

ASSESSMENT MANAGER CONDITIONS

The following conditions of approval apply to the amended Neighbourhood Plan- Birtinya 2007:

1. the subject land can only be developed for those uses as defined in Table 1 of the Neighbourhood Plan;
2. provision of a walkable waterfront around the entire frontage of Birtinya Island and on both sides of the canal and to the west of the Lake Kawana rowing course shall be provided. Details of the 'walkable waterfront' shall be submitted as part of the lower order Precinct Estate Plan;

ENGINEERING

3. the minimum reclamation level at the north western end of the Neighbourhood Area must be RL 3.5m AHD, increasing to RL 3.6m AHD at the south western end, with land to the east reclaimed to a minimum of 3.0m AHD generally in accordance with Cardno MBK Drawing No. 1478/10-48 contained in the "Birtinya Development Western Waterways Revised Layout and Reclamation Levels" dated 20 March 2003 submitted as part of the Structure Plan amendment. The higher reclamation levels along the western boundary of the Birtinya development site must be in place prior to the endorsement of any plan of survey for the creation of allotments within the lower reclaimed land;
4. the applicant shall provide the various items of water supply and sewerage infrastructure required to serve the neighbourhood area. Such works may be provided in stages, as specified as part of the approval of lower order Master Plans;
5. proposals for granting private mooring rights to lots which do not directly abut the lake or the existing Pangali Canal, but which are separated from the lake or canal edge by a public access promenade, will be subject to consideration and detailed assessment at the Precinct Estate Plan (PEP) stage;
6. all proposed road bridges and footbridge shall be designed and constructed in accordance with the current Austroads and Australian bridge design standards. The design and timing of the bridges will need to be addressed as part of the lower order Master Plans application. With respect to the footbridge, the width should be consistent with the requirements of Austroads for serving commuter/pedestrian and local access purposes;
7. the applicant must construct Regatta Boulevard to connect with the internal loop road network on Birtinya Island in conjunction with the development of the associated stage of Birtinya Island or prior to the release of the 500th residential lot within the Birtinya Development as recommended in the "Birtinya Islands Local Area Traffic Network Study" dated July 2004 which ever occurs first;

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8. the configuration of sub-arterial, trunk collector and collector roads shall be in accordance with the requirements of Development Control Plan 1 – Kawana Waters, except where specifically varied in this Master Plan;
9. the interim arrangement of Lake Kawana Boulevard from the existing bridge west to the Multi Modal Transport Corridor (MMTC) sub-arterial road ('Kawana Way') shall be constructed to its ultimate form (i.e. sub arterial road) at the time the new bridge across Lake Kawana is constructed;
10. pedestrian and cycleway linkages must be provided generally in accordance with Map 5 of the Neighbourhood Plan and Structure Plan 2 of Development Control Plan. All roundabouts within the Birtinya Island Neighbourhood must be designed with appropriate staged crossing provisions for pedestrians;

ENVIRONMENTAL HEALTH

11. stormwater Quality Improvement Devices (SQID) are to be provided in accordance with Council's Manual of Engineering Guidelines, the Development Design Planning Scheme Policy and other relevant Policy and Guidelines. The SQID treatment strategy shall be submitted for assessment at the time application is made for design plan approval under the Land Act 1994 and/or reconfiguring a lot under the Integrated Planning Act 1997. Detailed engineering design may be assessed as part of operational works applications for civil works;
12. the layout and design of the development including urban and landscaping design measures shall comply with section 3.4 of Council's Transitional Planning Scheme, with respect to acoustic controls. Landscaping treatments of acoustic controls (eg noise barriers) will be required, to mask and/or soften the visual presence of acoustic controls to public areas, including designated movement networks. Such landscaping and screening treatments shall be provided in accordance with the relevant policies of Council;
Note: refer to "advice to applicant conditions (b)
13. the layout and design of the development including urban and landscaping design measures shall comply with section 3.3 and 3.5 of Council's Transitional Planning Scheme, with respect to aesthetics and amenity and lighting;
14. site development works shall be undertaken in accordance with the relevant provisions of Council's Transitional Planning Scheme (including section 3.9), the Development Design Planning Scheme Policy, and the relevant requirements of other State and Federal Government Agencies, where those requirements are triggered via legislative provision.

Site development works means those works required to be undertaken to construct and establish the Birtinya development, including but not necessarily limited to soil stripping, bulk and minor earthworks, canal excavations and filling (land reclamation), civil works, landscaping works, infrastructure works, and water quality management including the handling and management of acid sulfate soils;

BUILDING

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15. any Building work to be carried out shall be in compliance with the Building Act, Standard Building Regulations and Building Code of Australia. Compliance with all related Standards is required. Building work is not to be undertaken prior to approval of a Building application. Proposed signage is to be in accordance with Council's Sign Policy;

ADVICE TO APPLICANT

- (a) please provide an electronic copy of the final version of the Master Plan document in 'word' format along with six (6) paper copies of the Master Plan document for Council's endorsement;
- (b) conditions of approval require the layout and design of the development, including urban and landscaping design measures, to provide for acoustic attenuation measures pursuant to the Transitional Planning Scheme. The City Plan Noise Code provides guidance as the technical standards necessary to satisfy the acoustic requirements of the Transitional Planning Scheme;
- (c) Development Control Plan 1 (DCP) (Map 4) establishes population thresholds for each of the precinct areas identified for the Kawana Waters Master Plan area. The subject site forms part of Precinct 3. It is noted that the Master Plans for Precinct 1 (Creekside), Precinct 2 (Kawana Forest), and Precinct 5 (Kawana Island) have now been completed. The remaining Precinct 4 (Kawana Beach) is yet to be submitted to Council.

Map 4 (DCP- 1) provides that the maximum population density for Precinct 3 is 9025. As Precinct 3 exceeds the population density the development of future Precinct 4 (Kawana Beach) will be required to demonstrate that an overall density of 22,410 is not exceeded for Precincts 1-5;

- (d) the consideration of further amendments to the Master Plan Document such as:
- consideration of an additional road link through to the Town Centre,
 - the redesign of the road layout to provide a direct link through to The Kawana Way,
 - the addition of 'Dwelling House' to the Table of defined Uses for Residential 2 sites, and
 - the provision of an additional pedestrian bridge crossing across Currimundi Creek,

are able to be considered as part of a future application for a change to Master Plan 38 once further information eg. an amendment to Epell Olsen Traffic Report and the design of the Town Centre have been provided to Council;

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