

## APPENDIX A – DETAILED PLANNING AREA PLAN CONDITIONS OF APPROVAL

### 1. APPLICATION DETAILS

|                            |                                       |
|----------------------------|---------------------------------------|
| Application No:            | MPC14/0027                            |
| Street Address:            | Birtinya Boulevard, BIRTINYA QLD 4575 |
| Real Property Description: | Part of Lot 462 SP231226              |
| Planning Scheme:           | Sunshine Coast Planning Scheme 2014   |

### 2. DECISION DETAILS

The following type of approval has been issued:

- Detailed Planning Area Plan

### 3. ASSESSMENT MANAGER CONDITIONS

1. The open space areas as identified on Map 5 – Open Space Plan are to be transferred to the State of Queensland with Council as trustee with the relevant stage of subdivision.
2. The open space areas as identified on Map 5 – Open Space Plan are to be embellished with the minimum requirements as set out within Appendix 1 of Development Control Plan 1.
3. Padmount transformers are not permitted to be located within, or along road frontages of Neighbourhood Parks and Precincts Parks identified within Map 6: Open Space Plan of the Master Plan No.91.
4. Public art provided within open space areas is to be subject to the requirements and processes required by council's Public Art Policy.
5. Prior to the lodgement of a subsequent Design Plan application, submit an amended Detailed Planning Area Plan containing the following amendments:

- (a) Amend section 1.7.1 as follows:

*Following approval of this Detailed Planning Area Plan, subsequent application is to be made under the Master Planned Community Development Process of DCP 1 for an amendment to the Master Plan to account for the area north of Lake Kawana Boulevard defined as a Future Investigation Area. The Future Investigation Area is to be the subject of further planning and design consideration relating to the Town Centre (Detailed Planning Area 13) and adjacent Transit Precinct.*

- (b) Amend section 3.6.1 as follows:

*"The Future Investigation Area is to be the subject of further planning and design consideration relating to the Kawana Town Centre (Detailed Planning Area 13) and adjacent Transit Precinct."*

- (c) Amend the parking rate for a Bed & Breakfast – Homestay as set out within O6, as follows:

“1 additional space per guest suite in addition to the Dwelling House requirements”, with a minimum of 2 spaces provided on-site’.

- (d) To support active transport throughout the development, include provisions which require the provision of cycle spaces at the following rates:

|   |   |
|---|---|
| Multiple Dwelling                             | 1 resident space/dwelling + 1 visitor space/4 dwellings                             |
| Retirement Community                          | 1 resident space / unit + 1 visitor space / 10 units                                |
| Aged Persons Home                             | 1 employee space / 10 beds + 1 visitor space / 10 beds                              |
| Local Store, Food Outlet, Shop and Restaurant | 1 employee space / 100m <sup>2</sup> GFA + 1 customer space / 100m <sup>2</sup> GFA |

The above requirements will be required to translate into the relevant lower order master plans.

- (e) Include additional provisions within section 5.4 for Commercial & Mixed Use Land Use Area to apply to future development of the site. The following Specific Outcomes and Probable Solutions can be duplicated from section 5.3:

- O3 and S3.1, relating to maximum building height.
- O7 and S7.1, relating to the integration of parking areas, services and mechanical plant into the building design.
- O8 and S8.1, relating to nominated driveway locations.
- O9 and S9.1, relating to minimum car parking rates.
- O11 and S11.1 relating to visitor carparking requirements.
- O12 and S12.1 and S12.2 relating to the screening of any at-grade carparking.
- O14 and S14.1 relating to minimising noise from communal open space areas, service areas or plant and equipment.
- O15 and S15.1 relating to minimising the visual impact of mechanical plants.
- O23 and S23.1 relating to the management of refuse.
- O24 and S24.1 relating to clothes drying areas.
- All requirements relating to Home Occupation, Caretakers Residence, Display Home and Temporary House and Land Sales Office

- (f) Amend S15.1 as follows:

“Permanent Advertising Devices are designed and located in accordance with Local Planning Policy PDLPP 7.0/01 – Siting and Design of Advertising Devices (Caloundra City Planning Scheme 1996). The assessment level is determined by the Caloundra City Planning Scheme 1996.”

- (g) Amend S17.2 as follows:
- “All Noise affected lots and proposed acoustic barriers, including barrier heights are identified on the Site Development Plan.”*
- (h) Amend probable solution s25.1 in section 5.1 to:-
- For residential allotments the development layout provides on-street car parking at the following rates:-*
- *1 space per 2 dwelling houses for lots with an area of 300 m2 or less, and*
  - *2 spaces per 3 dwelling houses for larger lots*
- (i) Amend Map 7 to show the access street on the southern side of Neighbourhood Park 2 to connect via a T-intersection to the central spine.
- (j) Amend Map 12 to delete “1 storey maximum” and replace with “1 storey permitted”.
- (k) Amend Map 16, Neighbourhood Park 2, to remove the Secondary Pedestrian Route bisecting the space to improve the usability of the open space area.
6. Temporary barricades or fencing is to be erected on all undeveloped areas and vacant allotments in the Detailed Planning Area prior to the commencement of any works in the Detailed Planning Area, to prevent public car parking on these sites.
7. The design and construction of the soft edge beach must be undertaken in a manner which reduces the potential for future erosion and scouring.
8. The road network within the detailed planning area, including cycle lanes and intersections, must be provided in accordance with the details in the Master Plan and the supporting Local Area Traffic Network Study. In addition, on-road cycle lanes must be marked on the existing Birtinya Boulevard carriageway between the Florey Boulevard and Regatta Boulevard intersections.
9. The future construction of the ‘central spine’/Lake Kawana Boulevard intersection must include provision of traffic signals, consistent with the endorsed Structure Plan traffic modelling.
10. Pathways must be provided in accordance with the details shown on Map 5.
11. The existing section of boulder revetment wall south of Florey Boulevard must be replaced with a concrete revetment wall of the same profile as the existing concrete revetment walls, to accommodate the proposed alignment of the walkable waterfront pathway in this locality.
12. Lighting, for pedestrian/public safety and wayfinding, must be provided to an appropriate standard along the length of the walkable waterfront, with additional feature lighting at key nodes and locations. The lighting must be designed to minimise adverse amenity impacts to adjoining private property.
13. Maintenance and emergency vehicle access to the walkable waterfront must be provided via adjoining Open Space areas at least one location south of Florey

- Boulevard and one location north of Florey Boulevard. Lockable bollards or similar must be installed at each end of these accesses to prevent use by unauthorised vehicles.
14. Retaining walls along the walkable waterfront frontage of proposed lots must be no greater than 1 metre in height, with the exception of a section of wall which is permitted to be higher as necessary to achieve an appropriate transition to the wall in existing Stage 1C.
  15. A concrete stair access is to be provided on the eastern side of the Precinct Park from the road reserve boundary at the approximately midway along the length of the retaining wall. This access shall be provided in accordance with all relevant Australian and Council Standards.
  16. The design for all open space areas, including Finger Parks, shall include provision of access by maintenance equipment, service vehicles to the park and any WSUD devices.
  17. Park and Waterfront rubbish bins shall be located as close as practicable to the nearby road reserve to facilitate access and at a maximum distance of 50m from the nearby road reserve.
  18. The following species shall be excluded from use in the planting palette:
    - a. Flindersia brayleyana,
    - b. Brachyscome multifida,
    - c. Liriope Stripy White.
  19. The development must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an Operational Works approval, Council's Development Design Planning Scheme Policy and the Queensland Urban Drainage Manual, and must include in particular:
    - (a) the works described in Flooding & Stormwater Management Report referenced in this Notice of Determination with the exception of the following:
      - (i) amendments required to consolidate bioretention devices as detailed in the stormwater quality management conditions
    - (b) the provision of kerb adapters for all new lots discharging to crowned roads with no lots discharging roofwater to laneways.
    - (c) the use of gravity stormwater drainage and not surcharge pits except when no other option is feasible as determined by Council.
  20. In conjunction with the Design Plan provide a revised Flooding & Stormwater Management Report prepared in accordance with the conditions of this Notice of Determination.
  21. A stormwater quality treatment system must be provided for the development. The works must be undertaken in accordance with an Operational Works approval, Council's Planning Scheme Policy for Development Works and the latest version of the *Bioretention Technical Design Guidelines* and must include in particular:
    - (a) stormwater quality treatment devices of a size and location generally in accordance with the Stormwater Quality Management Plan referenced in this Notice of Determination with the exception of the following:
      - (i) no bioretention devices within the North-South Collector between Florey Boulevard and the East-West Collector with a corresponding increase in the size of bioretention devices BF, BG and BH

- (b) splitter pits to bypass flows greater than the Q3 month flow around bioretention devices BG and BH
  - (c) Field inlet pits only permitted within end of line bioretention devices and bioretention devices within road reserve driveway and park areas. All other bioretention devices to function by filling up with stormwater then above design flows bypassing the device and entering the stormwater pipe system through a kerb inlet.
22. In conjunction with the Design Plan provide a revised Stormwater Quality Management Plan prepared in accordance with the conditions of this Notice of Determination.
23. Permanent educational signage\* must be erected to educate the residents of the development about the function of the bioretention devices. The dimensions, standard, presentation and location of the educational signage must be in accordance with an Operational Works approval.  
\*(Refer to Advisory Note)
24. The surface levels of all lots (excluding park and reserves) must be constructed to provide flood immunity. The works must be undertaken in accordance with an Operational Works approval and must include in particular minimum finished surface levels for the development in accordance with the Flooding & Stormwater Management Report referenced in this Notice of Determination.
25. A table listing the applicable 1 in 100 year ARI flood levels applicable to each lot must be provided for Council's records. The table must be accompanied by certification from a qualified person\* which certifies that the levels are based on the latest study referenced by Council's relevant Development Permits and incorporates all amendments.  
\*(Refer Advisory Notes)
26. All works must be carried out in accordance with an Acid Sulfate Soil and Groundwater Management Plan for the development prepared by a qualified person\* and referenced in a Development Permit for Operational Works. \*(Refer to Advisory Note)

**Unitywater:**

27. Reticulated water supply and sewerage must be provided to the development, generally in accordance with the approved "Water & Wastewater Network Investigation" (B11240.W2) dated 6 May 2015 by Calibre Consulting.
28. The fire-fighting demand on Unitywater's water supply system from the development must not exceed 15 litres per second.
29. Easements of between 3 and 10 metres must be provided over all Unitywater sewers located within property boundaries in accordance with the SEQ standards. Easements shall be centred over the pipe. Easement terms shall be the most current registered dealing held by the Department of Natural Resources & Mines and shall not be altered or amended.
30. Buildings and other structures must maintain a minimum clearance of 1.5 metres from Unitywater sewer mains, and 1.0 metre from a sewer manhole chamber or sewer inspection opening.

31. Storm water retention systems and gross pollutant traps must maintain a minimum clearance of 1.0 metres from Unitywater water supply and sewerage infrastructure.
32. Tree plantings must maintain a minimum horizontal clearance of 1.0 metre from Unitywater water mains and 1.5 metres from Unitywater sewerage mains. Landscaping plants within these clearances must be low growing when mature, and suitable approved varieties.
33. Construction works undertaken in the vicinity of Unitywater water supply or sewerage infrastructure must not adversely affect the integrity of the infrastructure. All costs associated with repair, replacement or alteration of infrastructure must be met by the applicant.

**4. REFERENCED DOCUMENTS**

| Document No. | Rev. | Document Name  | Date       |
|--------------|------|--|------------|
| N14026SMP01B | 2    | DPA11, Oceanside Stormwater Quality Management Plan prepared by Calibre Consulting             | 6/05/2015  |
| N14026CER01  | A    | DPA11 – Birtinya Island Flooding & Stormwater Management Report prepared by Calibre Consulting | 19/03/2015 |

**5. ADVISORY NOTES**

1. Prior to Council issuing a lease for a jetty/pontoon or deck located over the western waterway, the Master Developer is to transfer the waterway to Council in Fee Simple in Trust.
2. Connection to Unitywater live water mains and the Unitywater live sewer system must be undertaken by Unitywater at the applicant's cost.

**Qualified Person**

3. For the purpose of preparing an Acid Sulfate Soil and Groundwater Management Plan, a qualified person is considered to be either:
  - (a) a Registered Professional Engineer of Queensland (RPEQ); or
  - (b) a soil scientist with a minimum of 5 years experience in the field of acid sulfate soils.
4. For the purpose of certifying flood levels for the development, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ) experienced in hydraulics and hydrology.

**Bioretention Basin Educational Signage**

5. Suggested wording for the permanent educational signage required by this Decision Notice is as follows:

*“BIORETENTION BASIN - This bioretention basin reduces the pollution of our waterways by reducing the amount of heavy metals, litter, suspended solids, and nutrients discharged to Lake Kawana”.*