

## DETAILS FOR NOTICE OF DETERMINATION FOR NEW SDP: MPC16/0011.

**1. APPLICATION DETAILS**

Application No:	MPC16/0011
Street Address:	Central Bvd BIRTINYA QLD 4575
Real Property Description:	Lot 29 SP 181069
Planning Scheme:	Caloundra City Planning Scheme (1996)

**2. DECISION DETAILS**

The following type of approval has been issued:

- Site Development Plan for Business Village Precinct 7 to establish medium density residential development.

**3. ASSESSMENT MANAGER CONDITIONS****PLANNING****General**

1. Development of the precinct covered by this Site Development Plan must be undertaken in accordance with approved master plan – Master Plan No. 98 (Site Development Plan – Business Village Precinct 7) 2016. This Master Plan document must be amended as follows and resubmitted to Council within 30 days of the date of this approval:
  - (a) Amend Maps 4A-4D to specify exact maximum site cover for each lot as outlined in Table 2 of the SDP document.
2. In accordance with Clause 4.1.1 of this Site Development Plan, land the subject of this Site Development Plan shall be developed for the permitted uses and density thresholds specified in Table 1 – Supplementary Table of Development.
3. Temporary barricades or fencing must be erected on all undeveloped areas and vacant allotments in the Site Development Plan Precinct, to prevent public car parking on these sites.
4. All vehicular access is to be from the constructed driveway to Innovation Parkway. Direct vehicular (driveway) access must not be provided to any allotment from Central Boulevard or Kawana Way.
5. Development works within the precinct must not result in damage or removal of any street trees or landscaping within the adjoining linear park. Where damage has occurred as a result of development works within the precinct, it must be rectified, to Council's satisfaction, as soon as possible.

**Treatment of Temporarily Vacant Land**

6. Where some or all of the land remains vacant or undeveloped for more than six (6) months, the following works must to be carried out:
- (a) The site must be graded to prevent ponding (to the same level as the adjoining footpath wherever practicable), turfed and mown at a minimum three (3) weekly intervals
  - (b) the site must be landscaped with perimeter planting consisting of advanced specimens of fast growing tree species
  - (c) the site must be maintained to ensure no nuisance to adjacent premises, roads or footpaths
  - (d) where fencing is installed to secure boundaries:
    - (i) the fencing must be durable and not capable of being pushed or blown over
    - (ii) the fencing type must not detract from local amenity (barbed wire is not acceptable)
    - (iii) vandalism must be promptly repaired and any graffiti removed.

### **Dual Key Units**

7. Dual Key units are not permitted within this Site Development Plan precinct.

### **UNITYWATER**

8. Sewer network augmentation works, including the upgrade of sewerage pumping station (KAW106), must be provided by the developer, generally in accordance with the Conclusion given in approved "Sewerage Analysis" (CEB06543), dated 8 October 2015 by Cardno(Qld) Pty Ltd.
9. The fire-fighting demand on Unitywater's water supply system from the development must not exceed 15 litres per second.
10. Easements must be provided over all Unitywater sewers located within property boundaries in accordance with the SEQ Code. 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.
11. 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.
12. Storm water retention systems and gross pollutant traps must maintain a minimum clearance of 1.0 metre from Unitywater water supply and sewerage infrastructure.
13. Tree plantings must maintain a minimum horizontal clearance of 1.0 metre from Unitywater water mains and 1.5 metres from Unitywater sewerage mains.
14. Written approval to enter and construct must be provided from property owners through which external sewers traverse. This must be submitted with lodgment of the associated development application for Operational Works.
15. 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. REFERRAL AGENCIES**

Not Applicable.

**5. ADVISORY NOTES**

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

**PLANNING****Aboriginal Cultural Heritage Act 2003**

1. There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The *ACH Act* establishes a cultural heritage duty of care which provides that: “A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.” It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 07 3247 6212 to discuss any obligations under the *ACH Act*.

**UNITYWATER**

2. Connection to the Unitywater live water supply and live sewerage system must be undertaken by Unitywater at the applicant’s cost.
3. Contributions towards infrastructure must be paid in accordance with the Infrastructure Agreement – the Kawana Waters Development Agreement.

All enquires in this regard are to be made to Unitywater.

Phone: 1300 0 Unity (1300 086 489)

Email: [Development.Services@unitywater.com](mailto:Development.Services@unitywater.com)

Web: [www.unitywater.com](http://www.unitywater.com)”

**6. PROPERTY NOTES****MPC16/0011 - Master Plans**

*The following notation applies to proposed Lots 1, 2, 3 and 4:*

This site is identified as Business Village Precinct 7 and is subject to the following Master Plans:-

- Master Plan No.5 (Detailed Planning Area Plan – Business Village) 2004;
- Master Plan No. 98 (Site Development Plan – Business Village – Precinct 7) 2016.

These master plans provide detail with respect to, but not limited to land use areas, permitted land uses, lot layout, infrastructure networks, and urban design outcomes. All development is required to comply with the provisions of the applicable Master Plans and any conditions attached to the Master Plan approvals.

#### **7. FURTHER DEVELOPMENT PERMITS REQUIRED**

- Development Permit for Material Change of Use
- Development Permit for Operational Works
- Development Permit for Building Works

#### **8. OTHER DETAILS**

If you wish to obtain more information about Council's decision, electronic copies are available on line at [www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au), or at Council Offices.