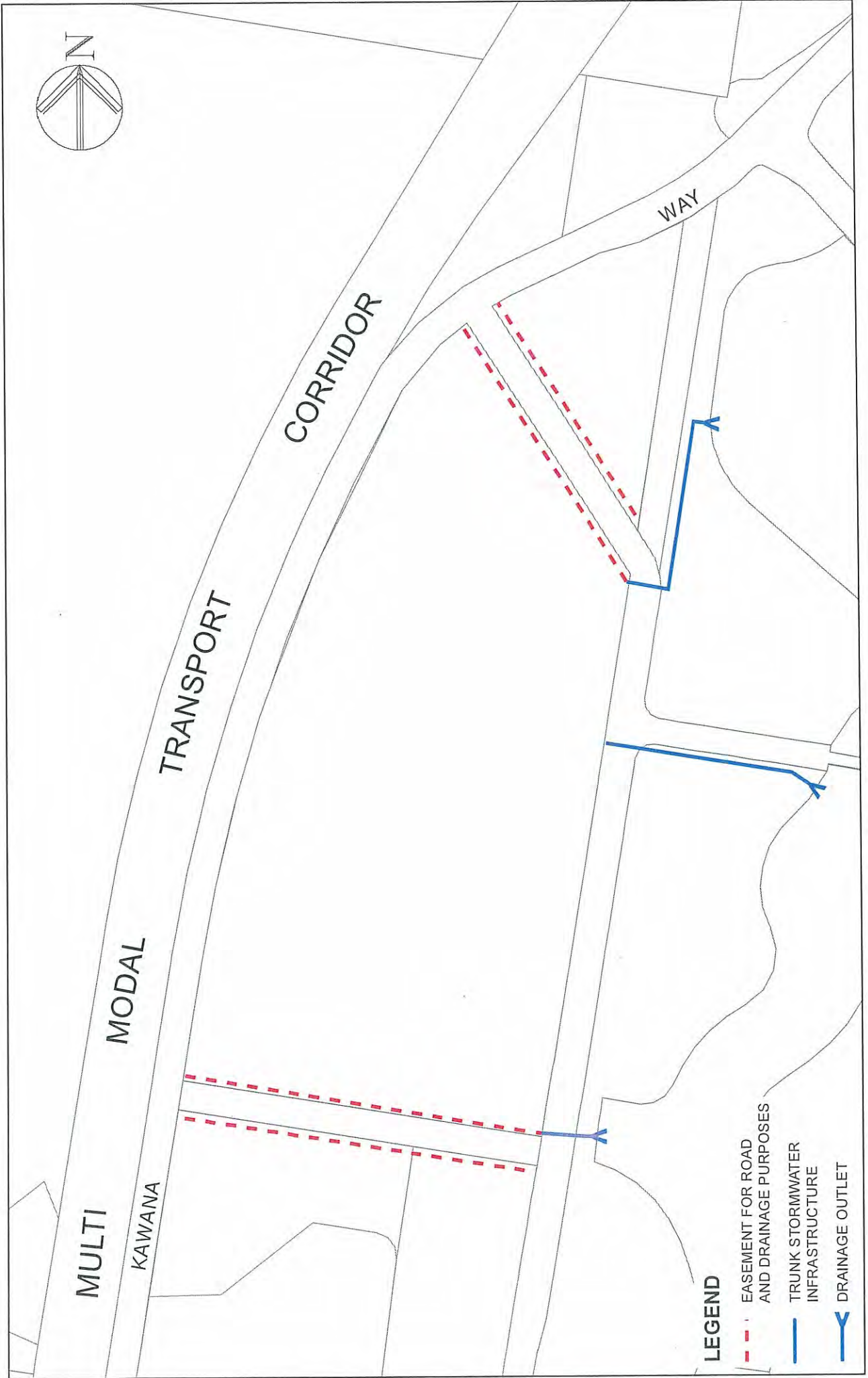
**MAP 3 - MOVEMENT NETWORKS
PRECINCT/ESTATE PLAN - BIRTINYA - REGIONAL HOSPITAL**



**MAP 4 - DIMENSIONS PLAN
 PRECINCT/ESTATE PLAN - BIRTINYA - REGIONAL HOSPITAL**



**MAP 5 - URBAN DESIGN PERFORMANCE CRITERIA
PRECINCT/ESTATE PLAN - BIRTINYA - REGIONAL HOSPITAL**



**MAP 6 - STORMWATER INFRASTRUCTURE
PRECINCT/ESTATE PLAN - BIRTINYA - REGIONAL HOSPITAL**

PEDESTRIAN AND CYCLE NETWORK

The Pedestrian/Cycle Network within the precinct has been designed to be an integral component of the Birtinya Community. Pedestrian pathways as well as shared pedestrian/cycle pathways have been provided throughout the development.

Pedestrian access to the waterways within Birtinya is an important aspect of the wider network. Direct and continuous access to the waterways edges and open space network will be provided in a variety of ways with many access points throughout the length of the waterway.

PAVING MATERIALS

Paving materials within Birtinya Island will be predominately broom finished concrete with specific detailing defining intersection and other key points.

Area	Finish
Main footpath	Broom finish concrete.
Feature intersections	A combination of plain/coloured concrete and unit pavers if appropriate.
Plaza spaces	A combination of plain/coloured concrete and unit pavers if appropriate.
Pedestrian/cycle ways	Broom finish concrete with defined intersections.
Road surfaces	Bitumen.
Street verges	Footpaths where required with grassing and some planting where appropriate.

PAVEMENT WIDTHS

Type	Width
Areas of less intensive use where parks occur on both sides of the road (wider at intersections) and areas with alternative routes (such as adjacent pedestrian cycle paths)	1200 mm wide min
Areas where pathways occur on one side of the road only and areas of high usage	1500 mm wide min
Shared pedestrian/cycle way (within linear open space)	2500 mm wide min
Shared pathways which carry maintenance vehicles	3000 mm wide min
Major shared pathways which carry significant pedestrian traffic and cycles.	4500 mm wide min

PARKS

A range of open spaces will be provided in the precinct. Opportunities to provide water views and view corridors in prominent locations must be taken. Public spaces will take advantage of the proximity to the waterway by allowing access to the waterway edge. Park designs focus on providing spaces that will allow for a multitude of uses. Open spaces will range from quite seating/reflection areas to formal playgrounds and active recreation areas. The range of activities will be catered for with an emphasis on meeting and interaction with other uses and the environment.

PLANTING

Planting schemes will be predominately informal within public open space areas incorporating areas of revegetated "Habitat" and predominately utilising native plant species and indigenous to the Caloundra Coastal Plain. Plant species will be utilised which through form, texture and flower will achieve significant differentiation in vegetation type to other neighbourhoods within Kawana Waters.

Considering native plant selection with an emphasis on native endemic species to the Caloundra Coastal Plain will enhance the unique local identity of the area and contribute to the high environmental standards set through the Master Plan. Tree (and shrub) species selected will provide a canopy of shade, habitat and foraging for wildlife, provide colour and visual interest throughout the year, and consist of proven and hardy plants capable of tolerating the local micro-climatic situation and reflecting the coastal subtropical character of the precinct.

Planting will highlight the various gateways to the precinct, soften the interface between lots and open space, protect areas with ecological or environmental functions, help to find pedestrian and bicycle paths and movement, separate pedestrian areas from road traffic, support passive solar design, and attract local fauna in to the site. Signature trees or groupings at key locations will be used to define entry/feature points. Street trees will be installed to all verges.

The street tree hierarchy will be designed to complement the road hierarchy. Smaller growing trees will therefore be utilised in narrower streets while key boulevards or collector roads will be planted with street trees of a more substantial stature. All plant species will be selected from the "Master Plant List for Birtinya" as developed in consultation with Caloundra City Council.

STREETSCAPE

Street tree planting will be designed to optimise shade opportunities for both pedestrians and parked vehicles. Intersections of paths and roads will be delineated by changes in paving patterns/colours and signature planting. Pedestrian footpaths will be designed to allow for easy movement within the community and to adjacent precincts.

Schedule 7

Council's Subdivision Approval

DRAFT Decision Notice
APPROVAL
Integrated Planning Act 1997 S 3.5.15

Contact Officer:
Please Quote Our Ref:

27 April 2007

Stockland Buddina Pty Ltd
c/- JB Goodwin, Midson & Partners
PO Box 92
TOOWONG QLD 4066

Application for Reconfiguring of Lot 7 C3125 into 2 lots
Meridan Way, Meridan Plains
Development Number — Error! Reference source not found. **2007/52-00007**

Dear Sir/Madam

I wish to advise that, on ~~27 April~~ 27 May 2007, the above development application was approved in full with conditions. These conditions indicate whether the assessment manager or a concurrence agency imposed them.

Assessment Manager Conditions:

PLANNING

1. the land shall be reconfigured generally in accordance with approved plans except where varied by conditions of approval;
2. payment of a contribution for each lot in the subdivision at the rate at time of payment (Current fee is \$25.20 Per Lot), to cover the cost imposed upon the Council by the Department of Natural Resources for provision of "Split" valuations;
3. any outstanding rates or charges levied by Council or expenses that are a charge over the land under any Act are required to be paid in full prior to the endorsement of the relevant Plan of Subdivision;
4. all conditions of this approval are to be complied with prior to the endorsement of approval of the relevant Plan of Subdivision unless otherwise stated;

ENGINEERING

5. proposed lot 1 must be filled to a minimum level of 300mm above the peak flood level for a Q100 flood event. All earthworks shall be undertaken in accordance with the provisions of A.S. 3798 ("Guidelines on Earthworks for Commercial and Residential Developments"), with Geotechnical Testing undertaken in accordance with Section 8 of the Standard, and to a minimum of "Level 1" as defined in Appendix B. Appropriate engineering certification in relation to allotment earthworks must be submitted to Council;
6. the locations and widths of proposed "Emt A" and "Emt B" as shown on the proposal plan, are not approved and must be amended as follows:-
 - Emt A must be 30 metres wide, and must extend across the full width of proposed lot 1 running generally in a south-easterly direction from the southern end of proposed Emt C (in lot 7).
 - Emt B must be 1822 metres wide, must abut the southern boundary of proposed lot 1, and must extend across the full width of the lot.
 Both Emt A and Emt B must be fully contained within lot 1, and must be in favour of Council for drainage and access purposes;
7. road access to proposed lot 1 from the existing Kawana Way/Lake Kawana Boulevard roundabout must be provided within proposed Emt C (via Emt F on the adjoining land to the east) with the road designed and constructed to a "trunk collector" standard in accordance with "Queensland Streets". Council will be agreeable to accept a security bond to secure the performance of these works, if they are not completed before the plan of survey is lodged for endorsement by Council;
8. within six (6) months of the date of registration the applicant shall provide a certificate from the Electricity Provider Agency showing that a reticulated underground electricity supply on tariff conditions is available to proposed lot 1;
9. ~~the applicant shall provide a certificate from the Electricity Provider Agency confirming either:~~
 - a) ~~that satisfactory arrangements have been made for the removal or relocation of private consumer lines, so that they do not traverse allotments other than the allotment serviced by them; or~~
 - b) ~~that easements or way leave agreements satisfactory to the Electricity Provider Agency have been secured;~~
910. within six (6) months of the date of registration water reticulation to serve proposed lot 1 must be designed and constructed in accordance with the provisions of Council's "Development Design Planning Scheme Policy";
101. contributions for water supply headworks must be paid for proposed lot 1, at the rate applicable at the time payment is made, based on increased demand of

201.9 equivalent tenements (E.T.). (current rate is \$5,411 per E.T. – this is reviewed annually);

- | 112. within six (6) months of the date of registration sewerage reticulation to serve proposed lot 1 must be designed and constructed in accordance with the provisions of Council's "Development Design Planning Scheme Policy";
- | 123. the creation of proposed lot 1 will be deemed to consume an amount of "770 equivalent persons" of Kawana and Buddina's entitlement not to contribute to sewerage headworks in accordance with Clause 10 of the "Development Agreement";
- | 134. the creation of proposed lot 1 will be deemed to consume an amount of "770 equivalent persons" of Kawana and Buddina's previous contribution which entitles connection of 8800 equivalent persons to the Caloundra/Kawana Sewer Rising Mains at the Birtinya connection point, in accordance with Clause 10 of the "Development Agreement";
- | 145. "As Constructed" data in relation to "donated infrastructure" is to be lodged in digital form in accordance with the Council's guidelines for As Constructed Data, prior to acceptance of construction works "on maintenance" and/or sealing of the relevant plan of survey. Detail costing of "As Constructed" works shall also be submitted with this data;

ENVIRONMENTAL HEALTH

- | 156. in accordance with Council's Local Planning Policy 5.0/04 a contribution towards Council's Mosquito Management Control Plan will be required. The amount of contribution required will be at the rate applicable at the time of payment (the current rate is \$10191080.00 per hectare, this rate is reviewed annually).;

ENVIRONMENT

TO COME

ADVICE TO APPLICANT

- (a) the **relevant period** for the development approval (reconfiguring of a lot) shall be two (2) years starting the day the approval is granted or takes effect. In accordance with Section 3.5.21(2) of IPA, the development approval for reconfiguring a lot lapses if a plan for the reconfiguration is not given to Council under Section 3.7.2(2) within the abovementioned **relevant period**.

An applicant may request Council to extend the **relevant period** provided that such request is made in accordance with Section 3.5.22 of IPA and before the development approval lapses under Section 3.5.21 of IPA.

When the plan of subdivision for the reconfiguring of a lot is submitted to Council for endorsement, such plan shall be accompanied by the endorsement fee in accordance with Council's Schedule of Fees and Charges;

- (b) the *Environmental Protection Act 1994* states 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. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks and construction phases of this application, are to adhere to their "general environmental duty" to minimise the risk of causing environmental harm.

Environmental harm is defined by the Act as any adverse affect, or potential adverse affect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council to cause undue disturbance or annoyance to persons or affect property not connected with the use;

PROPERTY RECORDS

Concurrence Agency Conditions

Environment Protection Agency – refer letter dated 11 May 2007 (copy attached)

Details of the approval

The following type of approval has been issued

	Development Permit	Preliminary Approval
• Reconfiguring of a lot	✓	

The relevant period for the approval

The relevant period of 2 years as stated in section 3.5.21 of IPA apply to each aspect of development in this approval;

The approved plans

J.B. Goodwin, Midson & Partners GHP
 consulting surveyors, town planners and development consultants

Brisbane:
 64 Sylvan Road Toowong 4066
 Ph (07) 3870 2161
 Fax (07) 3870 3944

Kawana:
 1/12 Technology Drive Warana 4575
 Ph (07) 5493 1707
 Fax (07) 5493 4860

Boonah:
 2 Park Street Boonah 4310
 Ph/Fax (07) 5463 1596



client
STOCKLAND KAWANA Pty Ltd

project
 Proposed Regional Hospital

drawing title
 Proposed Lots 2 & 3
 Easements D & E in Lot 2
 and F, J-M in Lot 462

Lot 462 on SPI98937
 PARISH: BRIBIE
 COUNTY: CANNING

field book:	level book:
vertical datum	horizontal datum
vertical origin	horizontal origin

drawn ELH 14-3-07

surveyed
 checked

E	
D	
C	
B	
A	18-4-07 ELH Amend Emis K & M

revisions
 scale **1:5000**
 reference no **BI-2780-13**
 amt **A**



Stockland Kawana Waters Pty Ltd
 ABN 15 009 693 556, as Lessee
 hereby agrees to the within Design
 Plan of Subdivision

Regional Manager
 Sunshine Coast
 Mark Anthony Hunter

Dated this 18th day of April 2007

Scale 1:5000 Lengths are in Metres

EASEMENT TYPE
Emt D Drainage
Emt E Drainage
Emt F Access
Emt J Access & Services
Emt K Access & Services
Emt L Services
Emt M Services

The approved plans and / or documents for this development approval are listed in the following table:

Drawing Number	Drawing Name	Date of Drawing
B1-2780-14	Proposed Lots 1, &, 7 and Emts A & B in OLot 1 and Emt C in Lot 2 cancelling Lot 7 on C3125	14-3-07

IDAS referral agencies

The IDAS referral agencies applicable to this application are:

DRAFT

J.B. Goodwin, Midson & Partners GMP
 consulting surveyors, town planners and development consultants

Brisbane:
 64 Sylvan Road Toowong 4066
 Ph (07) 3870 2161
 Fax (07) 3870 3944

Kawana:
 1/2 Technology Drive Warana 4575
 Ph (07) 5493 1707
 Fax (07) 5493 4860

Boonah:
 2 Park Street Boonah 4310
 Ph/Fax (07) 5463 1596



client
STOCKLAND BUDDINA PTY LTD

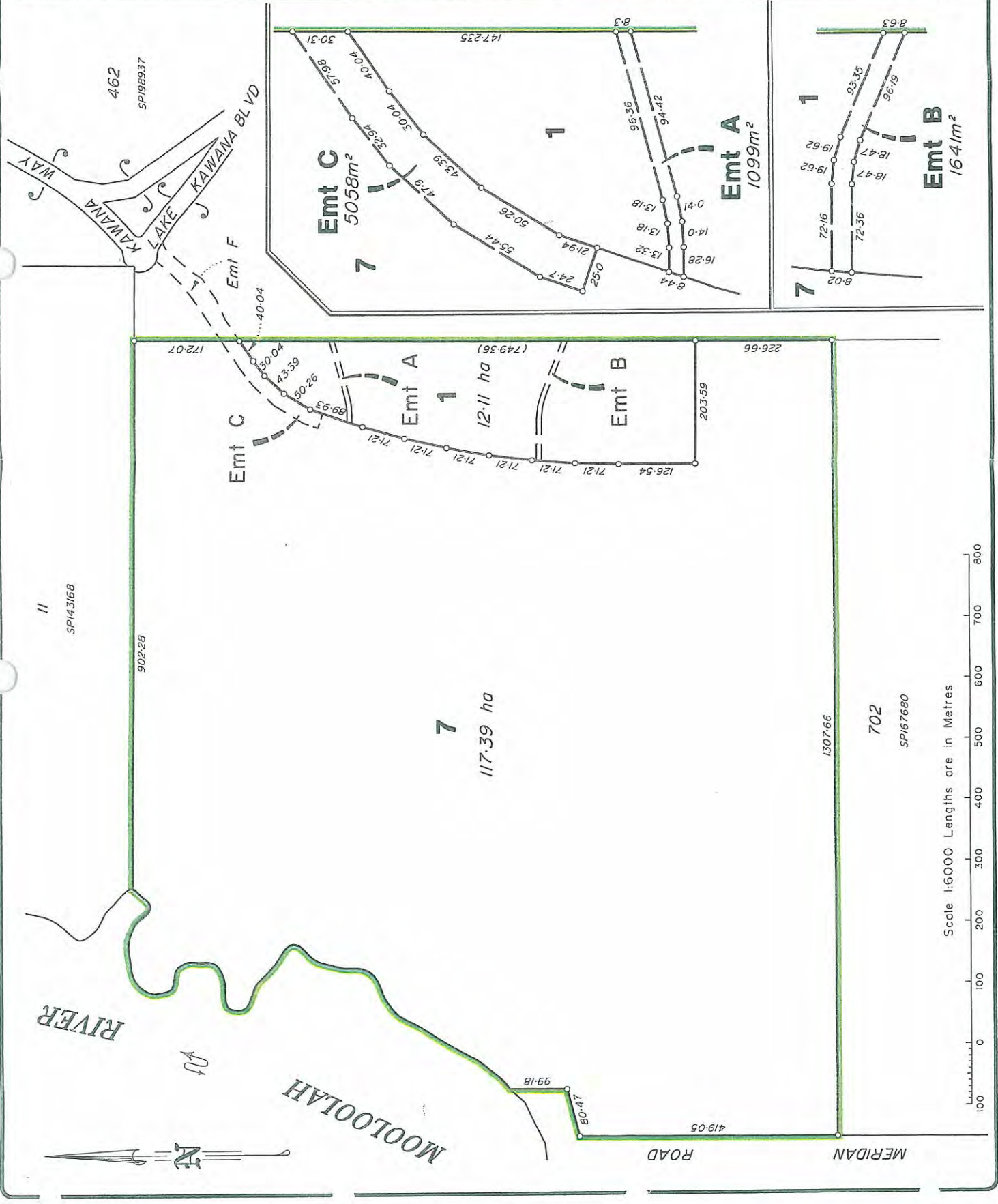
project
 Birinya Island

drawing title
 Proposed Lots 1 & 7 and Emts A & B in Lot 1 and Emt C in Lot 2 and Emt C in Lot 7 on C3125

PARISH: BRIBIE
 COUNTY: CANNING

field book:	level book:
vertical datum	horizontal datum
vertical datum	horizontal datum
drawn	ELH 14-3-07
surveyed	
checked	
E	
D	
C	
B	
A	
revisions	

scale **1:6000**
 reference no **BI-2780-14**
A3 amdl



11
 SPI43168

462
 SPI98937

702
 SPI67680



REFERENCE MARKS

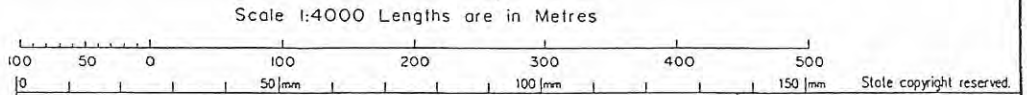
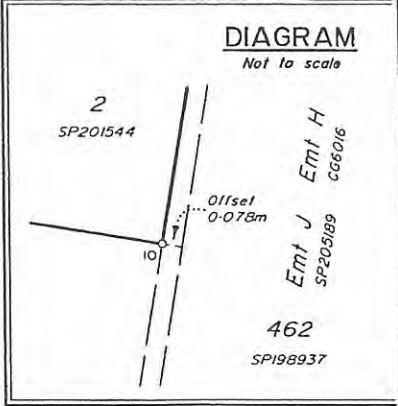
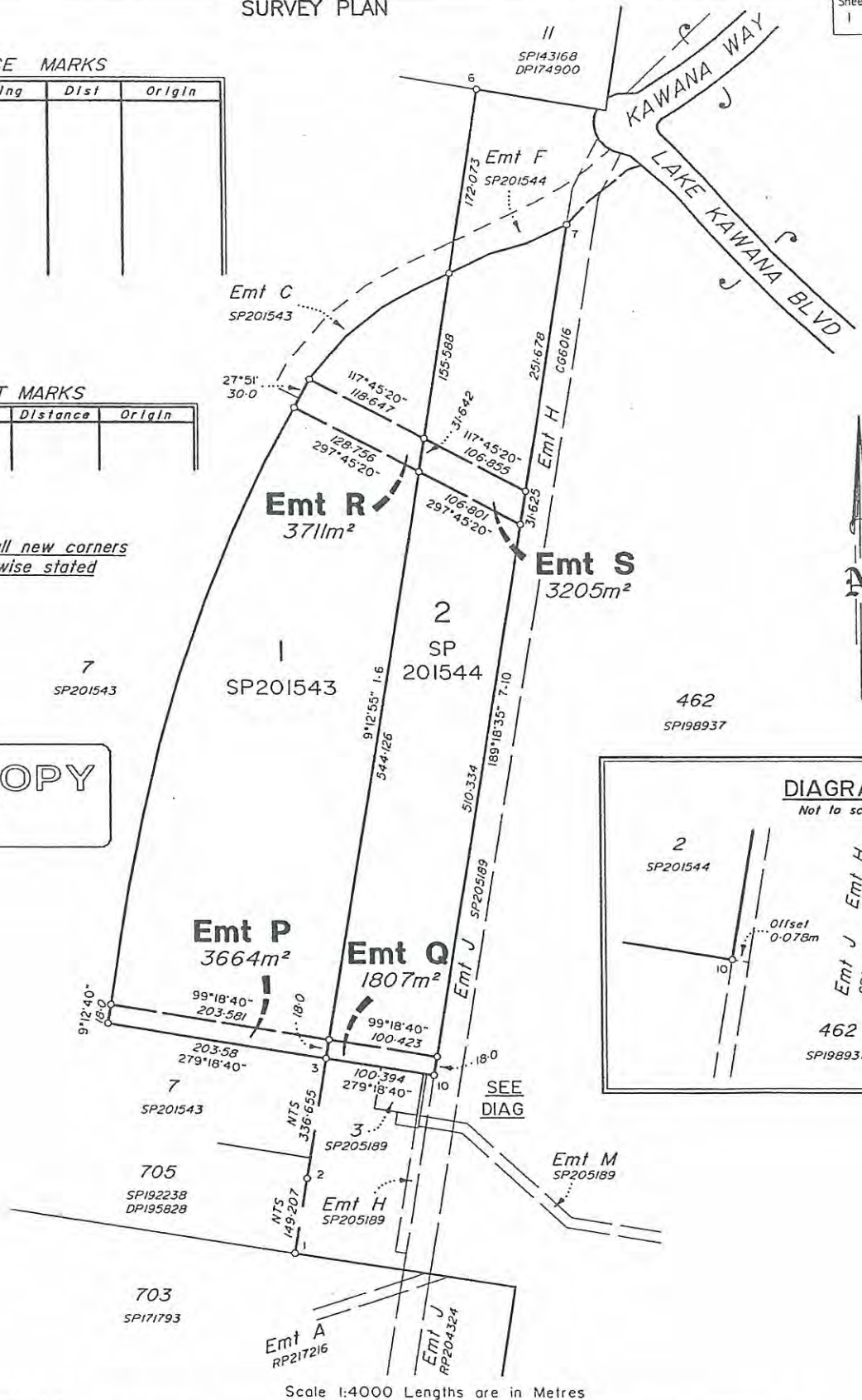
Sta	To	Bearing	Dist	Origin

PERMANENT MARKS

PM	Number	Bearing	Distance	Origin

Pea placed at all new corners unless otherwise stated

DRAFT COPY ONLY



HILLMIR Pty Ltd (A.B.N. 75 009 728 634) (t/a JB Goodwin Midson & Partners) hereby certify that the land comprised in this plan was surveyed by the corporation, by _____, for whose work the corporation accepts responsibility, under the supervision of _____, Cadastral Surveyor and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on _____.

Director _____
Date _____
Director _____

Plan of Proposed Emts P & R in Lot 1 on SP201543 & Proposed Emts Q & S in Lot 2 on SP201544

PARISH: BRIBIE COUNTY: Canning
Meridian: MGA Vide IS197893 F/N's: No

Scale: 1:4000
Format: STANDARD
SP205190
Plan Status:

2780-37-H

Referral Trigger	Referral Status	Referral Agency	Referral Address
(a) the lot contains assessable vegetation; or remnant vegetation; and (b) the size of the lot before the reconfiguration is 2 ha, or larger; and (c) 2 or more lots are created; and (d) the size of any lot created is 25 ha, or smaller	Concurrence	Department of Natural Resources & Mines	PO Box 573 NAMBOUR 4560 ATTENTION: JEFF GUINEA
Involving a State-controlled road	Concurrence	Department of Main Roads	North Coast (Gympie) PO Box 183 GYMPIE 4570
On land that abuts rail corridor land, commercial corridor land or future railway land and an easement abutting the corridor or future railway land is created	Concurrence	Queensland Transport	Principal Manager (Land use) Transport Planning Branch Queensland Transport GPO Box 213 BRISBANE QLD 4001
Completely or partly within a coastal management district or in connection with the construction of a canal	Concurrence	Environmental Protection Agency	Licensing Permit Coordination Unit PO Box 155 BRISBANE ALBERT STREET 4002

Submissions

There were no properly made submissions about the application.

When the development approval takes effect

This development approval takes effect –

- from the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court

OR

- subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

This approval will lapse unless –

- for a development approval other than a material change of use or reconfiguration, the development does not substantially start within the relevant period stated in section 2 of this decision notice.

Appeal rights

Pursuant to the provisions of section 4.1.27 - 4.1.29 of the Integrated Planning Act 1997, an applicant, a submitter and an advice agency submitter for a development application may appeal to the Planning and Environment Court pursuant to section 4.1.39 against the decision of the Council.

In the event of an appeal being started, the applicant is required to give written notice of the appeal to the Planning and Environment Court pursuant to section 4.1.39 against the decision of the Council.

In the event of an appeal being started, the applicant is required to give written notice of the appeal to the Council and the persons specified in section 4.1.41.

The relevant provisions of the Integrated Planning Act and the form prescribed for the institution of an appeal are set out below.

PROVISIONS OF THE INTEGRATED PLANNING ACT, 1997

Appeals by applicants

- 4.1.27 (1) An applicant for a development application may appeal to the court against any of the following:
- (a) the refusal, or the refusal in part, of a development application;
 - (b) a matter stated in the development approval, including any condition applying to the development, and the identification of a code under section 3.1.6;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a currency period;
 - (e) the deemed refusal.
- (2) (a) an appeal under subsection (1)(a) to (d) must be started within 20 business days (the “applicant’s appeal period”) after the day the decision notice is given to the applicant; and
- (b) an appeal under subsection (1)(a) to (d) must be started within the balance of the appeal period after the day the negotiated decision notice is given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

Appeals by submitters

- 4.1.28 (1) A submitter for a development application may appeal to the court about:
- (a) the giving of a development approval, including any conditions (or lack of conditions) or other provisions of the approval; or
 - (b) the length of a currency period for the approval.
- (2) The appeal must be started within 20 business days (the “submitter’s appeal period”) after the day the decision notice or negotiated decision notice is given to the submitter.
- (3) If a person withdraws a submission before the application is decided, the person may not appeal the decision.
- (4) If an application involves both impact assessment and code assessment, appeal rights for submitters are available only for the part of the application involving impact assessment.

Appeals by advice agency submitters

- 4.1.29 (1) An advice agency may, within the limits of its jurisdiction, appeal to the court about the giving of a development approval for a development application if:
- (a) the development application involves impact assessment; and
 - (b) the advice agency told the applicant and the assessment manager to treat its response to the application as a submission for an appeal.
- (2) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.

How appeals to the court are started

- 4.1.39 (1) An appeal is started by lodging written notice of appeal with the registrar of the court.
- (2) The notice of appeal must state the grounds of appeal.
- (3) The person starting the appeal must also comply with the rules of the court applying to the appeal.
- (4) However, the court may hear and decide an appeal even if the person has not complied with subsection (3).

Notice of appeal to other parties (div 8)

- 4.1.41 (1) An appellant under division 8 must, within 10 business days after the day the appeal is started (or if information is requested under section 4.1.40, within 10 business day after the day the appellant is given the information) give written notice of the appeal to :
- (a) if the appellant is an applicant - the assessment manager, any concurrence agency, any principal submitter whose submission has not been withdrawn and any advice agency treated as a submitter whose submission has not been withdrawn; or
 - (b) if the appellant is a submitter or an advice agency whose response to the development application is treated as submission for an appeal - the assessment manager, the applicant and any concurrence agency; or
 - (c) if the appellant is a person to whom a notice mentioned in section 4.1.30 has been given - the assessment manager and any entity that was a concurrency agency for the development application.
- (2) The notice must state:
- (a) the grounds of the appeal; and
 - (b) if the person given the notice is not the respondent or a co-respondent under section 4.1.43 - that the person, within 10 business days after the day the notice is given, may elect to become a co-respondent to the appeal.

Respondent and co-respondents for appeals under div 8

- 4.1.43 (1) This section applies to appeals under division 8 for a development application.
- (2) The assessment manager is the respondent for the appeal.
 - (3) If the appeal is started by a submitter, the applicant is a co-respondent for the appeal.
 - (4) If the appeal is about a concurrence agency response, the concurrency agency is a co-respondent for the appeal.
 - (5) If the appeal is only about a concurrence agency response, the assessment manager may apply to the court to withdraw from the appeal.
 - (6) The respondent and any co-respondents for an appeal are entitled to be heard in the appeal as a party to the appeal.
 - (7) A person to whom a notice of appeal is required to be given under section 4.1.41 and who is not the respondent or a co-respondent for the appeal may elect to be a co-respondent.

How a person may elect to be co-respondent

- 4.1.45 (1) An entity elects to be a co-respondent by lodging in the court, within 10 business days after the day the notice of the appeal is given to the entity, a notice of election under the rules of court.
- (2) If a principal submitter is entitled to elect to become a co-respondent, any other submitter for the submission may also elect to become a co-respondent to the appeal.

FORM FOR THE NOTICE OF INSTITUTION OF AN APPEAL

An appeal must be lodged within the Planning and Environment Court Registry nearest to you within 20 business days after the day the decision notice or negotiated decision notice is given to the appellant. The notice must be lodged in person and must be accompanied by the prescribed fee. The Planning and Environment Court Registry will have details of the amount. The following form is prescribed by the Local Government Court Rules 1966 in respect of the institution of the appeal.

IN THE PLANNING AND ENVIRONMENT COURT

BETWEEN

(here set out name of Appellant)

AND

(here set out name of Respondent)

AND

(here set out name of Co-Respondent)

Appeal No of 2007

Appellant

Respondent

Co-Respondent

NOTICE OF APPEAL

TAKE NOTICE that **(here set out name of Appellant)** hereby appeals to the Planning and Environment Court at its next Sittings against **(here set out decision or requirement appealed against)** and in lieu thereof seeks the following orders or judgment **(here set out the orders or judgment sought)**.

The grounds of this appeal and the facts and circumstances relied upon in support thereof are as follows:

(here set out the numbered grounds and set out the facts and circumstances relied on).

DATED this

day of

2007

Signed:
(Appellant or solicitor or agent)

To the Respondent and Co-Respondent

This notice of appeal is filed by *(here set out name of person filing Notice of Appeal)* on behalf of the *(here set out the name of Appellant)*, whose address for service is at *(here set out address of service on Appellant)*.

It is intended to effect service of this notice of appeal on *(set out name of the Respondent and the Submitters or the Applicant, as appropriate)*.

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

ATTACHMENTS

1. Referral Agency Conditions
2. Approved Plan/s

DRAFT

11. MAY. 2007 16:19

EPA SOUTHERN REGION 07 32258723

NO. 5284 P. 1



Notice

Coastal development

Concurrence Agency Response - Coastal development

This notice is issued by the Environmental Protection Agency pursuant to sections 3.3.16 and 3.3.18 of the Integrated Planning Act 1997.

EPA approval number and type: IPCC00585407 – Concurrence Response

Date application received by EPA: 4 April 2007

RELEVANT LAWS AND POLICIES:	Coastal Protection and Management Act 1995 and subordinate legislation
CONCURRENCE AGENCY JURISDICTION:	Integrated Planning Regulation 1998.
ASSESSMENT MANAGER REFERENCE NUMBER:	2007/62-00007
APPLICANT:	Stockland Buddina Pty Ltd
ACTIVITY DESCRIPTION:	Reconfiguration of a Lot that is partly within a coastal management district being one lot into three.
DESCRIPTION OF SUBJECT LAND:	Lake Kawana Blvd, Birtinya
	Lot: 7 Plan: C3125

Response to Development Application

The EPA, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application as detailed above. The concurrence agency response is that applicable conditions for the approval are provided in this response.

In accordance with section 3.3.17 of the *Integrated Planning Act 1997*, this response supercedes the concurrence response of 30 April 2007 in relation to this application.

Basis for 'inclusion of development conditions'



11. MAY. 2007 16:20

EPA SOUTHERN REGION 07 32258723

NO. 5284 P. 2

ecoaccess

environmental licences and permits

Notice

Concurrence Agency Response

In accordance with Section 3.3.18(7) of the *Integrated Planning Act 1997* and Section 27B of the *Acts Interpretation Act 1954*, the reasons for the inclusion of development conditions are:

- The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for coastal management, other than amenity and aesthetic significance or value. Development conditions placed on the development approval for the application are in accordance with section 106 of the *Coastal Protection and Management Act 1995*.

The Activity for which this development approval is issued is simply a restatement of the activity as prescribed in the legislation at the time of issuing this development approval. Where there is any conflict between the above description of the Activity for which this development approval is issued and the conditions as specified in this development approval as to the scale, intensity or manner of carrying out of the Activity, then such conditions prevail to the extent of the inconsistency.

This development approval authorises the Activity. It does not authorise environmental harm unless a concurrence agency condition within this development approval explicitly authorises that harm. Where there is no condition, or the development approval is silent on a matter, the lack of a condition or silence shall not be construed as authorising harm.

It is noted that the proposal incorporates the voluntary surrender of lot 900 on SP204370 Revision A as Reserve for Beach Protection and Coastal Management.

As part of the concurrence agency response the following development conditions are to be attached to the development approval:

Conditions:Agency Interest: Coastal

- The reconfiguration shall be in accordance with the following plan with respect to Lot 7 and Lot 900.
- Within 6 months of lodgement of the plan of survey that creates Lot 1, another plan be provided for endorsement and registration that creates Lot 900.

Plans:

SP204370 Revision A entitled Plan of Lots 7 & 900 dated 23 April 2007 by Hillmir Pty Ltd

Additional comments or advice about the application

Your advice that prior to lodgement of the plan with the survey office, you will resurvey the erosion prone area and adjust the boundary of lot 900 on SP204370 Revision A to include all land within the erosion prone area is noted.

The Biodiversity Planning Assessment (BPA) indicates that the area proposed for the hospital does not contain remnant vegetation or other biodiversity values. However, it is directly adjacent to the Birtinya wetlands which contains the following biodiversity values:

- endangered regional ecosystem (RE)
- wetlands mapped under the *SEQ Regional Coastal Management Plan 2006* (SEQ Coastal Plan)
- areas mapped as core and non-core habitat for threatened acid frog species.

The proposed hospital is located within 100 m of coastal wetlands, mapped under the SEQ Coastal Plan. Policy 2.8.2 of this plan requires that any development in such areas should aim to maintain, protect and enhance the values of the coastal wetlands. Any hospital infrastructure along the western boundary of the lot should be located to ensure that impacts on the wetlands are minimised.

11. MAY. 2007 16:20

EPA SOUTHERN REGION 07 32258723


NO. 5284 P. 3

ecoaccess
environmental licences and permits

Notice

Concurrence Agency Response

Yours sincerely



11/5/2007.

Damien Brown
Director Environment
Southern Region
Environmental Protection Agency

Enquiries:
Trevor Carter - Coastal Unit (Southern Region)
Environmental Protection Agency
PO Box 16155
CITY EAST QLD 4002
Telephone: 3227 6718
Facsimile: 3221 0768

SURVEY PLAN

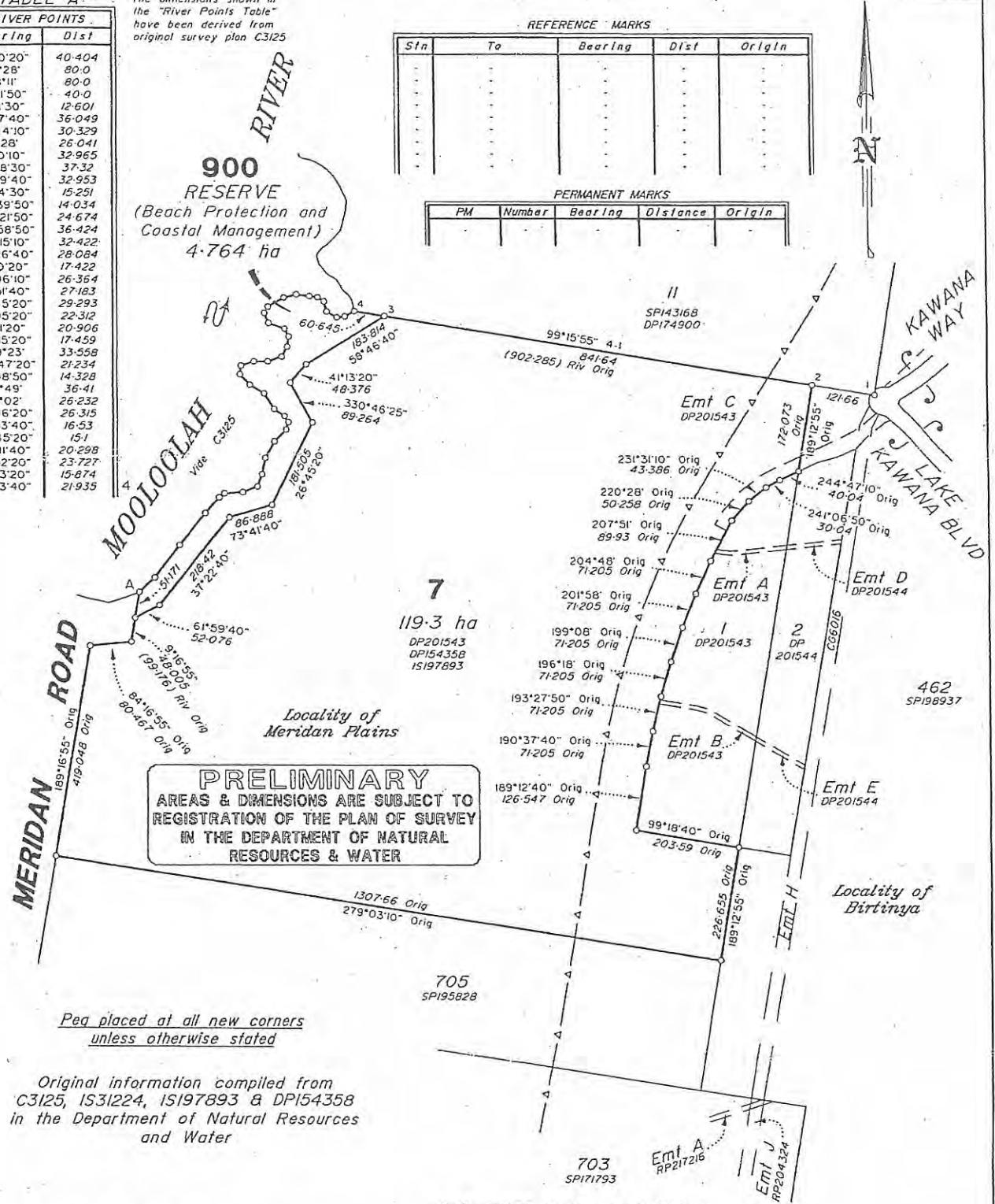
TABLE A

RIVER POINTS	
Bearing	Dist
45°10'20"	40-404
36°28'	80-0
38°11'	80-0
39°11'50"	40-0
51°11'30"	12-601
86°17'40"	36-049
68°44'10"	30-329
21°28'	26-041
11°50'10"	32-965
28°58'30"	37-32
45°39'40"	32-953
17°04'30"	15-251
325°39'50"	14-034
304°21'50"	24-674
326°58'50"	36-424
301°15'10"	32-422
317°26'40"	28-084
6°20'20"	17-422
72°06'10"	26-364
89°51'40"	27-183
70°45'20"	29-293
30°05'20"	22-312
8°51'20"	20-906
331°15'20"	17-459
289°23'	33-558
336°47'20"	21-234
30°08'50"	14-328
60°49'	36-41
76°02'	26-232
97°06'20"	26-315
97°53'40"	16-53
122°45'20"	15-1
165°11'40"	20-298
118°52'20"	23-727
83°13'20"	15-874
61°33'40"	21-935

NOTE:
The dimensions shown in the "River Points Table" have been derived from original survey plan C3125

Sta	To	Bearing	Dist	Origin

PM	Number	Bearing	Distance	Origin



PRELIMINARY
AREAS & DIMENSIONS ARE SUBJECT TO
REGISTRATION OF THE PLAN OF SURVEY
IN THE DEPARTMENT OF NATURAL
RESOURCES & WATER

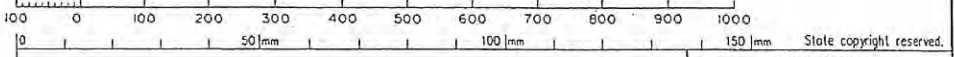
Pea placed at all new corners unless otherwise stated

Original information compiled from
C3125, IS31224, IS197893 & DPI54358
in the Department of Natural Resources
and Water

HILLMIR Pty Ltd (A.B.N. 75 009 728 634)
(t/a JB Goodwin Midson & Partners) hereby certify
that the land comprised in this plan was surveyed by
the corporation, by _____, for whose work the corporation
accepts responsibility, under the supervision of
_____ Cadastrol Surveyor and that
the plan is accurate, that the said survey was performed in
accordance with the Survey and Mapping Infrastructure Act
2003 and Surveyors Act 2003 and associated Regulations
and Standards and that the said survey was completed on

Director _____
Date _____
Director _____

Scale 1:7500 Lengths are in Metres



<p><i>Plan of Lots 7 & 900</i></p> <p>Cancelling Lot 7 on SP204370</p>		Scale: 1:7500
		Format: STANDARD
<p>PARISH: <i>BRIBIE</i> COUNTY: <i>Canning</i></p>		Plan Status: REVISIONS
Meridian: <i>MGA Vide IS197893</i>	F/N's: No	A: 23-4-2007

Schedule 8

NRW Minister's Subdivision Approval

Contact Officer:
Please Quote Our Ref:

27 April 2007

Department of Natural Resources and Mines
Attention: Mr Doug Courtney
PO Box 573
NAMBOUR QLD 4560

Dear Sir/Madam

**Design Plan – B1-2780-13
Meridan way, Meridan Plains**

Please be advised that pursuant to Section 6.9 of the Development Agreement, Council recommends that Design Plan – B1-2780-13 be approved subject to the attached conditions being imposed.

Please feel free to contact the officer listed above should you have any further enquiries.

Yours faithfully

(Signatures)

CC: JB Goodwin Midson and Partners
PO Box 92
TOOWONG QLD 4066

CONDITIONS OF APPROVAL

PLANNING

1. the land shall be reconfigured generally in accordance with Design Plan **B1-2780-13**, prepared by JB Goodwin, Midson and Partners, dated 14-3-07, except where varied by conditions of approval;
2. any outstanding rates or charges levied by Council or expenses that are a charge over the land under any Act are required to be paid in full prior to the endorsement of the relevant Plan of Subdivision;
3. all conditions of this approval are to be complied with prior to endorsement of the plan of survey by the Department of Natural Resources and Mines;

ENGINEERING

4. proposed lots 2 and 3 must be filled to a minimum level of 300mm above the peak flood level for a Q100 flood event. All earthworks shall be undertaken in accordance with the provisions of A.S. 3798 ("Guidelines on Earthworks for Commercial and Residential Developments"), with Geotechnical Testing undertaken in accordance with Section 8 of the Standard, and to a minimum of "Level 1" as defined in Appendix B. Appropriate engineering certification in relation to allotment earthworks must be submitted to Council;
5. the locations and widths of proposed "Emt D" and "Emt E" as shown on the proposal plan, are not approved and must be amended as follows:-
 - Emt D must be 30 metres wide, and must extend across the full width of proposed lot 2 running generally in a south-easterly direction as an extension of proposed Emt A in the adjoining land to the west
 - Emt E must be 1822 metres wide, must abut the southern boundary of proposed lot 2, and must extend across the full width of the lot as an extension of proposed Emt B in the adjoining land to the west
 Both Emt D and Emt E must be fully contained within lot 2, and must be in favour of Council for drainage and access purposes;
6. road access to proposed lot 2 from the existing Kawana Way/Lake Kawana Boulevard roundabout must be provided within proposed Emt F, with the road designed and constructed to a "trunk collector" standard in accordance with "Queensland Streets". Council will be agreeable to accept a security bond to secure the performance of these works, if they are not completed before the plan of survey is registered;
7. the applicant shall provide a certificate from the Electricity Provider Agency showing that a reticulated underground electricity supply on tariff conditions is available to proposed lot 2;
8. the applicant shall provide a certificate from the Electricity Provider Agency confirming either:

- a) ~~that satisfactory arrangements have been made for the removal or relocation of private consumer lines, so that they do not traverse allotments other than the allotment serviced by them; or~~
- b) ~~that easements or way leave agreements satisfactory to the Electricity Provider Agency have been secured;~~

~~89.~~ water reticulation to serve proposed lot 2 must be designed and constructed in accordance with the provisions of Council's "Development Design Planning Scheme Policy";

~~910.~~ contributions for water supply headworks must be paid for proposed lot 2, at the rate applicable at the time payment is made, based on increased demand of 131.5 equivalent tenements (E.T.). (current rate is \$5,411 per E.T. – this is reviewed annually);

~~101.~~ sewerage reticulation to serve proposed lot 2 must be designed and constructed in accordance with the provisions of Council's "Development Design Planning Scheme Policy";

~~112.~~ the creation of proposed lot 2 will be deemed to consume an amount of "501.8 equivalent persons" of Kawana and Buddina's entitlement not to contribute to sewerage headworks in accordance with Clause 10 of the "Development Agreement";

~~123.~~ the creation of proposed lot 2 will be deemed to consume an amount of "501.8 equivalent persons" of Kawana and Buddina's previous contribution which entitles connection of 8800 equivalent persons to the Caloundra/Kawana Sewer Rising Mains at the Birtinya connection point, in accordance with Clause 10 of the "Development Agreement";

~~134.~~ "As Constructed" data in relation to "donated infrastructure" must be lodged in digital form in accordance with the Council's guidelines for As Constructed Data, prior to acceptance of construction works "on maintenance" and/or registering of the relevant plan of survey. Detail costing of "As Constructed" works shall also be submitted with this data;

ENVIRONMENTAL HEALTH

~~145.~~ in accordance with Council's Local Planning Policy 5.0/04 a contribution towards Council's Mosquito Management Control Plan will be required. The amount of contribution required will be at the rate applicable at the time of payment (the current rate is ~~\$1080.00~~\$1019.00 per hectare, this rate is reviewed annually).;

ENVIRONMENT

TO COME

ADVICE TO APPLICANT

- (a) the *Environmental Protection Act 1994* states 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. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks and construction phases of this application, are to adhere to their “general environmental duty” to minimise the risk of causing environmental harm.

Environmental harm is defined by the Act as any adverse affect, or potential adverse affect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council to cause undue disturbance or annoyance to persons or affect property not connected with the use;

PROPERTY RECORDS

Schedule 9

Infrastructure Contributions Schedule

Infrastructure Contributions Schedule

1 Local government transport infrastructure

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
1A.1	<p>The design and construction of a road from point 1 to point 2 including all required intersection works at point 1 and point 2.</p> <p><i>Note – This item is not shown in the Approved Neighbourhood/Village Plan but this item is required as a result of development in the Birtinya Neighbourhood. This item is shown on the Amended Neighbourhood/Village Plan and the Regional Hospital Precinct/Estate Plan.</i></p>	<p>The road is to function as a trunk collector and is to be designed and constructed in accordance with Drawing No 28-19-1671-001-01-1A and the provisions of the Development Design Planning Scheme Policy.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	<p>Kawana and Buddina.</p>	<p>Map 1 shows the location of the road.</p>
1A.2	<p>The provision of land as a road reserve from point 1 to point 2 including land for the intersection works at point 1 and point 2.</p> <p><i>Note – This item is not shown in the Approved Neighbourhood/Village Plan but this item is required as a result of development in the Birtinya Neighbourhood. This item is shown on the Amended Neighbourhood/Village Plan and the Regional Hospital Precinct/Estate Plan.</i></p> <p><i>Note - The subdivision applications to the Council and the Minister are to provide for easements in favour of</i></p>	<p>The land is to be 18 metres wide and is to include additional land to accommodate the intersection works at point 1 and point 2.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	<p>Queensland Health. Kawana and Buddina is also required to provide minor truncations at the intersections at point 1 and point 2 where necessary to provide for the intersection works at point 1 and point 2.</p>	<p>Map 1 shows the location of the land for the road.</p>

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
1B.1	<p><i>the Council for access and stormwater purposes over this land.</i></p> <p>The design and construction of a road from point 2 to point 11 including intersection works at point 11.</p> <p><i>Note – This item is shown in the Approved Neighbourhood/Village Plan and the Approved Precinct/Estate Plan (albeit that it is in the Further Investigation Area). This is shown on the Amended Neighbourhood/Village Plan and the Amended Precinct/Estate Plan (albeit that it is in the Further Investigation Area).</i></p>	<p>The road is to function as a trunk collector and is to be designed and constructed in accordance with Drawing No 28-19-1671-001-01-1B and the provisions of the Development Design Planning Scheme Policy.</p> <p>Any additional requirement of the eastern side of this road reserve will be determined as part of the determination of the Neighbourhood Plan or the Precinct/Estate Plan applicable to the land to the east of the road reserve.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	<p>Kawana and Buddina.</p>	<p>Map 1 shows the location of the road.</p>
1B.2	<p>The provision of land as a road reserve from point 2 to point 11 including land for the intersection works at point 11.</p> <p><i>Note – This item is shown in the Approved Neighbourhood/Village Plan and the Approved Precinct/Estate Plan (albeit that it is in the Further Investigation Area). This is shown on the Amended Neighbourhood/Village Plan and the Amended Precinct/Estate Plan (albeit that it is in the Further Investigation Area).</i></p>	<p>The land is to be 28 metres wide and is to include—</p> <p>(a) additional land to accommodate the intersection works at point 11; and</p> <p>(b) additional land to accommodate 1 bus set down bay on each side of the road between point 2 and point 11 to comply with Translink guidelines.</p> <p>Any additional requirement of the eastern side of this road reserve will be determined as</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	<p>Queensland Health is to provide a 3 metre wide strip of land from point 2 to point 11 plus additional land to accommodate a bus set down bay on the western side of the road.</p> <p>Kawana and Buddina are to provide a 25 metre wide strip of land adjoining the land to be provided by Queensland Health plus —</p> <p>(a) additional land for the intersection works at point 11; and</p>	<p>Map 1 shows the location of the land.</p>

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
1B.3	<p>The design and construction of a road from point 11 to point 4.</p> <p><i>Note – This item is shown in the Approved Neighbourhood/Village Plan and the Approved Precinct/Estate Plan (albeit that it is in the Further Investigation Area). This is shown on the Amended Neighbourhood/Village Plan and the Amended Precinct/Estate Plan (albeit that it is in the Further Investigation Area).</i></p>	<p>part of the determination of the Neighbourhood Plan or the Precinct/Estate Plan applicable to the land to the east of the road reserve.</p> <p>The road is to function as a trunk collector and is to be designed and constructed in accordance with Drawing No 28-19-1671-001-01-1B and the provisions of the Development Design Planning Scheme Policy. Any additional requirement for the eastern side of this road reserve will be determined as part of the determination of the Neighbourhood Plan or the Precinct/Estate Plan applicable to the land to the east of the road reserve.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	<p>(b) additional land to accommodate a bus set down bay on the eastern side of the road.</p> <p>Kawana and Buddina.</p>	<p>Map 1 shows the location of the road.</p>
1B.4	<p>The provision of land as a road reserve from point 11 to point 4.</p> <p><i>Note – This item is shown in the Approved Neighbourhood/Village Plan and the Approved Precinct/Estate Plan (albeit that it is in the Further Investigation Area). This is shown on the Amended Neighbourhood/Village Plan and the Amended Precinct/Estate Plan (albeit that it is in the Further</i></p>	<p>The land is to be 28 metres wide.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or</p>	<p>Queensland Health is to provide a 3 metre wide strip of land from point 11 to point 4.</p> <p>Kawana and Buddina are to provide a 25 metre wide strip of land adjoining the land to be provided by Queensland Health.</p>	<p>Map 1 shows the location of the land for the road.</p>

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution the <i>Land Act 1994</i> .	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
1C.1	<p><i>Investigation Area</i>).</p> <p>The design and construction of a road from point 3 to point 4 including the intersection works at point 3.</p> <p><i>Note – This item is not shown on the Approved Neighbourhood/Village Plan or the Approved Precinct/Estate Plan. It is shown on the Amended Neighbourhood/Village Plan and the Regional Hospital Precinct/Estate Plan.</i></p>	<p>The road is to function as a trunk collector and is to be designed in consultation between Queensland Health and the Council. The road is to be constructed in accordance with the provisions of the Development Design Planning Scheme Policy.</p> <p>The centre of the intersection at point 3 must be located more than 300 metres from the centre of the intersection at point 6.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development.</p>	<p>Queensland Health.</p>	<p>Map 1 shows the indicative location of the road.</p>
1C.2	<p>The provision of land as a road reserve from point 3 to point 4 including land for the intersection works at point 3.</p> <p><i>Note – This item is not shown on the Approved Neighbourhood/Village Plan or the Approved Precinct/Estate Plan. It is shown on the Amended Neighbourhood/Village Plan and the Regional Hospital Precinct/Estate Plan.</i></p> <p><i>Note - The subdivision applications to the Council and the Minister are to provide for easements in favour of the Council for access and stormwater purposes over this land.</i></p>	<p>The land is to be a maximum of 30 metres wide and is to include additional land to accommodate the intersection works at point 3.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development.</p>	<p>Queensland Health.</p>	<p>Map 1 shows the indicative location of the land for the road .</p>
1D.1	<p>Left blank.</p>	<p>Left blank.</p>	<p>Left blank.</p>	<p>Left blank.</p>	<p>Left blank.</p>

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
1E.1	<p>The design and construction of works to widen Lake Kawana Boulevard to 4 lanes from point 6 to point 8.</p> <p><i>Note – This item is required to provide for increased traffic volumes.</i></p>	<p>The road is to function as a sub-arterial and is to be designed and constructed in accordance with Drawing No 28-19-1671-001-02-1E and 28-19-1671-001-02-1E and the provisions of the Development Design Planning Scheme Policy.</p> <p>The bus lanes shown on Drawing No. 28-19-1671-001-02-1E are not required to be constructed as part of this item. With regard to the ultimate configuration of the road carriageway at intersections the bus lanes may be used for left turning traffic.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	<p>Kawana and Buddina.</p>	<p>Map 1 shows the location of the works.</p>
1E.2	<p>The provision of land as a road reserve from point 6 to point 9 to accommodate the widening of Lake Kawana Boulevard to 4 lanes from point 6 to point 9 and to provide for dedicated bus lanes along Lake Kawana Boulevard from point 6 to point 9 including the intersection works at points 6,7,8 and 9.</p> <p><i>Note – This item is required to provide for additional lanes that are dedicated for public transport and emergency vehicles.</i></p>	<p>The road reserve is to be widened to a total of 38 metres to the east of Lake Kawana and 37 metres to the west of Lake Kawana and is to include —</p> <p>(a) additional land to accommodate the intersection works at points 6, 7, 8 and 9; and</p> <p>(b) additional land to accommodate 2 indented bus set down areas (one on each side of the road) east of Lake Kawana and 2 indented bus set down</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	<p>Kawana and Buddina.</p>	<p>Map 1 shows the location of the land for the works.</p>

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
1F	Left blank.	Left blank.	Left blank.	Left blank.	Left blank.
1G.1	The design and construction of a road from point 7 to point 10 including the intersection works at point 7 and point 10. <i>Note – This item is currently shown in the Approved Precinct/Estate Plan as having a road reserve width of 25 metres. This has been amended to 28 metres in the Amended Precinct/Estate Plan to take account of increased traffic and public transport requirements.</i>	The road is to function as a trunk collector and is to be designed and constructed in accordance with Drawing No 28-19-1671-001-02-1G and the provisions of the Development Design Planning Scheme Policy.	Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i> .	Kawana and Buddina.	Map 1 shows the location of the road.
1G.2	The provision of land as a road reserve from point 7 to point 10 including land for the intersection works at point 7 and point 10. <i>Note – This item is currently shown on the Approved Precinct/Estate Plan as having a width of 25 metres. This has been amended to 28 metres in the Amended Precinct/Estate Plan to take account of increased traffic and public transport requirements.</i>	The land is to be 28 metres wide and is to include additional land to accommodate the intersection works at point 7 and point 10.	Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i> .	Kawana and Buddina.	Map 1 shows the location of the land for the road. It is envisaged that the additional 3 metres will be provided out of the Further Investigation Area shown on the Approved Precinct 1 Estate Plan.
1H.1	The design and construction of a road and associated bridgeworks from point 10 to point 11 including	The road is to function as a trunk collector and is to be designed and constructed in	Prior to the commencement of the use of the Regional	Kawana and Buddina.	Map 1 shows the location of the road and associated bridgeworks.

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
	<p>the intersection works at point 10 and point 11.</p> <p><i>Note – This item is currently shown in the Approved Precinct /Estate Plan. This has been shown in the Amended Precinct/Estate Plan.</i></p>	<p>accordance with Drawing No 28-19-1671-001-03-1H and the provisions of the Development Design Planning Scheme Policy.</p>	<p>Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>		
11.2	<p>The provision of land as a road reserve from point 10 to point 11 including land for the intersection works at point 10 and point 11.</p> <p><i>Note – This item is currently shown in the Approved Precinct /Estate Plan as having a width of 22 metres. This has been shown in the Amended Precinct/Estate Plan.</i></p>	<p>The land is to be 22 metres wide and is to include additional land to accommodate the intersection works at point 10 and point 11.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	Kawana and Buddina.	Map 1 shows the location of the land for the road and associated bridgeworks.
11.1	<p>The design of precinct 4 shown on the submitted Neighbourhood Plan for the Town Centre is to allow for a traffic, public transport and pedestrian/bicycle link between Kawana Way and the future Kawana CAMCOS Station.</p> <p><i>Note – This requirement does not in any way limit Kawana and Buddina's rights under the Transport Infrastructure Agreement.</i></p>	None applicable.	<p>Provided for in the Neighbourhood Plan or the Precinct/Estate Plan applicable to precinct 4.</p>	Kawana and Buddina.	Map 1 shows the indicative location of the link.

2 State government transport infrastructure

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
2A	Left blank.	Left blank.	Left blank.	Left blank.	Left blank.
2B	Left blank.	Left blank.	Left blank.	Left blank.	Left blank.
2C	Left blank.	Left blank.	Left blank.	Left blank.	Left blank.

3 Sewerage infrastructure

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
3A	<p>The payment of a monetary contribution for sewerage headworks.</p> <p><i>Note – This contribution is based on the assumption that Kawana and Buddina have pursuant to the Council's Subdivisional Approval and the Minister's Subdivisional Approval made a contribution for sewerage headworks based on the residential development for the Regional Hospital Land envisaged by the Approved Neighbourhood/Village Plan.</i></p>	<p>The monetary contribution is to be calculated in accordance with the following formula —</p> $C = (X - 318 \text{ ET}) \times R$ <p>where—</p> <p>C is the contribution to be paid</p> <p>X is the assessed sewerage demand of the actual Development in ET's (equivalent tenements)</p> <p>R is the contribution rate (in \$ per ET) applicable at the time the payment is made</p> <p>This formula is intended to provide for the staged payment of sewerage headworks contributions in respect of actual staged Development of the Regional Hospital Land.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land to which the monetary contribution relates.</p>	<p>Queensland Health.</p>	<p>None applicable.</p>
3B	<p>The payment of a monetary contribution for the design and construction of the Caloundra/Kawana Sewer Rising Main.</p>	<p>The monetary contribution is to be calculated:</p> <p>(a) on an additional demand of 3482.2 EP (equivalent</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development.</p>	<p>Queensland Health.</p>	<p>Map 3 shows the location of the existing Caloundra/Kawana Sewer Rising Main.</p>

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
	<p>Note – This contribution is based on the assumption that Kawana and Buddina have pursuant to the Council's Subdivisional Approval and the Minister's Subdivisional Approval made a contribution for the design and construction of the Caloundra/Kawana Sewer Rising Main based on the residential development for the Regional Hospital Land envisaged by the Approved Neighbourhood/ Village Plan.</p>	<p>persons) for the Proposed Development of the Regional Hospital Land; and (b) using the payment formulae in clauses 10.4 and 10.5 of the Development Agreement.</p>			
3C	<p>The design and construction of a rising main to transfer sewage from Item 3D to item 3B. Note – This item is currently shown conceptually in Structure Plan Five of the Approved Structure Plan. They are also shown in the Amended Structure Plan.</p>	<p>The rising main is to include the capacity for 4754 EP (equivalent persons) flow from the Proposed Development of the Regional Hospital Land and is to be designed and constructed in accordance with the provisions of the Development Design Planning Scheme Policy.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act of the Land Act 1994.</p>	<p>Kawana and Buddina.</p>	<p>Map 3 shows the indicative location of the rising main.</p>
3D	<p>The design and construction of a pump station (PS1) to transfer sewage from Item 3E to Item 3C. Note – This item is currently shown conceptually in</p>	<p>The pump station is to include the capacity for 4754 EP (equivalent persons) flow from the Proposed Development at the Regional Hospital Land and is to be designed and</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an approval of</p>	<p>Kawana and Buddina.</p>	<p>Map 3 shows the indicative location of the pump station.</p>

Column 1 item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
	<i>Structure Plan Five of the Approved Structure Plan and is required to service development within Neighbourhood 10 of Structure Plan Four of the Structure Plan. It is also shown in the Amended Structure Plan.</i>	constructed in accordance with the provisions of the Development Design Planning Scheme Policy.	the Council of the Minister under the Development Documents, the Act or the <i>Land Act 1994</i> .		
3E	The design and construction of sewer mains to transfer sewage from the local reticulation system to Item 3D. <i>Note – These items are required to service development within Neighbourhood 10 of Structure Plan Four of the Approved Structure Plan. They are also shown in the Amended Structure Plan.</i>	The sewer mains are to include the capacity for 4754 EP (equivalent persons) flow from the Proposed Development at the Regional Hospital Land and is to be designed and constructed in accordance with the Development Design Planning Scheme Policy.	Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council of the Minister under the Development Documents, the Act or the <i>Land Act 1994</i> .	Kawana and Buddina.	Map 3 shows the indicative location of the sewer mains.

4 Water supply infrastructure

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
4A	<p>The payment of a monetary contribution for water supply headworks.</p> <p><i>Note – This contribution is based on the assumption that Kawana and Buddina have pursuant to the Council's Subdivisional Approval and the Minister's Subdivisional Approval made a contribution for water supply headworks based on the residential development for the Regional Hospital Land envisaged by the Approved Neighbourhood Village Plan.</i></p>	<p>The monetary contribution is to be calculated in accordance with the following formulae: $C = (Y - 333 \text{ ET}) \times R$ Where – C is the monetary contribution to be paid. Y is the assessed water supply demand of the actual Development in ET's (equivalent tenements) R is the contribution rate (in \$ per ET) applicable at the time the payment is made.</p> <p>This formulae is intended to provide for the staged payment of water supply headworks contributions in respect of actual staged Development of the Regional Hospital Land.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land to which the monetary contribution relates.</p>	<p>Queensland Health.</p>	<p>None applicable.</p>
4B	<p>The payment of a monetary contribution equivalent to the full cost of the design and construction of an additional water supply storage</p>	<p>The monetary contribution is to be calculated on the basis that the Proposed Development of the Regional Hospital Land will require a maximum of 7 ML of</p>	<p>Prior to the earlier of the commencement of the use of the Regional Hospital Land for the Proposed Development or 3 months</p>	<p>Queensland Health.</p>	<p>None applicable.</p>

Column 1 item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
4C	<p>(reservoir) co-located with the existing Caloundra reservoirs at Sugarbag Road, Caloundra.</p> <p>The design and construction of water mains generally as shown on Map 4.</p> <p><i>Note – These items are currently shown conceptually in Structure Plan Six of the Approved Structure Plan and are required to service development within Neighbourhood 10 of Structure Plan Four of the Approved Structure Plan in addition to other development. They are also shown in the Amended Structure Plan.</i></p>	<p>additional water supply storage. The works are to be designed and constructed in accordance with the Development Design Planning Scheme Policy.</p> <p>The water mains are to be adequate to provide for the 1572 ET (equivalent tenements) demand of the Proposed Development of the Regional Hospital Land and are to be designed and constructed in accordance with the provisions of the Development Design Planning Scheme Policy.</p>	<p>after the receipt of a Notice from the Council requiring the payment of the monetary contribution equivalent to the full cost of the design and construction of the additional water supply storage.</p> <p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	Kawana and Buddina	Map 4 shows the indicative locations and the water mains.

5 Public parks infrastructure

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
5A	<p>The provision of land and embellishments for a Village Park.</p> <p><i>Note – This item is currently shown conceptually as a Neighbourhood Park in existing DCP Map 2 of the Kawana Waters DCP, Structure Plan Two of the Approved Structure Plan and Map 4 of the Approved Neighbourhood/ Village Plan.</i></p>	<p>The Village Park must:</p> <p>(a) have a minimum area of 2.3 hectares in accordance with the area shown on Map 7; and</p> <p>(b) be embellished in accordance with the Kawana Waters DCP and the approved master plans; and</p> <p>(c) be exclusive of land required for roads and access to the northern part of the Regional Hospital Land.</p> <p>The Village Park must be included in a precinct in the Neighbourhood Plan which includes all of the area north of road 1H on Map 1 and west of the waterway to the Regional Hospital Land.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	<p>Kawana and Buddina.</p>	<p>Map 7 shows the location of the Village Park.</p>
5B	<p>The provision of land and embellishments for a park.</p>	<p>The land must:</p> <p>(a) have a minimum area of 5,000m² in accordance with the area shown on Map 7; and</p> <p>(b) be embellished in accordance with the Kawana Waters DCP</p>	<p>The land is to be provided prior to the commencement of the use of the Regional Hospital Land for the Proposed Development.</p> <p>The embellishments are to be carried out within 3 months of the provision of</p>	<p>Queensland Health is to provide the land.</p> <p>Kawana and Buddina are to provide the embellishments.</p>	<p>Map 7 shows the location of the land.</p>

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements.
5C	<p>The provision of land and embellishments for a Precinct Park.</p> <p><i>Note – This item is currently shown conceptually in existing DCP Map 2 of the Kawana Waters DCP, Structure Plan Two of the Approved Structure Plan and Map 4 of the Approved Neighbourhood/ Village Plan and Maps 2 and 4 of the Approved Precinct/Estate Plan. This item is shown on the Amended Structure Plan, Amended Neighbourhood/ Village Plan and the Amended Precinct/Estate Plan.</i></p>	<p>and the approved Master Plans; and</p> <p>(c) be exclusive of land required for roads and access.</p> <p>The land is to be not less than 2000m².</p> <p>The embellishments are to be in accordance with the Kawana Waters DCP and the approved master plans.</p>	<p>the land or prior to the commencement of the use of the Regional Hospital Land for the Proposed Development.</p> <p>In accordance with the approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	Kawana and Buddina.	<p>The Precinct Park is to comply with:</p> <p>(a) the Amended Structure Plan; and</p> <p>(b) the Amended Neighbourhood/Village Plan; and</p> <p>(c) an approved Precinct/Estate Plan applicable to the Further Investigation Area identified in the Amended Neighbourhood/ Village Plan.</p>

6 Stormwater infrastructure

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
6A	<p>The provision of easements for access and stormwater purposes in respect of that part of the Regional Hospital Land required for the proposed road reserves from point 1 to point 2 (see Item 1A.2 on Map 1) and from point 3 to point 4 (see Item 1C.2 on Map 1).</p> <p><i>Note – This item will be satisfied by the creation of the Lots in accordance with the Council's Subdivisional Approval and the Ministers' Subdivisional Approval.</i></p>	<p>The easement for access and stormwater purposes from point 1 to point 2 (see item 1A.2 on Map 1) is to be 18 metres wide.</p> <p>The easement for access and stormwater purposes from point 3 to point 4 (see item 1C.2 on Map 1) is to be a maximum of 30 metres wide.</p>	<p>Created when the Lots for the Regional Hospital Land are created.</p>	<p>Kawana, Buddina and Queensland Health.</p>	<p>Map 5 shows the location of the easements.</p>
6B	<p>The design and construction of stormwater infrastructure within the easements (see item 6A) to accommodate stormwater runoff from the section of the Kawana Way adjoining the western boundary of the Regional Hospital Land.</p>	<p>The stormwater infrastructure is to accommodate runoff from Kawana Way for both major and minor events and is to be designed and constructed in accordance with the Council's Development Design Planning Scheme Policy and the Queensland Urban Drainage Manual.</p>	<p>The stormwater infrastructure to be constructed within the easement for the road reserve from:</p> <p>(a) point 1 to point 2 (see Item 1A.2 on Map 1), is to be constructed no later than the dedication of the road; and</p> <p>(b) point 3 to point 4 (see Item 1C.2 on Map 1), is to be</p>	<p>Kawana and Buddina are responsible for the design and construction of the stormwater infrastructure within the easements from point 1 to point 2 (see Item 1A.2 on Map 1). Queensland Health is responsible for the design and construction of the stormwater infrastructure within the easements from point 3 to point 4 (see Item 1C.2 on Map 1).</p>	<p>In the period prior to the construction of the roads, the stormwater runoff from Kawana Way could be discharged via temporary drainage swales within the easements to be designed and constructed by Kawana and Buddina.</p>

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
6C	The design and construction of the trunk stormwater infrastructure downstream (east) of the Regional Hospital Land to accommodate stormwater runoff from the section of the Kawana Way adjoining the western boundary of the Regional Hospital Land and from the Regional Hospital Land.	<p>The trunk stormwater infrastructure must:</p> <p>(a) have adequate hydraulic capacity, for both minor and major events, to convey stormwater discharge from the Kawana Way and the Regional Hospital Land to the approved discharge points in Lake Kawana; and</p> <p>(b) be designed and constructed in accordance with the relevant provisions of the Council's Development Design Planning Scheme Policy and the Queensland Urban Drainage Manual.</p>	<p>constructed no later than the dedication of the road.</p> <p>In conjunction with the Development of those parts of Neighbourhood 10 of Structure Plan Four of the Structure Plan in which the trunk stormwater infrastructure is located.</p>	Kawana and Buddina.	Map 5 shows the indicative location only of the stormwater infrastructure. The final locations are to be determined as part of the detailed design of the Birtinya Neighbourhood area east of the Regional Hospital Land. If the Proposed Development commences prior to Kawana and Buddina's Development of the area to the east of the Regional Hospital Land, the stormwater discharged from Kawana Way and the Regional Hospital Land could be discharged via temporary drainage swales to Lake Kawana which are to be designed and constructed by Kawana and Buddina.

7 Community facilities infrastructure

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
Land for community facilities identified for the Birtinya Village Centre in clause 13 (Community facilities) and Annexure 15 of the Development Agreement.	<p>The provision of the land in the vicinity of the Regional Hospital Locality as specified on Map 2 of the Kawana Waters DCP in the Proposed Planning Scheme Amendments No. 3.</p> <p><i>Note – This infrastructure contribution is in substitution of the infrastructure contribution in respect of the provision of 5000m² of land for community facilities for the Birtinya Village Centre provided for in clause 13 (Community facilities) and Annexure 15 of the Development Agreement.</i></p> <p><i>Compliance with this requirement will satisfy the requirement in clause 13 (Community Facilities) and Annexure 15 of the Development Agreement in respect of the provision of land for community facilities identified for the Birtinya Village Centre.</i></p>	<p>(a) The land is to have an area of 5000m²</p> <p>(b) The land is to be located in –</p> <p>(i) the Village Park if the high voltage power lines in the easement are undergrounded or the Council is satisfied to its absolute satisfaction that the power lines will be undergrounded; or</p> <p>(ii) Neighbourhood 10 on Structure Plan Four in close proximity to the Regional Hospital Land and the Village Park.</p>	<p>In accordance with the timing specified in the relevant Neighbourhood/Village Plan or Precinct/Estate Plan or a subsequent approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	<p>Kawana and Buddina.</p>	<p>None applicable.</p>

8 Bicycle and pedestrian infrastructure

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
8A	<p>The design and construction of a shared pedestrian/cycle path from point 1 to point 3 within the road reserve.</p> <p><i>Note – This item is required to cater for the significant pedestrian traffic and cyclists between the Transit Facility within the Public Transport Corridor being the Kawana CAMCOS Station and the Proposed Development of the Regional Hospital Land.</i></p>	<p>The shared pedestrian/cycle path is to be 4.5 metres wide and is to be designed and constructed in accordance with the provisions of the Development Design Planning Scheme Policy.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development.</p>	<p>Queensland Health.</p>	<p>Map 6 shows the indicative location of the shared pedestrian/cycle path.</p>
8B	<p>The design and construction of a shared pedestrian/cycle path from point 2 to point 5.</p> <p><i>Note – A pedestrian and cycle way albeit in a slightly varied alignment is currently shown on the Approved Neighbourhood/Village Plan and the Approved Precinct/Estate Plan (which also shows the relevant area as in the Further Investigation Area). This item is shown on the Amended Neighbourhood/Village Plan and the Amended Precinct Plan (albeit that the relevant area is in the Future</i></p>	<p>The shared pedestrian/cycle path is to be 4.5 metres wide and is to be designed and constructed in accordance with the provisions of the Development Design Planning Scheme Policy.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	<p>Kawana and Buddina.</p>	<p>Map 6 shows the indicative location of the shared pedestrian/cycle path. The location will be dependent on the design of the Proposed Development.</p>

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
	<i>Investigation Area.)</i>				
8C.1	The design and construction of works for the widening of the shared pedestrian/cycle path from point 5 to point 6 including a bridge underpass. <i>Note – This additional requirement is required to cater for the significant pedestrian traffic and cyclist between the Town Centre and the Proposed Development of the Regional Hospital Land.</i>	The shared pedestrian/cycle path is to be 4.5 metres wide and is to be designed and constructed in accordance with the provisions of the Development Design Planning Scheme Policy.	Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i> .	Kawana and Buddina.	Map 6 shows the indicative location of the land for the shared pedestrian/cycle path.
8C.2	The provision of land required for a shared pedestrian/cycle path from point 5 to point 6. <i>Note – This additional requirement is required to cater for the significant pedestrian traffic and cyclists between the Town Centre and the Proposed Development of the Regional Hospital Land.</i>	The land is to be of sufficient width to accommodate a 4.5 metre wide constructed shared pedestrian/cycle path.	Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i> .	Kawana and Buddina.	Map 6 shows the indicative location of the land for the pedestrian/cycle path.
8D	The design and construction of works required for – (a) a pedestrian/cycle path from point 1 to point 7,	The pedestrian/cycle path on the northern side is to be 3 metres wide and to be designed and constructed in accordance with the	Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to	Kawana and Buddina.	Map 6 shows the location of the pedestrian and cycle paths.

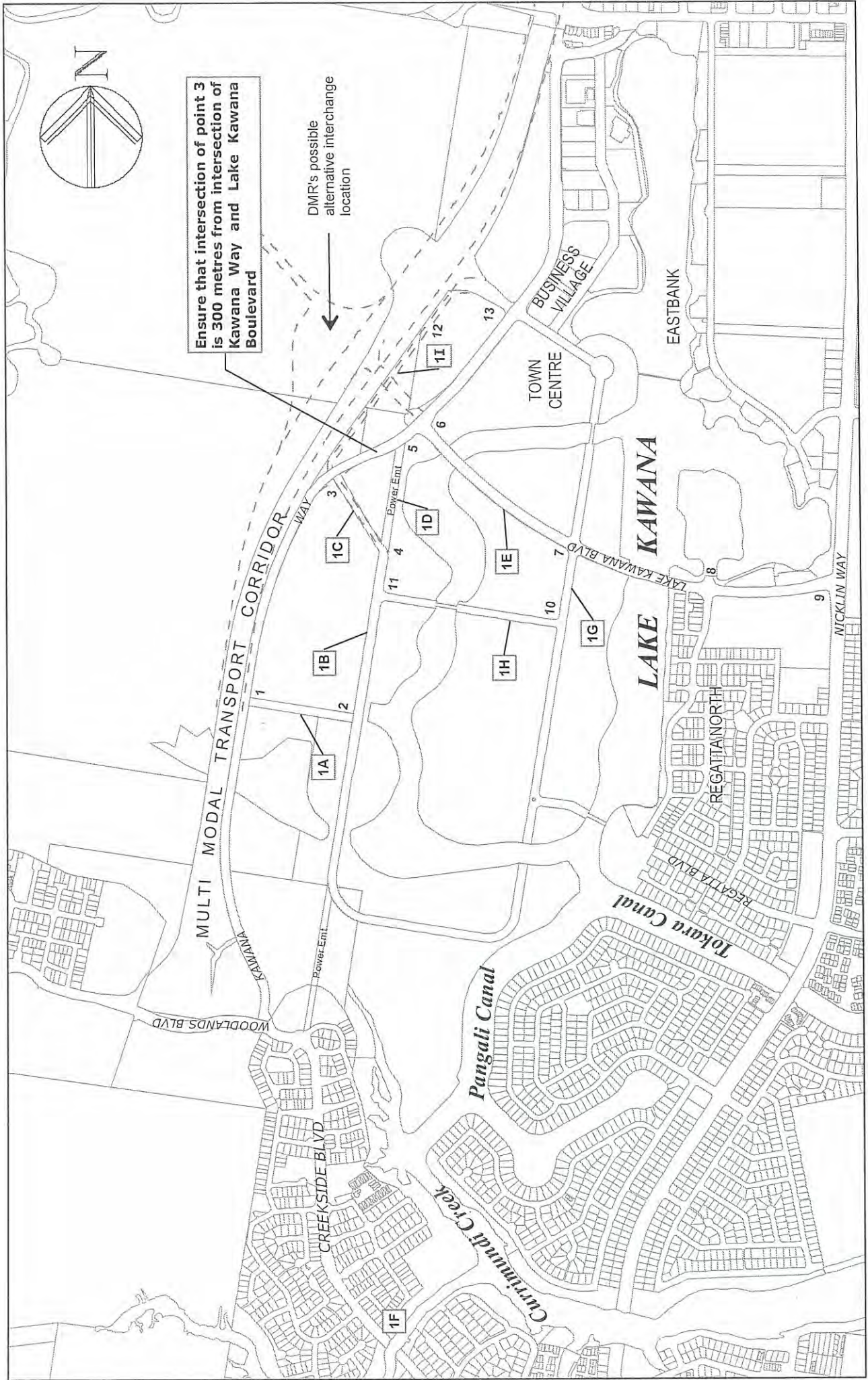
Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
	<p>including bridgeworks on Map 6 within the road reserve across the bridge to the eastern side of the bridge on the northern side; and</p> <p>(b) a pedestrian path from point 1 to the western edge of the waterway on the southern side.</p> <p><i>Note – Pedestrian and cycle paths are currently shown in the Approved Neighbourhood/Village Plan and the Approved Precinct/Estate (albeit that the relevant land is in the Further Investigation Area). This item is shown in the Amended Neighbourhood/Village Plan and the Amended Precinct/Estate Plan (albeit that the relevant area is in the Further Investigation Area).</i></p>	<p>provisions of the Development Design Planning Scheme Policy.</p> <p>The pedestrian path on the southern side is to be 1.5 metres wide and is to be designed and constructed in accordance with the provisions of the Development Design Planning Scheme Policy.</p>	<p>satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>		
8E	<p>The design and construction of shared pedestrian/cycle path from point 1 to point 8.</p> <p><i>Note: This item is shown in the Approved Neighbourhood/Village Plan and the Approved Precinct/Estate Plan (albeit that the relevant area is in the</i></p>	<p>The shared pedestrian/cycle path is to be 3 metres wide and is to be designed and constructed in accordance with the provisions of the Development Design Planning Scheme Policy.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents,</p>	<p>Kawana and Buddina.</p>	<p>Map 6 shows the location of the shared pedestrian/cycle path.</p>

Column 1 Item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
	<p><i>Further Investigation Area). This item is shown in the Amended Neighbourhood/Village Plan, the Amended Precinct/Estate Plan (albeit that the relevant area is in the Further Investigation Area) and the Regional Hospital Precinct/Estate Plan.</i></p>		<p>the Act or the <i>Land Act 1994</i>.</p>		
8F	<p>The design and construction of shared pedestrian/cycle path from point 8 to point 9.</p> <p><i>Note: This item is shown in the Approved Neighbourhood/Village Plan and the Approved Precinct/Estate Plan (albeit that the relevant area is in the Further Investigation Area). This item is shown in the Amended Neighbourhood/Village Plan, the Amended Precinct/Estate Plan (albeit that the relevant area is in the Further Investigation Area) and the Regional Hospital Precinct/Estate Plan.</i></p>	<p>The shared pedestrian/cycle path is to be 3 metres wide and is to be designed and constructed in accordance with the provisions of the Development Design Planning Scheme Policy.</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development unless required at an earlier time to satisfy an approval of the Council or the Minister under the Development Documents, the Act or the <i>Land Act 1994</i>.</p>	<p>Kawana and Buddina.</p>	<p>Map 6 shows the location of the shared pedestrian/cycle path.</p>
8G	<p>The design and construction of shared pedestrian/cycle path from point 3 to point 9.</p> <p><i>Note: This item is required to implement the Transport</i></p>	<p>The shared pedestrian/cycle path is to be 2.5 metres wide and is to be designed and constructed in accordance with the provisions of the</p>	<p>Prior to the commencement of the use of the Regional Hospital Land for the Proposed Development or the opening to traffic of the section</p>	<p>Kawana and Buddina.</p>	<p>Map 6 shows the location of the shared pedestrian/cycle path.</p>

Column 1 item	Column 2 Infrastructure contribution	Column 3 Specification of the infrastructure contribution	Column 4 Timing of the infrastructure contribution	Column 5 Party responsible for the infrastructure contribution	Column 6 Further requirements
	<i>Infrastructure Agreement and is shown in the Amended Neighbourhood/ Village Plan and the Regional Hospital Precinct/Estate Plan.</i>	Development Design Planning Scheme Policy.	of Kawana Way from point 1 to point 4 on Map 2.		

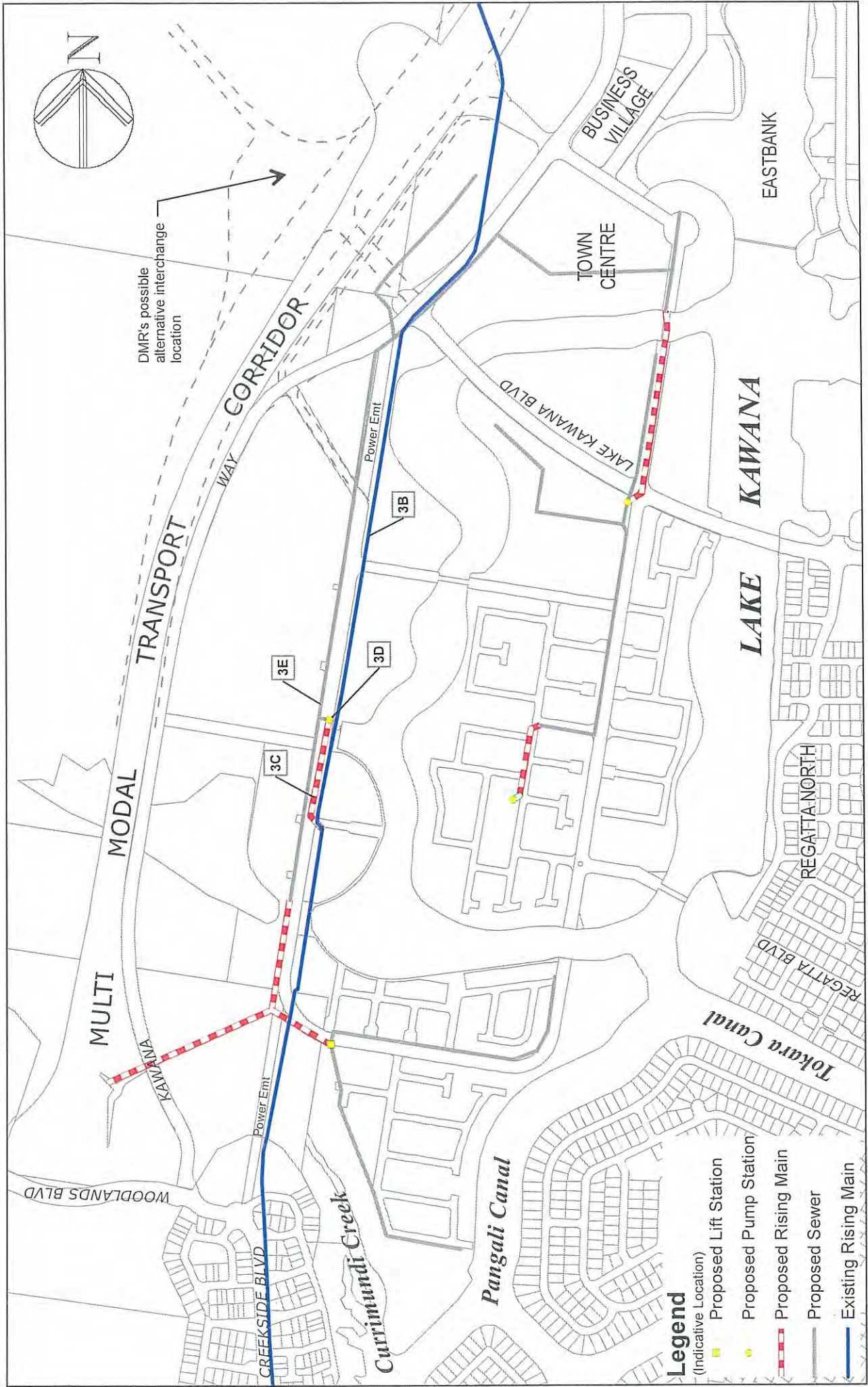
Notes –

- ¹ *The notes specified in the Infrastructure Contributions Schedule do not form part of the Infrastructure Contributions Schedule and are only inserted for explanatory purposes.*

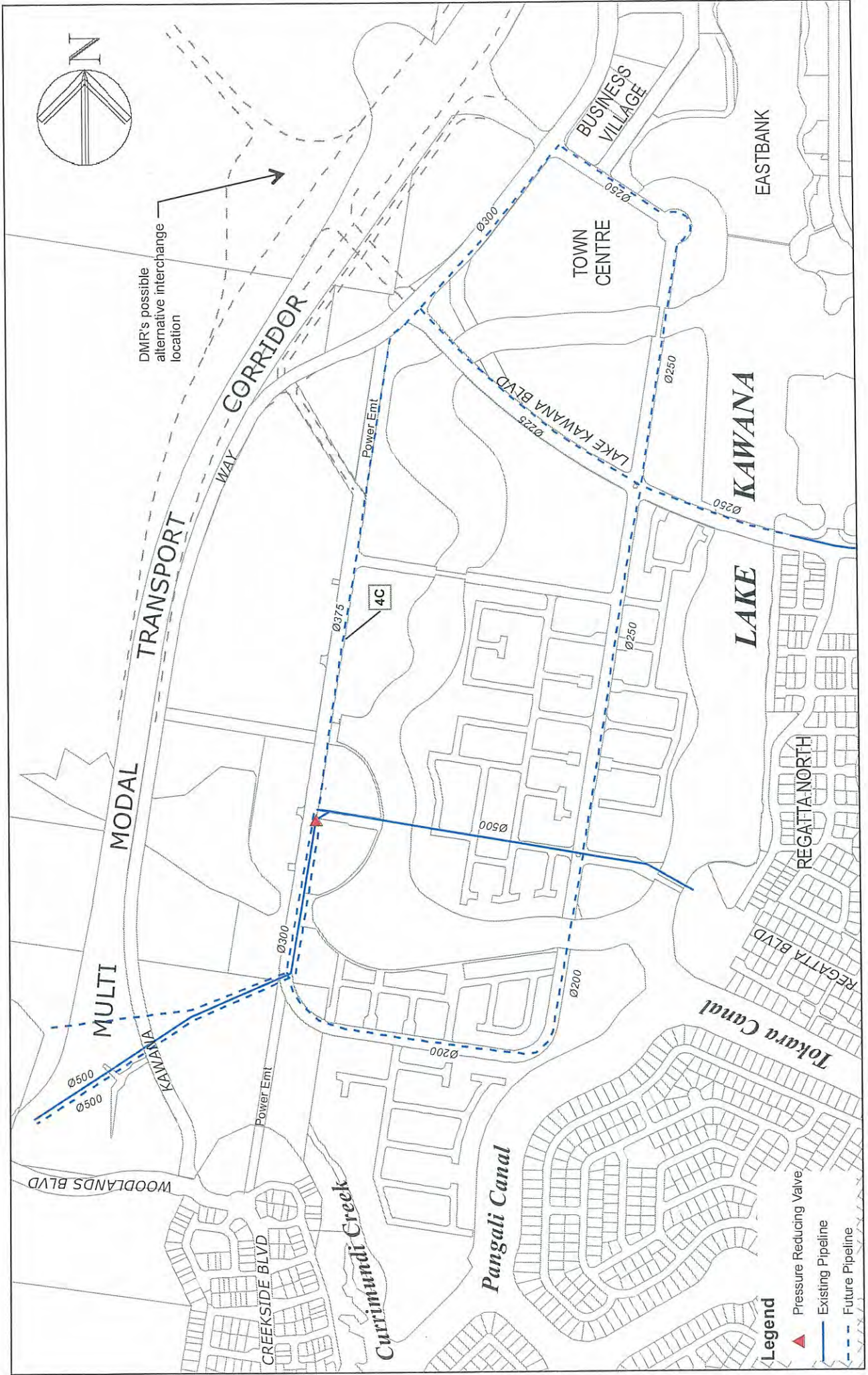


MAP 1 - LOCAL GOVERNMENT TRANSPORT INFRASTRUCTURE

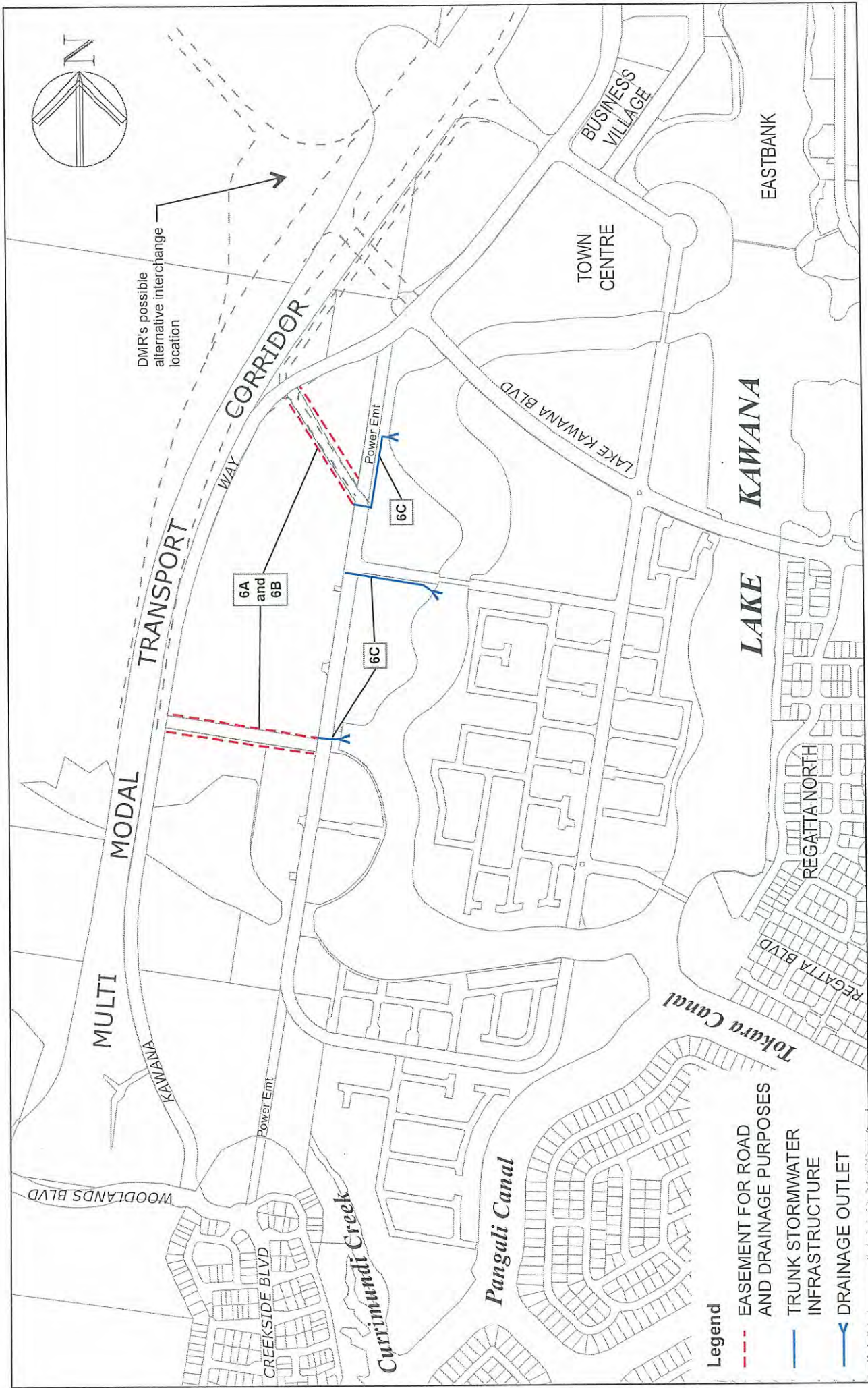
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MAP 3 - SEWERAGE INFRASTRUCTURE



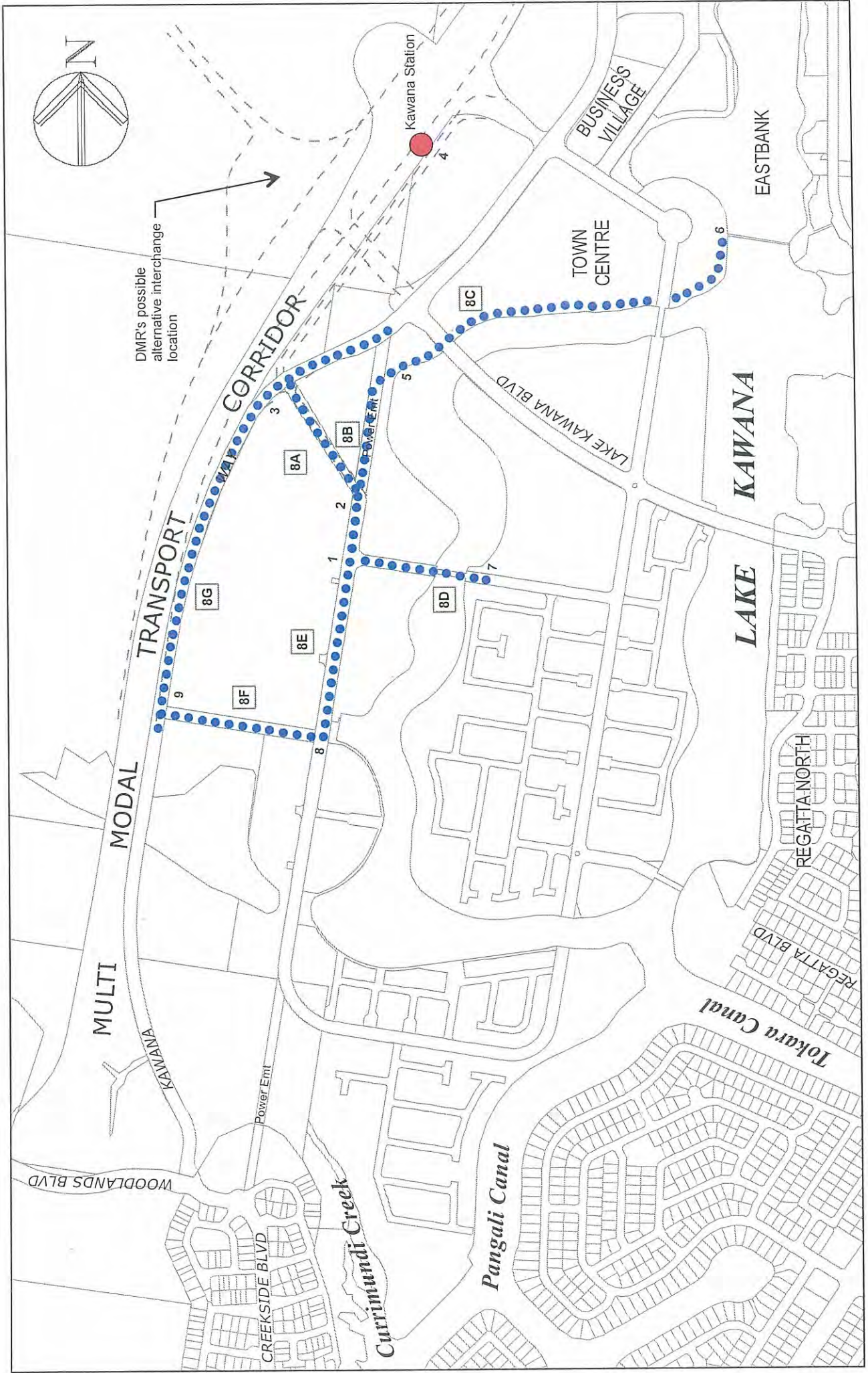
MAP 4 - WATER SUPPLY INFRASTRUCTURE



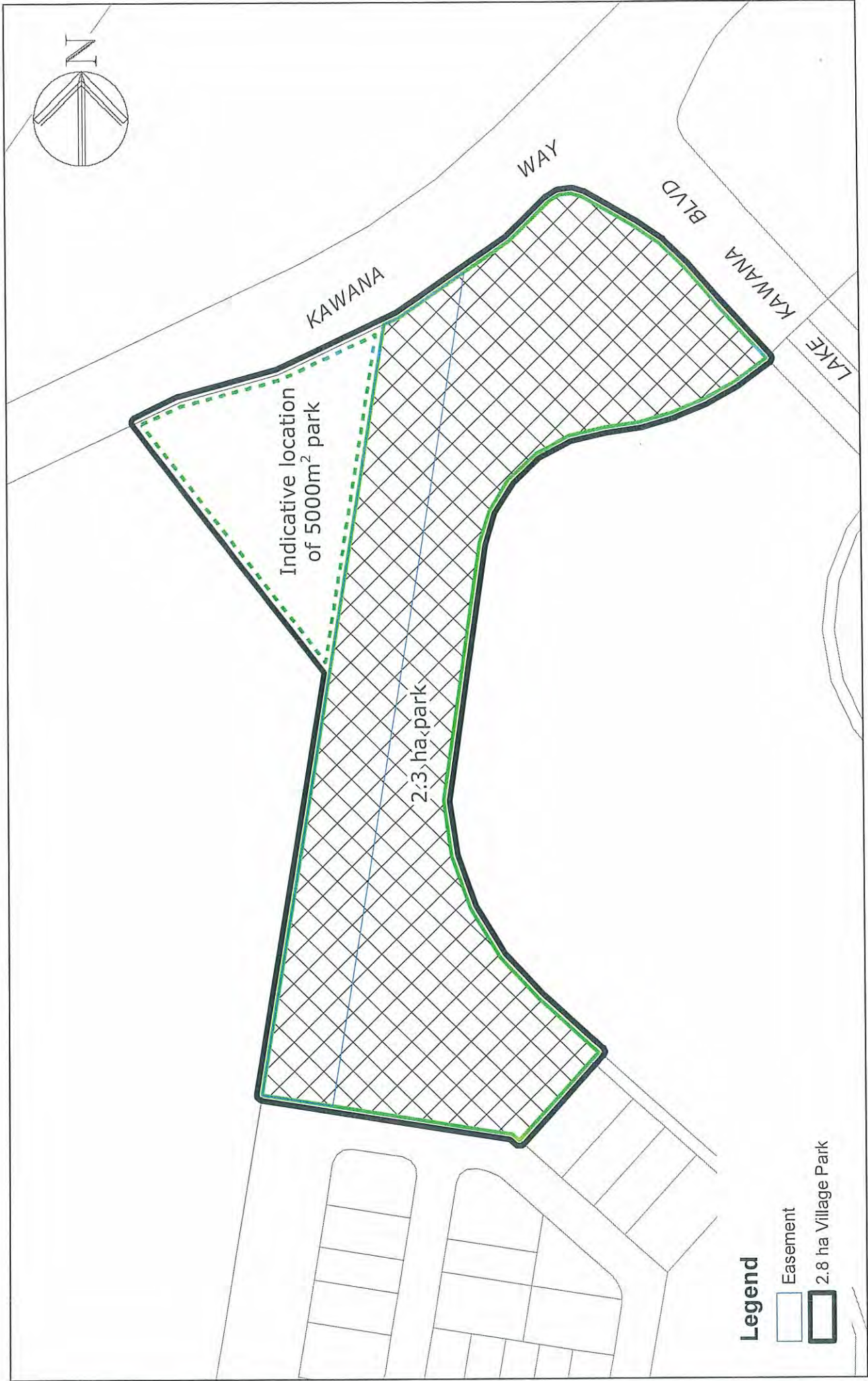
Legend

- EASEMENT FOR ROAD AND DRAINAGE PURPOSES
- TRUNK STORMWATER INFRASTRUCTURE
- Y DRAINAGE OUTLET

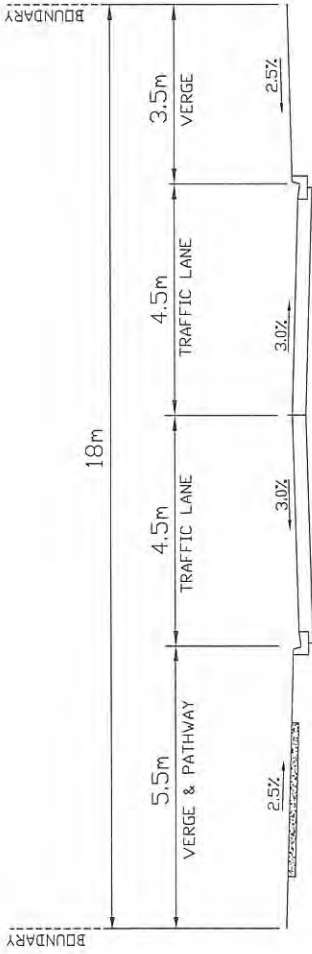
MAP 5 - STORMWATER INFRASTRUCTURE



MAP 6 - BICYCLE AND PEDESTRIAN INFRASTRUCTURE

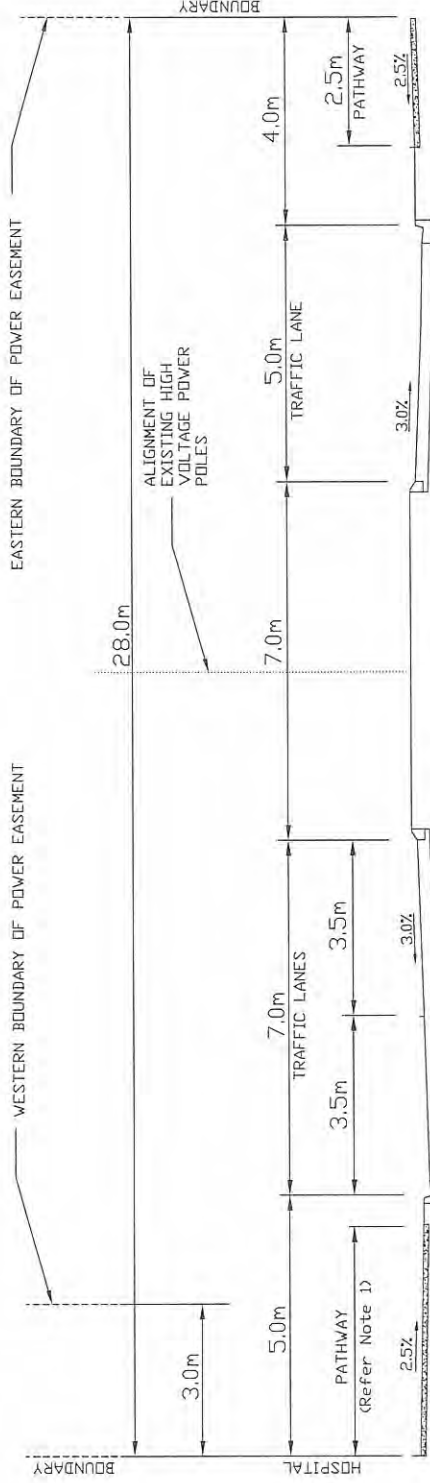


MAP 7 - PUBLIC PARKS INFRASTRUCTURE



ROAD 1A CROSS SECTION

SCALE 1:100 (A3)



ROAD 1B CROSS SECTION

SCALE 1:100 (A3)

NOTES:

- 4.5metre wide pathway north of Road 1H and 3.0metre wide pathway south of Road 1H
- Any requirement for additional carriageway width on south bound lane (or eastern side of land) to be determined with assessment of development in "Further Investigation Area".

DO NOT SCALE FROM DRAWINGS

REV.	DATE	DESCRIPTION
B	14/05/07	DRAWING TO BE DELETED. AMENDMENTS TO 1A & 1B
A	02/04/07	PRELIMINARY ISSUE

APPROVE	

SCALES	
0 2 4 6 8 10	(1:200)
0 5 10	(1:250)
0 10 20	(1:500)
0 10 20 30 40 50	(1:1000)

QUALITY RECORD			
DESIGN	CHECKED	CERTIFIED	DATE
Y.B.	Y.B.	Y.B.	
A.1.	A.1.		

PREPARED BY



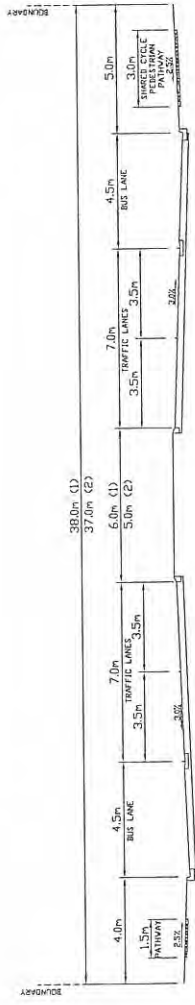
PROJECT TITLE
SUNSHINE COAST REGIONAL HOSPITAL

DRAWING TITLE
ROADS 1A, 1B,
TYPICAL CROSS SECTIONS

DATE OF ISSUE	SIZE
15/05/07	A1

PROJECT No.	REV.
28-19-1671-001	A

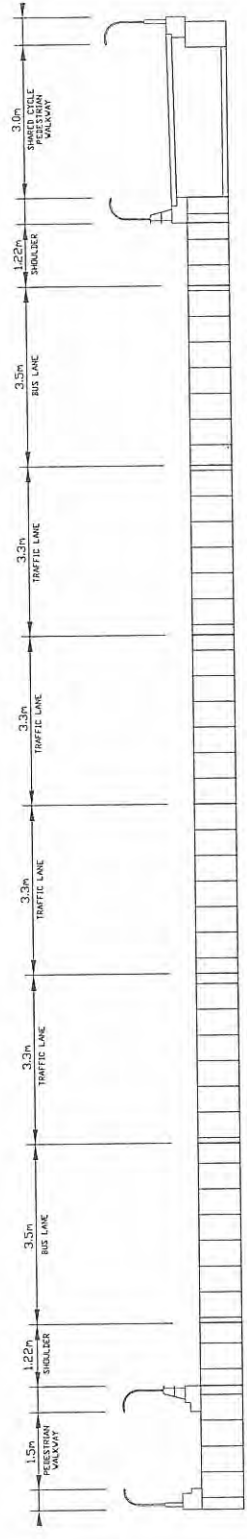
DRAWING No.	DRAWING STATUS
01	PRELIMINARY



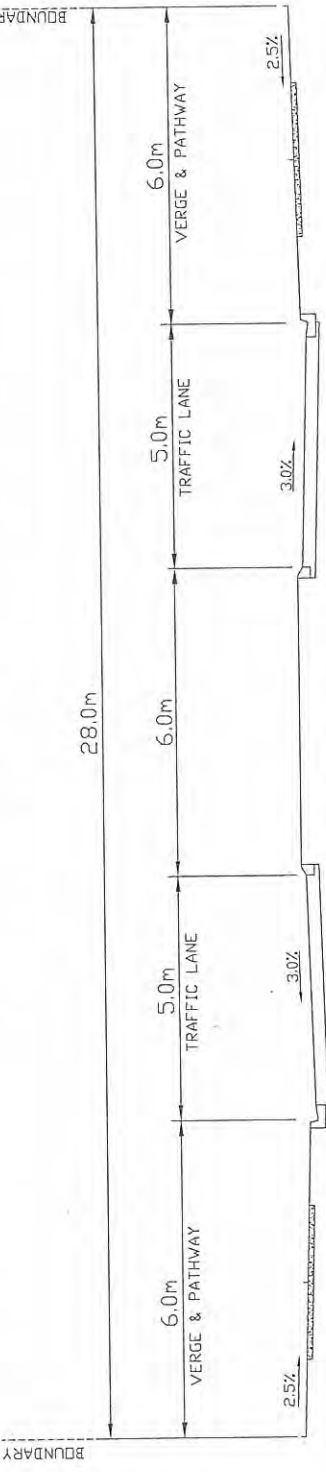
ROAD 1E LAKE KAWANA BOULEVARD CROSS SECTION
SCALE 1:200 (A3)

NOTES:

1. That part of Lake Kawana Boulevard east of Lake Kawana.
2. That part of Lake Kawana Boulevard west of Lake Kawana.



ROAD 1E LAKE KAWANA BOULEVARD CROSS SECTION AT BRIDGES
SCALE 1:100 (A3)

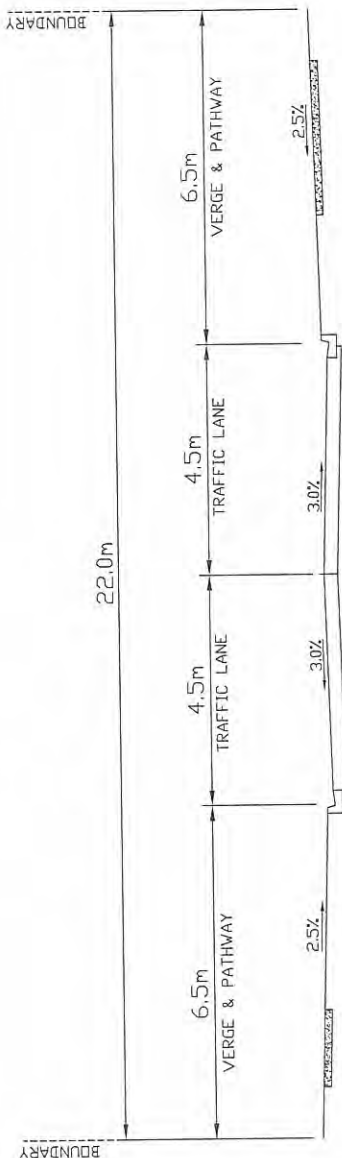


At intersections verge widths may reduce to allow for multiple traffic lanes, provided an absolute minimum verge width of 4.5 metres is maintained

ROAD 1G CROSS SECTION
SCALE 1:100 (A3)

DO NOT SCALE FROM DRAWINGS

DATE OF ISSUE: 15/05/07		DATE: A1																																																																																																
PROJECT No: 28-19-1671-001		PROJECT TITLE: SUNSHINE COAST REGIONAL HOSPITAL																																																																																																
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ROAD 1H CROSS SECTION
SCALE 1:100 (A3)

NOTES:
3.0 metre wide shared cycle/pedestrian pathway to be provided across bridge on northern side. No pathway required on southern side of bridge

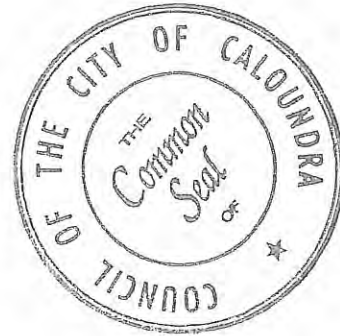
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A	01/07	PRELIMINARY ESSE			
SCALES		QUALITY RECORD		PREPARED BY	
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	(SCALE A1 A3)	PROGRAM MANAGER			
DATE OF ISSUE		PROJECT TITLE		PROJECT No.	
15/05/07		SUNSHINE COAST REGIONAL HOSPITAL		A1	
DRAWING No.		DRAWING TITLE		REV.	
28-19-1671-001		TYPICAL CROSS SECTIONS		A	
DRAWING No.		ROAD 1H		DRAWING STATUS	
03				PRELIMINARY	



Executed as a deed.

The corporate seal of the)
CALOUNDRA CITY COUNCIL)
was hereunto affixed on the 18)
day of MAY 2007)
by GARRY STOREN CEO)
pursuant to a resolution of the Council passed)
on the 14 day of MAY 2007)
in the presence of:)



[Handwritten Signature]
.....
Mayor

[Handwritten Signature]
.....
Chief Executive Officer

Executed by)
STOCKLAND KAWANA WATERS PTY LTD)
ACN 009 693 556 by the party's attorney)
pursuant to power of attorney Dealing No. 7090 11675)
[insert] who states that no notice of revocation)
of the power of attorney has been received)
in the presence of:)

[Handwritten Signature]
.....
Witness

GAVIN WAYNE ZIMMERIE
.....
Name of Witness (print)

[Handwritten Signature]
.....
Attorney

DENIS JON HICKEY
.....
Name of Attorney (print)

*CHIEF EXECUTIVE OFFICER
DEVELOPMENT DIVISION
STOCKLAND*

Executed by)
STOCKLAND BUDDINA PTY LTD)
ACN 009 682 384 by the party's attorney)
pursuant to power of attorney Dealing No. 7090) 11700
[insert] who states that no notice of revocation)
of the power of attorney has been received)
in the presence of:)

G.W. Zimmerle
Witness

[Signature]
Attorney

GAVIN WAYNE ZIMMERLE
Name of Witness (print)

DENIS JON HICKEY
Name of Attorney (print)
CHIEF EXECUTIVE OFFICER
DEVELOPMENT DIVISION
STOCKLAND

Executed by delegate of)
THE MINISTER OF NATURAL RESOURCES)
AND WATER in the presence of:)

[Signature]
Signature of Witness

[Signature]
Signature of the delegate of
Minister

JOHN BURKE, A LEGAL PRACTITIONER
Name of Witness (print)

G. J. COONAN
Name of delegate of Minister
(print)

Executed by)
THE STATE OF QUEENSLAND by the Chief)
Executive or their duly appointed delegate of)
Queensland Health in the presence of:)

[Signature]
Signature of Witness

[Signature]
Chief Executive/Delegate

D. BUNTING
Name of Witness (print)

C. CARPENTER
Name of Chief
Executive/Delegate (print)