

APPENDIX B – SITE DEVELOPMENT PLAN CONDITIONS OF APPROVAL

1. APPLICATION DETAILS

Application No:	MPC14/0028
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:

- Site Development Plan

3. ASSESSMENT MANAGER CONDITIONS

1. Street trees are to be in accordance with the planting palette – Trees of Map 19A – Indicative Planting Palette.
2. The rate of street tree plantings are to be in accordance with Maps 5A to 5E of Master Plan No.92 (Site Development Plan – Detailed Planning Area 11 Precincts 1 – 4) 2015.
3. If the surface level of terrace allotments is proposed to be above street level, the Master Developer must construct retaining walls (not exceeding 400mm) and stairways wholly within the property boundary. Further detail is to be provided in a subsequent Operational Works application.
4. For standard format lot subdivisions where a lot is 300m² or less and the lot adjoins another lot 300m² or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the Land Title Act 1994 (LTA) to permit the application and registration of high density development easements, high density development easements under Part 6 Division 4AA of the LTA in registrable form will need to be provided at the Design Plan stage in respect of each affected lot to allow reciprocal rights for 1 or more of the following purposes (but only where those relevant circumstances will exist):
 - a) Support;
 - b) Shelter;
 - c) Projections
 - d) Maintenance
 - e) Roof water drainage*, or

Reciprocal easements will be required to be created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).

*High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.

5. If a lot is more than 300m² and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the Land Title Act 1994, reciprocal easements in registrable form for 1 or more of the above purposes listed in Condition 4 (but only where those relevant circumstances will exist) will need to be created at the Design Plan stage.
6. Prior to the lodgement of a subsequent Design Plan application, submit an amended Site Development Plan containing the following amendments:
 - a) Amend Table 1 to include Land Use Area 4 – Open Space as a Site Development Plan Precinct. The Column 1 permitted uses should be listed as:
 - Park
 - Public Purpose
 - Public Utility (excluding Telecommunications Facilities)
 - b) 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.”

To reflect the above required, Table 1 is to be amended to remove all references to advertising devices
 - c) Amend Map 4: Setback Table & Development Controls as follows:
 - (i) Amend Development Control 5 as follows:

“For terrace allotments, the primary street frontage elevation is to be articulated. Projections and balconies from the second & third storey levels can protrude to 1.5m from the front lot boundary.”
 - (ii) Amend Development Control 24 as follows:

“A minimum 1.5m rear boundary setback, measured from the back of retaining wall, is to be provided to all structures (including pools) located adjacent to a retaining wall including the walkable waterfront. All Structures shall be founded a minimum of 300mm below the zone of influence of the retaining wall and shall be designed such they do not impose any lateral load on the retaining wall.”
 - d) To assist in the interpretation of the Development Controls provided on Map 4, amend Maps 5A to 5E to nominate the following:
 - Laneway
 - Access street
 - Collector street
 - Primary frontage

- e) Amend Map 5A to incorporate the required 5m x 6m truncation required for the overland flow path. The building envelope for Lots 9 and 15 must be amended to clearly illustrate that a 4.5 metre setback is required from the truncated boundary.
 - f) Amend Maps 9A, 9C, 9E to reduce the extent of planting indicated within the road verge to ensure that the verge is primarily composed of turf and trees.
 - g) Amend Maps 9A and 9C to remove the note, 'Planting Area by lot owner'.
 - h) Amend Map 5D so that the *Noise Affected Lot* status for Lot 150 is removed in accordance with the $L_{10(18\text{Hour})}$ predictions of the *Noise Impact Assessment*.
 - i) Amend Map 5E so that Lots 151 and 152 are included as *Noise Affected Lots* in accordance with the $L_{10(18\text{Hour})}$ predictions of the *Noise Impact Assessment*.
 - j) Amend Map 5E so that the *Noise Affected Lot* status for Lot 311 and 310 is removed in accordance with the $L_{10(18\text{Hour})}$ predictions of the *Noise Impact Assessment*.
 - k) Include an additional map within the SDP that outlines:
 - (i) The location and heights of all acoustic barriers in accordance with figure 6.2 and 6.3 (limited height noise barrier option) of the *Noise Impact Assessment*.
 - (ii) Additional 5 metre acoustic barrier returns along the southern boundary of lot 298, and the northern boundary of lot 297.
7. For each proposed lot at the southern end of Detailed Planning Area 11 which will directly adjoin an existing lot, the finished surface level of the proposed lot at the common boundary must be no more than 0.2 metres higher than the level of the existing lot at the common boundary. In addition development works associated with the proposed lots in DPA 11 must be designed and constructed in a manner which does not adversely impact on surface drainage of existing lots.
8. Access driveways to allotments must be located as shown on Maps 5A to 5E.
9. Direct vehicular (driveway) access must not be provided to any allotment from Birtinya Boulevard, Florey Boulevard, the 'central spine', or the east-west Neighbourhood Collector.
10. Indented parking bays must be provided in the locations shown in the Master Plan maps.
11. Proposed park lot 801, at the eastern end of the pedestrian bridge across the western waterway, must be widened along its walkable waterfront frontage by truncating the adjoining proposed lots (lots 9 and 15) as necessary to accommodate the required overland flow path in addition to other infrastructure proposed for this park. As a minimum, each truncation must be 6 metres x 5 metres (6 metre dimension along waterfront frontage), but additional area must be provided if and as determined by detailed hydraulic design.
12. Infrastructure and associated easements must be located clear of building envelopes including allowable building relaxations for eaves, entry porticos etc.

13. Retaining walls along the walkable waterfront frontage of proposed lots must be no greater than 1 metre in height, with the exception of the wall along the frontage of proposed lot 1 which is permitted to be higher as necessary to achieve an appropriate transition to the wall within the existing adjacent allotment.
14. All retaining walls retaining allotment fill must be wholly located within the allotment boundaries, with no encroachments into public realm areas.
15. 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.
16. In conjunction with the Design Plan provide a revised Flooding & Stormwater Management Report prepared in accordance with the conditions of this Notice of Determination.
17. 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.
18. In conjunction with the Design Plan provide a revised Stormwater Quality Management Plan prepared in accordance with the conditions of this Notice of Determination.
19. 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)

20. 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.
21. 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)
22. 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)
23. Before the lodgement of a Design Plan application, the *Noise Impact Assessment* shall amended to address the following:
 - (a) The *Compliance with Criteria* column in Table D.2 shall be corrected for lots 207, 179-182, 160 and 144-153.
 - (b) Lot 280 in Table D.3 shall be corrected to establish that an acoustic covenant is not required for first and second floor receivers, with the correct $L_{10(18\text{Hour})}$ prediction included for first and second floors.
24. Acoustic barriers located on key entrances into the Detailed Planning Area are to be screened to reduce their visual impact. This can be achieved by any one, or a combination, of the following options which will be determined in an application for Operational Works:
 - (a) Installation of shrub species to achieve a minimum height of 2m;
 - (b) Installation of a wire trellis to the full face of the boundary with appropriately specified climbing species;
 - (c) Installation of an artistic / sculptural treatment to the full face of the boundary with appropriately specified grasses and groundcovers to the base planting bed.

Unitywater:

25. 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.
26. The fire-fighting demand on Unitywater's water supply system from the development must not exceed 15 litres per second.
27. 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.

28. 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.
29. Storm water retention systems and gross pollutant traps must maintain a minimum clearance of 1.0 metres from Unitywater water supply and sewerage infrastructure.
30. 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.
31. 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	<i>DPA11, Oceanside Stormwater Quality Management Plan</i> prepared by Calibre Consulting	6/05/2015
N14026CER01	A	<i>DPA11 – Birtinya Island Flooding & Stormwater Management Report</i> prepared by Calibre Consulting	19/03/2015

Referenced Documents Requiring Amendment

Document No.	Rev.	Document Name	Date
7595R01V04	V04	<i>Noise Impact Assessment</i> , prepared by ASK Acoustics & Air Quality	19/06/15

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".

6. FURTHER DEVELOPMENT PERMITS REQUIRED
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- Design Plan
- Operational Works