

Australian Government

Department of Climate Change, Energy, the Environment and Water

Notification of referral decision – not controlled action if taken in a particular manner

Twin Waters West Masterplanned Community, Pacific Paradise, Qld (EPBC 2024/09942)

This decision is made under sections 75 and 77A of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Proposed Action

person proposing to take the Action	Stockland Development Pty Limited ABN: 71 000 064 835
proposed Action	To develop a master-planned community and ancillary external works on several lots located at 581-593 David Low Way, Pacific Paradise, Queensland (See EPBC Act referral 2024/09942).

Referral decision: not a controlled action if taken in a particular manner

status of proposed	The proposed Action is not a controlled action provided it is taken in the
Action	manner set out in <u>Annexure A</u> .

Person authorised to make decision

name and position	Mark Hall
	A/g Branch Head
	Environment Assessments Queensland Branch
signature	Man AM
date of decision	29 November 2024

Annexure A

Note: Words and terms appearing in **bold** (excluding headings) have the meaning assigned to them at **Part B - Definitions**.

Part A – Particular manners specific to the Action

The following measures must be taken to avoid significant impacts on:

• Listed threatened species and communities (sections 18 and 18A); and

Proposed action

 The person taking the Action must ensure that no Coastal Swamp Sclerophyll Forest Threatened Ecological Community is cleared from within the designated vegetation retention areas within the Action area.

Groundwater Recharge

2) The person taking the action must implement a groundwater management strategy that is referenced in the approved **Stormwater Management Plan** prepared in accordance with the **Council Decision Notice (MCU23/0113)**.

Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland Threatened Ecological Community

- 3) The person taking the Action must achieve the outcomes of the 50m Landscape Buffer and Wetland Support area in accordance with the Landscape Master Plan for the maintenance and enhancement of the Wetland TEC and Wetland Expansion Area.
- 4) The person taking the Action must undertake weed management for all listed weeds present within the Wetland TEC in accordance with the commitments, timing and maintenance requirements outlined in the Weed Management Memo.
- 5) The person taking the Action must vegetate the Wetland TEC and Wetland Expansion Area with species that will support the wetland ecosystem. Palette species are to be comprised of native and Sunshine Coast endemic species and include species that form the Coastal Swamp Sclerophyll Forest Threatened Ecological Community, including Eucalypts, Casuarinas, Acacias, Melaleucas, Banksias, ferns and other ground storey species.

Water Mouse (Xeromys myoides)

- 6) To avoid significant impacts to the Water Mouse, the person taking the Action must undertake construction of the Lake Outlet Pipe in accordance with the methodology described in the Outlet Construction Memo.
- 7) The person taking the Action must ensure pre-construction detection of Water Mouse and its habitat must be undertaken by a Suitably Qualified Ecologist within and surrounding the Lake Outlet Pipe construction footprint prior to any construction works commencing in relation to installation of the Lake Outlet Pipe.

8) The person taking the Action must undertake rehabilitation works within the Foreshore Rehabilitation Area that achieve the outcomes in the Landscape Master Plan to preserve the ecological assets of the open space saltmarsh areas.

Part B – Definitions

In these particular manners any bolded use of a word or term refers to the below definition of that word or term:

50m Landscape Buffer and Wetland Support refers to the designed planned landscape buffer and wetland support areas described in the **Landscape Master Plan** (page 21) (<u>Attachment A</u>) and shown on <u>Attachment B</u> as the solid grey shaded areas designated '*Conservation Area Buffer (50m Wide)*'.

Action Area means the location of the Action, represented in Attachment B by the area enclosed within the solid red lines and designated "Referral Area".

Coastal Swamp Sclerophyll Forest Threatened Ecological Community means the **EPBC-Act** listed threatened ecological community Coastal Swamp Sclerophyll Forest Threatened Ecological Community. Within the **Action area**, the location of **Coastal Swamp Sclerophyll Forest Threatened Ecological Community** is demonstrated on <u>Attachment B</u> by the area shaded in solid green and designated *'Coastal Swamp Sclerophyll Forest Threatened Ecological Community'*.

Council Decision Notice (MCU23/0113) means the Decision Notice – Preliminary Approval – MCU23/0113 - LOT 1 & 2 RP 103117, LOTS 4 - 8 RP 98356, LOT 2 & 3 RP 842858, LOT 1 RP 811523, LOT 8 RP 812125, LOT 261 SP 124274, LOT 10 SP 248472, LOT 3 SP 310860 AND LOT 1 RP 98356 - DE VERE ROAD, 230 GODFREYS RD, 232 - 284 Godfreys Road, Settlers Park Ocean Drive and 581-593 David Low Way, Pacific Paradise and 23 Stillwater Drive, Twin Waters, dated 20 December 2023 (<u>Attachment C</u>)

EPBC Act means the Environment Protection and Biodiversity Conservation Act 1999 (Cth).

Foreshore Rehabilitation Area means is the location of proposed rehabilitation of foreshore vegetation represented in <u>Attachment B</u> by the area designated "Foreshore Rehabilitation Area".

Harm means to cause any measurable direct or indirect disturbance or deleterious change as a result of any activity associated with the Action.

Lake Outlet Pipe means the location of the construction footprint of the Southern Lake Outlet Pipe as depicted in yellow hatching in Inset 3 Estuarine Impacts of <u>Attachment B</u>.

Landscape Master Plan means the approved Landscape Master Plan, dated 2 August 2023 (Attachment A) (or subsequent approved versions of this document which maintain the outcomes and overall vision of the current version), which is referenced in the **Council Decision Notice** (MCU23/0113) (<u>Attachment C</u>).

Listed weeds means any species listed in the following standards and legislation:

- a) invasive plants listed in the *Biosecurity Act 2014* (Qld);
- b) Sunshine Coast Council Local Government Area Biosecurity Plan 2017 (Qld);
- c) Weeds of National Significance listed in the National Weed Strategy, 2017.

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Outlet Construction Memo means the Outlet Construction Memo: Twin Waters West, prepared for Stockland Development Pty Ltd on 11 May 2023, Saunders Havill Group, Brisbane (Attachment D) (or subsequent approved versions of this document which maintain the outcomes and overall vision of the current version).

Stormwater Management Plan means the approved Stormwater Management Plan for Stockland Development Pty Ltd at Twin Waters West, Pacific Paradise, Queensland, Covey Associates Pty Ltd, August 2023 (<u>Attachment E</u>)

Suitably qualified field ecologist (for the purpose of undertaking environmental surveys) means a person who has relevant professional qualifications and at least 3 years of work experience designing and implementing surveys for EPBC Act listed threatened fauna species and can give an authoritative assessment and advice on the presence of EPBC Act listed threatened fauna species using relevant protocols, standards, methods and/or literature.

Vegetation retention areas means the area shown in light green hatching designated '*Extent of retention areas (12.29 ha)*' on <u>Attachment B</u>.

Water Mouse means the species, *Xeromys myoides*, currently listed as vulnerable under the EPBC Act.

Weed Management Memo means the Weed Management Memo: Twin Waters West, David Low Way, Pacific Paradise, Prepared by Saunders Havill Group, 21 November 2024 (<u>Attachment F</u>).

Wetland Expansion Area means a 50 m revegetation and enhancement area to existing areas confirmed as Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland Threatened Ecological Community represented on Attachment B as the solid grey area designated "Conservation Area Buffer (50m Wide)".

Wetland TEC means the areas confirmed as Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland Threatened Ecological Community represented on <u>Attachment B</u> as solid shading green designated the "Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland Threatened Ecological Community".

Attachments

- A: Landscape Master Plan
- B: Action Area
- C: Council Decision Notice Preliminary Approval of MCU23/0113
- D: Outlet Construction Memo
- E: Stormwater Management Plan
- F: Weed Management Memo

OFFICIAL

Attachment A: Landscape Master Plan

TWIN WATERS WEST

LANDSCAPE MASTER PLAN REPORT

02/08/2023 Issue: Final







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ACKOWLEDGEMENT OF COUNTRY

Urbis acknowledges the Aboriginal and Torres Strait Islander peoples' as the traditional custodians of the lands and seas on which we do business.

We pay our respects to elders past and present and acknowledge the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.







CONTEXT

Twin Waters West is a new coastal residential community located in close proximity to various amenities. The development site adjoins the existing Twin Waters residential community to the east, Pacific Paradise to the North, the Maroochy River to the South, and Sunshine Motorway to the west. The development site is located 3km to the west of the surf beach, 1km to the existing Novotel Twin Waters Resort Golf Club, and 2km to the south of the Sunshine Coast Airport. This location makes it an ideal choice for those who enjoy water-based activities, such as swimming, boating, and golfing.

The new development in Twin Waters West has been designed to mimic the existing community and residential development to the east. This has been done to maintain the overall aesthetic and character of the area. The new development will feature a similar landscape character, with a focus on natural materials and colours that complement the

surrounding environment. The proposed landscape and street layout are in line with the existing Twin Waters community, creating a cohesive and seamless feel between the two areas. This approach ensures that the new development integrates seamlessly into the existing community, creating a sense of continuity and a strong sense of place.

Twin Waters West will offer a tranquil and scenic environment, with a range of housing options to suit different preferences. Its close proximity to key amenities, including the airport, means that residents have easy access to a range of services and facilities, making it a highly convenient location to live in.



CLIMATIC DATA

On the Sunshine Coast, the summers are long, warm, muggy, wet, and partly cloudy and the winters are short, cool, and mostly clear. Over the course of the year, the temperature typically varies from 10°C to 28°C and is rarely below 5°C or above 31°C. Rain falls throughout the year on the Sunshine Coast. The month with the most rain is February, with an average rainfall of 176 millimetres. The month with the least rain on the Sunshine Coast is September, with an average rainfall of 43 millimetres.

The average hourly wind speed on the Sunshine Coast experiences mild seasonal variation over the course of the year. The calmer time of year lasts from April to late December. The windier part of the year lasts from late December to early April. The wind is most often from the south from early May to mid August, and from the east from early October to early May.

The average daily incident shortwave solar energy experiences significant seasonal variation over the course of the year. The brighter period of the year lasts for 4.0 months, from 17 October to 18 February, with an average daily incident shortwave energy per square meter above 6.7 kWh. The brightest month of the year in Sunshine Coast is December, with an average of 7.4 kWh. The darker period of the year lasts for 2.9 months, from 3 May to 31 July, with an average daily incident shortwave energy per square meter below 4.2 kWh. The darkest month of the year in Sunshine Coast is June, with an average of 3.4 kWh.





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PROJECT VISION

The project envisions the development of a resilient lakeside community enriched by nature in the Sunshine Coast region, which complements and seamlessly integrates with the existing Twin Waters West community. The development will prioritize the environment and site heritage while also offering recreational features that enhance liveability, well-being, and connectedness for residents and wildlife alike. Adhering to key pillars - sustainable and resilient, respectful, connected, and healthy - the community will embody the principles of classic Sunshine Coast living.

PILLAR 1 - CLASSIC SUNSHINE COAST LIFESTYLE



The classic Sunshine Coast lifestyle is a unique blend of relaxed coastal living, outdoor recreation, and a deep appreciation for nature. It embodies a sense of community, sustainability, and wellness, with an emphasis on balancing work and play. This lifestyle celebrates the region's natural beauty, with a focus on sun, surf, and sand, while valuing health, fitness, and a connection to the environment. It is a way of life that promotes a laid-back attitude, a love of fresh, locally-sourced food, and a commitment to protecting the natural resources that make the Sunshine Coast so special.

The proposed Twin Waters West residential community has been designed to be sustainable and resilient, providing a high quality of life for its residents while minimizing its impact on the environment. The community will feature a mix of housing types, public green spaces, and amenities, all designed to promote a strong sense of community and social cohesion. The development will prioritize sustainable building practices and use of renewable energy sources, and will incorporate resilient design strategies to ensure the community is prepared for the challenges of a changing climate. The result will be a vibrant, livable community that promotes environmental stewardship and long-term resilience.

PILLAR 2 - SUSTAINABLE AND RESILIENT



PILLAR 3 - RESPECTFUL



The proposed Twin Waters West residential community aims to respectfully acknowledge and honor the Kabi Kabi people, the traditional owners of the land. The development will incorporate elements of Kabi Kabi culture and history in its design, such as artwork, storytelling, and traditional plant species. The development will prioritize sustainability and environmental stewardship, ensuring that the land is preserved for future generations. Twin Waters West will also promote inclusivity and diversity, welcoming people from all backgrounds to come together and build a thriving, vibrant community. Twin Waters West will strive to create a harmonious balance between modern living and the rich cultural heritage of the Kabi Kabi people. In addition to honoring the Kabi Kabi people, Twin Waters West will also celebrate the redeveloped existing Settlers Park, providing a beautiful and functional space for residents to enjoy nature and connect with their community.

The proposed Twin Waters West residential community aims to create a healthy and highly connected environment for its residents through the integration of an extensive system of pathways and cycleways. The development will prioritize walkability and outdoor activity, providing safe and accessible routes for residents to travel by foot or bike throughout the neighborhood. Our vision for this community is one where residents can enjoy an active lifestyle and feel connected to the natural environment around them. We believe that by fostering a sense of community and promoting healthy living habits, we can help create a thriving, sustainable neighborhood that enhances the overall quality of life for its residents.

PILLAR 4 - CONNECTED AND HEALTHY





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LANDSCAPE VISION

Our landscape vision is to create a resilient lakeside community that celebrates the natural beauty of the Sunshine Coast, while also providing functional and sustainable outdoor spaces for residents and visitors. Twin Waters West aims to enhance the existing natural features of the site by creating a cohesive and integrated landscape that promotes a deep connection with nature.

Twin Waters West will prioritize the use of native plants and natural materials, and incorporate sustainable practices throughout the landscape design. This includes the use of rain gardens and green roofs to manage stormwater runoff, and the integration of renewable energy sources to power outdoor lighting and other features.

The open space network will be designed to encourage outdoor activity and social interaction, with a range of recreational spaces and gathering areas. Twin Waters West will create a variety of walking and biking paths, as well as spaces for outdoor fitness and play. The lakeside areas will be enhanced to allow for water sports and activities, such as kayaking and paddle-boarding.

We envision a landscape that celebrates the unique character of the Sunshine Coast, incorporating local materials and cultural elements into the design. This includes the use of local stone and wood, as well as the integration of public art and cultural events that showcase the area's rich heritage.

Finally, our landscape design will prioritize the creation of resilient and adaptable spaces that can withstand the impacts of climate change. This includes the use of drought-tolerant plants, heat-resistant materials, and other strategies that promote long-term sustainability and resilience. By creating a landscape that is both beautiful and functional, we aim to create a community that is enriched by nature and celebrates the best of the Sunshine Coast lifestyle.



THE EXISTING LANDSCAPING AMENITY AT TWIN WATERS IS RECOGNISED AND REFLECTED IN OUR LANDSCAPING VISION TO CONTINUE THIS HIGH STANDARD INTO TWIN WATERS WEST.





LANDSCAPE PALETTE

The planting at Twin Waters West will be dense and coastal. The planting approach will support the remnant wetland with clearly visible layers of coastal planting. The planting strategy will apply a combination of unique species selected for their ability to enhance the overall vitality, character and compliment architectural character.

Plant selection will not be solely based on ornamental qualities, but generate a sense of identity and comfort, taking cues from the Sunshine Coast Open Space LIM, surrounding environment and more broadly, South East Queensland. The p roposed planting will provide elements of screening, scale, shelter and colour.

Through detail design it will be ensured that species used throughout the site discourage Noisy Minor Birds and other opportunistic urban adaptive bird species. The planting will provide a balance of flora diversity that will remain attractive to native birds.

Additionally where required (and advised by the project Ecologist), conservation habitat will be improved through the use of nesting boxes, habitat stacks and alike. Habitat nodes will be created in open space zones.

The planting character along the acoustic mounds provides a subtle nod to the design language of the new development striking a balance between the need for acoustic separation and the integration as part of the wider Sunshine Motorway Corridor. Furthermore, this designed outcome will be a marriage of creating native fauna habitats, strengthening the existing design language and visual separation of the Sunshine Motorway to the residential lots. Planting selection has been derived from the plant species suggested by the Sunshine Coast Council and the proposed development planting character.



Species selection in and around the wetland area will be supportive of the existing Palustrine Wetland ecosystem. Priority will be given native and sunshine coast endemic species. It is envisioned the mix will include species of Eucalyptus, Casuarinas, Acacias, Melaleucas, Banksias as well as various ferns and ground covers.





LANDSCAPE ELEMENTS

The landscape of Twin Waters West will prioritize the use of landscape elements to create a harmonious relationship between the built environment and natural surroundings. The incorporation of nature walks, small pavilions, outdoor rooms, outdoor lounges, breakout lawns, and heroic playground elements will provide residents with ample opportunities for socialization, recreation, and relaxation.

The nature walks will feature carefully curated paths that highlight the natural beauty of the area and create a sense of exploration and discovery. The small pavilions and outdoor rooms will serve as gathering spaces for residents to enjoy communal activities, such as outdoor dining or yoga classes. The outdoor lounges will offer comfortable seating options for residents to unwind and socialize with their neighbors.

The breakout lawns will serve as spaces for spontaneous play, picnics, and outdoor games. These areas will be interspersed throughout the community, creating opportunities for residents to connect with nature and each other. The heroic playground elements will encourage physical activity and play for children, while also serving as focal points for the community.

The landscape will prioritize the use of landscape elements to create a cohesive and inviting community that fosters socialization, outdoor recreation, and a connection to nature. The integration of these elements will create a sustainable and enjoyable living environment for residents, promoting a healthy and active lifestyle.



NATURE WALKS

The pathway systems are truly immersive. Carved into dense planting, the nature walks create a journey that emulate a walk through existing bushland existing on the site.



SMALL PAVILIONS

The peoples pavilions are landscape follies that provide a space to retreat to in an intimate - yet public - outdoor setting.



OUTDOOR ROOMS

The outdoor dining rooms will provide gathering spaces in the landscape for larger groups to come together and enjoy the enviable SUnshine Coast landscape climate. Outdoor rooms will provide spaces to celebrate and entertain in the outdoors.

Note: Peoples Pavilions and Outdoor Dining Room designs are indicative only and included for illustrative purposes. Final designs will comply with SCC LIM and be coordinated with SCC through the OPW approval phase.









OUTDOOR LOUNGES

The outdoor lounges are social incubators providing spaces to meet and gather in the garden. Outdoor lounges can be immersed in gardens but can also be placed against water or in spaces that maximise key sight lines and views.

BREAKOUT LAWNS

Breakout lawns provide users with a flexible soft space to sit around or play in a relaxed and calm setting.

HERO PLAY

The play experience within Twin Waters West will be 'significant'. It will offer a unique set of experiences for children and adults alike that will ignite the senses. The play offer will set a new benchmark for playgrounds in Australia, but most importantly, will add to and compliment amenity within the established Twin Waters development to the east. *Play piece shown as example only

URBIS

LANDSCAPE MASTER PLAN

The open space proposed within Twin Waters West provides a canvas for public life and will provide the element that further defines the Twin Waters identity that has been established by the existing community to the East. Within the open space, the landscape edges will soften the built form of the residential areas and punctuate into the public realm to create a rich Sunshine Coast landscape experience. The landscape's simplicity in form and materiality will allow residents and visitors to move through in an active and engaging way with moments of relaxation along the waters edge.

The hallmark of the public realm will lie in its integration with the natural surroundings of the location. The seamless interweaving of water and forest will provide an immersive experience for the community, bringing them closer to their environment.

Centrally located within the site is a 'play' park with a feature playground, large lawns and event spaces that connects with the waterfront. The simplicity in the public realm's form is complement ted through robust and timeless materiality. The materiality of the ground plane is simple to let the planting and feature elements transpire as the heroes of the space.

The insertion of dense coastal planting in key locations within the streetscape will provide its users with a constant and overwhelming connection with the existing landscape. Together, the hardscape and planting of the ground plane will be complemented by sculptural circular urban elements that populate the public realm to add an additional layer of vibrancy and character.

1	Settlers park
2	Community facilities
3	Lakeside Park
4	Lake
5	Walkable waterfront
6	Buffer to Sunshine Motorway and CAMCOS Corridor
7	Remnant vegetation and central wetland
8	50m Landscape buffer to central wetland with bio- retention basins
9	Kangaroo reserve
0	Forest Park
1	Culvert crossing
2	Bridge crossing
3	Connection to Stillwater Drive (Twin Waters)
4	Fauna underpass
5	Drainage path to Maroochydore River
6	Rehabilitation of ecological assets
7	Indicative location of maintenance access to lake
8	Historic mango trees (off site but protected)
9	Historic blaze tree
0	Weir between Twin Waters and Twin Waters West
1	Gateway entry from David Low Way
2	3m Maintenance Access
3 4	Non-powered Launch Facilities Path between De Vere Road and the Community Centre





LANDSCAPE SCHEMATICS

The design for a new residential community on the Sunshine Coast includes several landscape elements aimed at providing a pedestrian and cycle-friendly environment, a walkable waterfront, and an open space network. These elements work together to create a cohesive and sustainable community.

OPEN SPACE NETWORK



An open space network is essential to promote community interaction and provide opportunities for outdoor recreation. The design includes a series of parks and green spaces throughout the community, connected by footpaths and cycleways. These spaces are designed to provide a range of recreational opportunities, from sports fields and playgrounds to picnic areas and quiet seating areas. The open space network is also designed to provide habitat for local flora and fauna, with native planting and wildlife corridors.

HUMAN AND FAUNA LAKE EXISTS



A series of strategically placed ladders will be incorporated around the lake, primarily along publicly accessible areas, ensuring convenient exits for visitors. Additionally, thoughtful provision will be made for fauna exits to accommodate wildlife safely.

CONNECTIONS



Pedestrian and cycle connections are essential to encourage active transportation and reduce reliance on cars. To achieve this, the design includes a network of footpaths and bike lanes throughout the community, connecting key destinations such as schools, shops, and parks. These connections are designed to be safe, accessible, and visually appealing, with shading, seating, and landscaping to create a comfortable environment for users.

KANGAROO MOVEMENT



The design enables kangaroos to roam freely throughout the development area while ensuring their safety and minimizing conflicts with humans and vehicles. A dedicated fence separates humans from kangaroos, and a specially designed fauna underpass allows wildlife to access the wetland without encountering vehicles on Esperance Drive.

WALKABLE WATERFRONT



The walkable waterfront is a focal point of the community, providing an opportunity for residents to engage with the natural environment and enjoy recreational activities such as swimming, boating, and fishing. The design includes a promenade with amenities such as seating, shade structures, and public art, as well as water access points for launching boats and kayaks. The waterfront is designed to be accessible to all, with ramps and accessible paths for those with mobility impairments.

LANDSCAPE EMBELLISHMENTS

A custom park embellishment table based on the Sunshine Coast Recreation Parks Plan 2021-2031 has been established for the Twin Waters West open space park types.

Type of Embellishment	Settlers Park	Lakeside Park	Kangaroo Park	Landscape nodes
Size	0.5 Ha	1 Ha	0.5 Ha	Various
FURNITURE				
BBQ				
Bicycle rails				
Bins (waste)				
Bins (recycle)				
Drinking fountains				
Taps				
Stand-alone seat / picnic table and bench				
BARRIERS				
Bollards				
Fences and gates (vehicle access / pedestrian access)				
PEDESTRIAN INFRASTRUCTURE				
Internal path – sealed paths		•	•	
PLANTING				
Trees				
Natural shade coverage				
Landscape planting (garden beds, turf, re-vegetation)				
PLAY, SPORT AND ACTIVITIES				
Playground				
Kick and throw area			•	
SIGNS, ART AND MEMORIALS				
Signs				
Public art				
Primary public access points				
STRUCTURES AND PARKING				
Parking (on-site)				
Shade sails				
Public amenities (toilets)				
Shelters				
UTILITIES AND SMART TECHNOLOGY				
Lighting				



LAKE EDGE TREATMENTS

The lake treatments have been thoughtfully designed to create a verdant green edge and ensure privacy for the lake edge. This design not only enhances the visual appeal but also serves a practical purpose by mitigating flood risks. Additionally, the treatment will offer shade and provide a natural habitat for the local wildlife, contributing to the ecological sustainability of the area.

The new walkable waterfront is set to become a feature of the extensive walking network in the Sunshine Coast, offering breathtaking views of the lakes and creating an idyllic walking experience. It is the perfect space for relaxation, exercise, and socializing, providing a wonderful opportunity to enhance both mental and physical wellbeing.



50M LANDSCAPE BUFFER AND WETLAND SUPPORT

The landscape buffer and wetland support is designed to provide a transition zone between the development area and the remnant vegetation. It is 50m wide and comprises of four distinct zones as follows:

- Zone 1 (0m to 15m): This zone is dedicated to full wetland revegetation. It has been designed to mimic the natural • wetland environment and will feature indigenous wetland plant species. The zone is designed to function as a habitat for various wetland species and to improve water quality by filtering out pollutants.
- Zone 2 (15m to 30m): This zone is characterized by light tree cover over grass. It is designed to provide shade and • habitat for kangaroos, small birds and insects. The grass cover in this zone is designed to be maintained periodically to keep it relatively short.
- Zone 3 (30m to 40m): This zone is a grassland with scattered trees and a fence on the 40m offset line from the • remnant vegetation. The fence is designed to serve as a physical buffer (screened by landscaping in Zone 4) between the development area and the remnant vegetation. The scattered trees are planted to provide a visual break and to offer habitat for Kangaroos and other wildlife species.
- Zone 4 (40m to Road Reserve): This zone is the transition zone that can include batters, stormwater treatment devices, screening vegetation, and tufting grasses. It is designed to filter runoff from the development area before it enters the remnant vegetation area. The batters are designed to slow down the runoff, allowing sediment and other pollutants to settle out. The stormwater treatment devices are designed to remove pollutants from the runoff. The screening vegetation and tufting grasses are designed to provide a visual screen to the fence line and a landscape buffer to the remnant vegetation.

Overall, the landscape buffer is designed to function as a transition zone that provides a seamless connection between the development area and the remnant vegetation. The design is focused on promoting biodiversity, safety and the protection of Kangaroos, water quality, and visual aesthetics.

States and the states of		t Ats	50m Landscape Buffer	
Road Reserve / Additional Open Space	Zone 4 - 10m	Zone 3 - 10m	, Zone 2 - 15m	Zone 1 - 15m
	40m to Road Reserve - Transition Zone - Batters, stormwater treatment devices, screening vegetation and tufting grasses	30m to 40m - Grassland with scattered trees and fencing to 40m remnant vegetation offset	15m to 30m - Light tree cover over grass	0m to 15m - Full wetland revegetatio





SETTLERS PARK

Introducing a new residential community on the Sunshine Coast that aims to rejuvenate Settlers Park and establish a first-rate gateway to the Twin Waters and Pacific Paradise neighbourhoods. The objective of the design is to strengthen the park's connection to Australia's rich heritage by emphasizing the historical log post and mango trees.

This community will offer level ground for community play, shaded and sheltered areas. There will be open visibility and safeguards for the historical mango trees throughout the design. Our planting scheme will promote the remnants of the wetland, creating a natural and serene environment for residents and visitors alike. In addition, new entrance features will be added to enhance the overall appearance of the park and create an inviting atmosphere for all who enter.

With a focus on community, this residential community will offer a wide range of amenities to promote a sense of togetherness and belonging. From communal spaces for socializing to walking paths for exploring the park and wetlands, residents will have plenty of opportunities to connect with one another and their natural surroundings.

Overall, this residential community is designed to provide a unique and enriching living experience while rejuvenating Settlers Park and establishing it as a premier gateway to the Twin Waters and Pacific Paradise neighborhoods.

01 New 'Twin Waters' Feature Entrance Wall 02 Settlement Log Post 03 Posts with engraved text - to replace existing signage 04 Existing shelters 05 Historic Mango Trees with Mulch Surrounds 06 Breakout lawn 07 Native plant buffer 08 Feature streetscape entrance 09 Public art opportunities 10 Planting Beds with low level planting - - - Tree Protection Zone





LAKESIDE PARK

Introducing the Twin Waters West Lakeside Park, an exciting new addition to the Sunshine Coast's residential community. Designed to provide both active and passive recreation, the park will be a valuable amenity for both new and existing residents of the area.

The park will feature a variety of activity areas that celebrate the existing landscape design drivers, including pathways, promenades, garden pavilions, outdoor dining rooms, outdoor lounges, breakout lawns, and a hero play element. The park's design will include ample shade, varied spaces, and levels that ensure maximum sightlines to key elements, particularly long views up and across the waterway/lake, which will be embraced as part of the park's aesthetic.

The waterfront lawn will provide a unique opportunity for residents and visitors to engage with the waterway/lakes, while a series of strategically placed seating areas will encourage relaxation and socialization. Overall, the Twin Waters West Lakeside Park will be a dynamic and attractive destination that fosters community engagement and outdoor recreation.

01	Sloped lawn
02	Outdoor dining room
03	Garden pavilion
04	Breakout lawn
05	Central green (45m dia) with provision for emergency helicopter landing zone
06	Feature Playground
07	Amenities block
08	Waterfront lawn
09	Amphitheater seating
10	Walkable waterfront
11	Dense buffer planting to bridge embankment
12	Lake
13	Bio-retention basin
14	Exercise equipment area
15	Parking

*Design and location of all new facilities and shelters will take into account CPTED principles and LIM guidance and specification





FOREST PARK

Introducing a new residential community on the Sunshine Coast that offers a unique balance between preserving and enjoying the environment. Our community park is located within a thriving wetland ecosystem, allowing residents to connect with nature right at their doorstep.

The park features vast green lawns that provide ample space for recreational activities such as picnics, sports, and leisurely strolls. Our community park also includes a bird-hide style lookout pods on a raised all-access walkway, which provides breathtaking views of the surrounding natural beauty and shelter from the sun and rain.

We understand the importance of providing ample shade and shelter in the outdoor space, and that is why our park has several seating areas, shade structures, BBQ and picnic tables for residents to enjoy.

Our community park is a testament to our commitment to sustainability and preserving the environment. We invite you to be a part of our community and experience the perfect harmony between nature and modern living.

01 Slip-road 02 Car parking for the park 03 Shelter / BBQ facilities 04 Amenities block 05 06 Mini-bus bay Breakout lawn 07 Wildlife fence on 40m contour 08 Roofed lookout pods 09 Level access boardwalk 10 **Bio-retention basin** 11 Tuffed grassing and screen planting 12 Kangaroo clearing

*Design and location of all new facilities and shelters will take into account CPTED principles and LIM guidance and specification





FORESHORE REHABILITATION AREA

The Foreshore Rehabilitation Area is an environmental reserve that will largely be revitalised through limited rehabilitative measures and formalising the Coastal Pathway for public use. This open space will provide a canvas for educational signage to inform users of the existing coastal heath and of the environment that surrounds the Maroochydore River. Embellishments within the environmental reserve will be limited to seating, signage and pedestrian and cycle pathways aligned close to the development edge along the north of the site.



*Design and location of all new facilities and shelters will take into account CPTED principles and LIM guidance and specification





epared by Urbis for Stockland 2

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URBIS

HISTORIC TREES - MANGO TREES

Settlers Park includes 4 historically important mango trees. The design wraps the footpath through the park rather then along then alongside the rood. This is to prevent building the path on top of the tree protection zone and impacting the roots below. The views of the of these historic tree will be maintained by careful species selection and placement.



HISTORIC TREES - BLAZE TREE

On the western boundary of the site, is a Moreton Bay Ash tree that has been marked as a Blazed Tree. There is a buffer of at least 9m between the location of the trunk of the Ash and the bottom of the acoustic mound. The arboricultural report has shown minimal impact the tree roots. A rest stop and signage will be installed to bring awareness to the cultural asset and to provide a place for people to rest on the cycle path.



URBIS

- 01 02 03 04
- Existing cycle path
 - Blazed Tree
 - 3m wide Maintenance Path
 - 4 Future CAMCOS Corridor
- 05 20m vegitation buffer
- 06 Lake
- 07 Rest Stop with Sign, Bench and Bin
- 08 Acoustic mound with Acoustic fence
On 14 April 2014 Sunshine Coast Regional Council (SCC) adopted the Sunshine Coast Planning Scheme 2014 and the associated planning scheme policies. The planning scheme and the planning scheme policies were gazetted on 2 May 2014 and commenced on 21 May 2014. The current version of the planning scheme is version 16, effective 19 October 2018. In regards to the assessment of landscaping, the relevant section of the planning scheme is the Landscape Code (Section 9.4.2). Typically, all landscape design will comply with the Sunshine Coast Council LIM and will be assessed as per the typical operational works approval process once the development approval has been granted.

PERFC	RMANCE OUTCOMES	ACCEPT	ABLE OUTCOMES	PO,AO OR NA	COMMENT
RETEN	TION OF VEGETATION AND TOPOGRAPHIC FEATURES	IN LAYOU	JT AND DESIGN OF LANDSCAPES		
PO1	Development provides landscapes that, as far as practicable, retain and protect existing trees, vegetation and topographic features of ecological, recreational, aesthetic and cultural value.	AO1	No acceptable outcome provided. Note—the Planning scheme policy for development works provides more specific guidance about the retention of vegetation and topographic features.	PO	Performance outcomes is suitable.
MANAG	SEMENT OF WEEDS				
PO2	Development provides for all weeds to be managed within the site and frontages and for the implementation of effective measures to reduce weed intrusion and the risk of re-infestation on an ongoing basis.	AO2	No acceptable outcome provided. Note—the Planning scheme policy for development works provides more specific guidance about the management of weeds.	PO	Performance outcomes is suitable.
LANDS	CAPE DESIGN			·	
PO3	Development provides for landscapes that contribute to and create a high quality landscape character for the site, street, local area and the Sunshine Coast, by:- (a) promoting the character of The Sunshine Coast as a sub-tropical environment; (b) being sensitive to site conditions, natural landforms and landscape characteristics; (c) protecting and enhancing native vegetation, wildlife habitat and ecological values; (d) protecting and framing significant views, vistas and areas of high scenic quality; and (e) being of an appropriate scale to integrate successfully with development.	AO3	No acceptable outcome provided. Note—the publication Sub-tropical Design in South East Queensland – a handbook for Planners, Developers and Decision Makers provides guidance about the use of landscapes in a sub-tropical climate.	PO	Performance outcomes is suitable.
LANDS	CAPE MANAGEMENT AND MAINTENANCE				
PO4	Development provides for landscapes that are designed, constructed, established and maintained to allow for natural vegetation communities renewal, where practicable, and to ensure minimisation of ongoing maintenance costs.	AO4	No acceptable outcome provided.	PO	Performance outcomes is suitable.

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PERFO	RMANCE OUTCOMES	ACCEPT	ABLE OUTCOMES	PO,AO OR NA	СОМ
PO5	Development provides for maintenance issues to be considered as an integral part of the landscape design and a sustainable maintenance regime to be implemented over time.	AO5	No acceptable outcome provided.	PO	Perfo
SAFET	Y AND SECURITY				
PO6	Development provides for landscapes that enhance access points and personal safety, but which do not impede visibility at access points, pedestrian crossings, speed control devices and intersections.	AO6	Development provides landscapes which:- (a) define territory and ownership of public, common, semi-private and private space and does not create ambiguous spaces adjacent to areas with security issues; (b) allow passive surveillance into, and visibility within, communal recreational spaces, children's play areas / playgrounds, pathways and car parks; (c) incorporate trees that will establish to provide a minimum of 1.8 metres clear trunk and understorey planting that is a maximum of 0.7 metres in height above the road pavement, where located immediately adjacent to pathways, entries, parking areas, street corners, street lighting and driveways; (d) minimise the use of dense shrubby vegetation over 1.5 metres in height along street frontages and adjacent to open space areas; (e) incorporate pedestrian surfaces that comply with AS/NZS 4586 Slip resistance classification of new pedestrian surface materials and AS 3661 Slip resistance of pedestrian surfaces, and be stable and trafficable in all weather conditions; (f) provide universal access in accordance with Australian Standard AS 1428: Design for Access and Mobility; and (g) provide security and pathway level lighting to site entries, driveways,	PO / AO	Both Integr will co be as proce
PO7	Development provides for public landscape management to occur within a safe working environment.	A07	No acceptable outcome provided. Note—development of landscape is to have regard to the Manual of Uniform Traffic Control Devices and the Work Health and Safety Act 2011.	PO	Perfo Integr will co be as proce



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ormance outcomes is suitable.

performance and acceptable outcomes are suitable.

gration of safety and security into the landscape design comply with the Sunshine Coast Council LIM and will ssessed as per the typical operational works approval ess.

ormance outcomes is suitable.

gration of safety and security into the landscape design comply with the Sunshine Coast Council LIM and will ssessed as per the typical operational works approval ess.

PERFC	DRMANCE OUTCOMES	ACCEPT	ABLE OUTCOMES	PO,AO OR NA	COMI
ENERG	GY EFFICIENCY				
PO8	Development provides landscapes that assist in passive solar access, the provision of shade, microclimate management and energy conservation.	AO8.1 AO8.2 AO8.3 AO8.4 AO8.5	Landscape elements are positioned to shade walls, windows and outdoor areas from afternoon (western) sun. Landscapes facilitate winter sun access to living areas, north facing windows and public spaces. Landscapes, fences and walls allow exposure of living and public areas to prevailing summer breezes and protection against winter winds. Landscape elements do not shade solar collector devices during the middle 6 hours of the day. Existing street and park trees are retained where solar collectors are installed. Note—Figure 9.4.2A (Design for passive solar access) illustrates how landscapes may provide for passive solar access, the provision of shade and microclimate management. Figure 9.4.2A Design for passive solar access	PO / AO	Both p Integra will co be ass proces
STORM	IWATER DRAINAGE AND WATER CONSERVATION	1			
PO9	Development provides for landscapes that successfully integrate stormwater drainage and water sensitive urban design elements with the street tree infrastructure and surrounding landscapes.	AO9	No acceptable outcome provided.	PO	Perfor Integra into th Coast operat

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performance and acceptable outcomes are suitable.

ration of energy efficiency into the landscape design omply with the Sunshine Coast Council LIM and will ssessed as per the typical operational works approval ess.

rmance outcome is suitable.

ration of stormwater drainage and water conservation he landscape design will comply with the Sunshine t Council LIM and will be assessed as per the typical ational works approval process.

PERFC	RMANCE OUTCOMES	ACCEPT	ABLE OUTCOMES	PO,AO OR NA	СОМ
P10	Development provides for landscapes that promote the efficient use of water through appropriate plant selection and layout and by maximising opportunities for water infiltration.	A10	Landscapes maximise the infiltration and conservation of water by:- (a) selecting plant species appropriate for local conditions and appropriate turf species that require minimal irrigation after establishment; (b) grouping plants and street trees (where appropriate) in mulched beds; (c) minimising impervious surfaces; (d) incorporating semi-porous pavement surfaces as an alternative to impervious surface; and (e) draining hard surface areas to landscaped areas and water sensitive urban design devices. Note—Figure 9.4.2B (Planting density and use of mulch) illustrates how landscapes may promote water conservation through appropriate planting density and use of mulch. Figure 9.4.2B Planting density and use of mulch	PO / AO	Both Integr into th Coasi opera
P11	Development provides for landscapes with planting and lawn areas that do not require permanent irrigation, except in high profile and high use landscape areas.	A11	No acceptable outcome provided.	PO	Perfo Integr into th Coast opera
SITE S	TABILITY AND SOIL QUALITY				
P12	Development provides for landscapes which are designed and sited to ensure the stability of soils and minimisation of erosion.	A12	No acceptable outcome provided.	PO	Perfo Integr Iands Coun



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performance and acceptable outcomes are suitable.

gration of stormwater drainage and water conservation the landscape design will comply with the Sunshine st Council LIM and will be assessed as per the typical ational works approval process.

ormance outcomes is suitable.

gration of stormwater drainage and water conservation the landscape design will comply with the Sunshine st Council LIM and will be assessed as per the typical ational works approval process.

ormance outcomes is suitable.

gration of site stability and soil quality into the scape design will comply with the Sunshine Coast ncil LIM and will be assessed as per the typical ational works approval process.

PERFO	RMANCE OUTCOMES	ACCEPT	ABLE OUTCOMES		PO,AO OR NA	CON
P13	Development provides for landscapes on steep and unstable land to be managed with slope stabilising planting rather than engineered retaining structures, as far as practicable.	A13	Landscapes incorporate stabilising plant species at density and establishment materials on batters, slo waterways using soils which are less prone to eros Note – Figure 9.4.2C (Landscape design for waterw the preferred landscape treatment for waterway edge Figure 9.4.2C Landscape design for waterway edge	an appropriate pes and the edges of ion. vay edges) illustrates ges. ges	PO / AO	Both Integ Iands Coun opera
P14	Development provides for landscapes that incorporate planting media that is capable of supporting the successful establishment and sustainable growth of selected plant species.	A14.1 A14.2	All planting media including site soil and imported t landscapes:- (a) is suitable for the successful establishment of th species; and (b) is suitably remediated to maximise the site spec performance objectives. As far as practicable, existing site soil is used for p	opsoil used in ne selected plant tific vegetation lanting media.	PO / AO	Both Integ Iands Coun opera
PLANT	ING TECHNIQUE, PLANT SECTION, STOCK SIZE AND Q	UALITY				
P15	Development provides for landscapes where planting of plant stock is undertaken in accordance with best horticultural practice.	A15	No acceptable outcome provided.		PO	Perfo Integ and o Suns the ty
P16	Development provides for landscapes which incorporate plant stock of an appropriate size at the time of planting to fulfil the intended function whilst ensuring long term viability.	A16	Landscapes incorporate plant stock sizes that com 9.4.2.3.1A Minimum plant stock sizes Planting Stock Feature or landmark trees Street trees or park trees Other trees Shrubs, vines and ground covers Macrophytes, tufting plants and revegetation stock	Minimum Pot Size45 litre pot25 litre pot15 litre pot (300mm)140mm pot50mm tube	PO / AO	Both Integ and c Suns the ty

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performance and acceptable outcomes are suitable.

gration of site stability and soil quality into the scape design will comply with the Sunshine Coast ncil LIM and will be assessed as per the typical ational works approval process.

performance and acceptable outcomes are suitable.

gration of site stability and soil quality into the scape design will comply with the Sunshine Coast ncil LIM and will be assessed as per the typical ational works approval process.

ormance outcome is suitable.

gration of planting technique, plant selection, stock size quality into the landscape design will comply with the shine Coast Council LIM and will be assessed as per ypical operational works approval process.

performance and acceptable outcomes are suitable.

gration of planting technique, plant selection, stock size quality into the landscape design will comply with the shine Coast Council LIM and will be assessed as per ypical operational works approval process.

PERFC	DRMANCE OUTCOMES	ACCEPT	ABLE OUTCOMES	PO,AO OR NA	COM
PERFC P17	 CRMANCE OUTCOMES Development provides for landscapes which incorporate plant species that:- (a) are well matched to the required landscape function; (b) are not poisonous or dangerous; (c) have a form and structure typical of the species, free from structural or root system faults, diseases and nutritional deficits; and (d) are of appropriate hardiness for the intended location. 	ACCEPT A17.1 A17.2 A17.3 A17.4 A17.5	ABLE OUTCOMES In urban settings, landscapes incorporate local and 'cultivar' native plants with moderate use of suitable non-invasive exotic species where function requires. Landscape planting does not use plant species that:- (a) have large thorns or spines; (b) are capable of triggering severe allergic reactions; or (c) are poisonous. Landscape planting does not use declared or environmental weeds as specified in the Planning scheme policy for development works. Street and park tree stock meet the requirements for quality specified in the NATSPEC Guidelines: Specifying Trees, and/or plants are true to form. Note—Figure 9.4.2D (Quality of street and plant tree stock) illustrates the condition of trees to be used in landscapes. Figure 9.4.2D Quality of street and plant tree stock	PO,AO OR NA PO / AO	Both Integ and c Suns the ty
P18	Development ensures that where palms are used in	A18	site (i.e. full sun, wind, salt spray). Palms included in the planting palette are planted in small naturalistic	PO / AO	Both
	 Iandscapes they are:- (a) used in a manner that is consistent with their natural character and occurrence on the Sunshine Coast, where practicable; (b) used as an emergent rather than dominant landscape feature, where other species are less suitable; and (c) the appropriate species for their location, and minimise public safety risks 		groups (clumped as they would normally occur) in coordination with other trees and foliage planting.		Integ and c Suns the ty



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performance and acceptable outcomes are suitable.

gration of planting technique, plant selection, stock size quality into the landscape design will comply with the shine Coast Council LIM and will be assessed as per ypical operational works approval process.

performance and acceptable outcomes are suitable.

gration of planting technique, plant section, stock size quality into the landscape design will comply with the shine Coast Council LIM and will be assessed as per ypical operational works approval process.

PERFC	ORMANCE OUTCOMES	ACCEP1	ABLE OUTCOMES	PO,AO OR NA	СОМІ
REVEG	GETATION AND HABITAT RESTORATION WORKS				
P19	Development with landscapes for revegetation or habitat restoration works, ensures that the works:- (a) are of a high quality; (b) replicate the topography and structure of appropriate natural habitat and corridor elements; (c) utilise plant species of local native provenance where available; and (d) are established using appropriate methods so as to maximise environmental outcomes and minimise ongoing maintenance requirements.	A19	Revegetation and habitat restoration works:- (a) are undertaken in accordance with the standards specified in the Planning scheme policy for development works; (b) employ suitable establishment and management methods and combinations of methods to encourage the most successful regeneration; (c) use local native provenance species, where available, that are planted in a matrix or naturalistic pattern to densities best suited to the species, landform, soil profile, drainage and ecosystem being recreated; (d) provide for self-sustaining ecosystems to be created through successional planting/regeneration methods that employ pioneer species to stabilise the site, before encouraging longer term species establishment; and (e) use understorey shrubs and vines to appropriately bind rehabilitation area edges (including waterway edges) against degradation and weed infestation.	PO / AO	Both p Integra into th Coast operat
LANDS	CAPE DESIGN FOR WILDLIFE	1	1	T	1
P20	Development ensures that landscapes protect habitats and corridors for native wildlife by:- (a) replicating adjacent remnant vegetation including understorey vegetation and ground surface habitat logs, rock piles and melon holes; (b) siting landscaped areas to complement and enhance existing and surrounding vegetation; (c) retaining old trees (including dead trees) with hollows for local native fauna habitat, where trees will not provide a public safety risk; (d) retaining natural leaf litter where appropriate for local native fauna; (e) creating or enhancing vegetation linkages between existing habitats; (f) selecting species that provide a range of foliage, fruit and flower suitable for local native fauna; (g) minimising adverse effects to koalas by planting and retaining appropriate tree species and facilitating koala movement in koala habitat areas; and (h) providing wildlife nesting boxes, fauna bridges, ropeways, arboreal road crossings, fauna underpasses and traffic calming.	A20	No acceptable outcome provided.	PO	Perfor Integra Iandso Counc operat

MENT

performance and acceptable outcomes are suitable.

ration of revegetation and habitat resotration works he landscape design will comply with the Sunshine t Council LIM and will be assessed as per the typical ational works approval process.

rmance outcome is suitable.

ration of landscape design for wildlife into the scape design will comply with the Sunshine Coast icil LIM and will be assessed as per the typical ational works approval process.

PERFORMANCE OUTCOMES

ACCEPTABLE OUTCOMES

PO,AO OR NA COM

LANDSCAPE BUFFERS

P21	Development provides for landscape buffers that:- (a) effectively protect the edges of existing native vegetation or another ecologically important area; (b) achieve visual screening of acoustic attenuation devices; and (c) provide separation between incompatible land uses or between major infrastructure elements (such as State controlled roads) and land uses.	A21	Where a landscape buffer is required by an applicable use code, local plan code or overlay code, it is designed, constructed, established and maintained in accordance with the following:- (a) earth mounding is provided, where necessary, to complement and achieve satisfactory acoustic attenuation, visual screening or land use separation; (b) selected plant species are appropriate to the location, drainage and soil type, meet the buffer's functional requirements and require minimal ongoing maintenance; (c) plant selection includes a range of species to provide variation in form, colour and texture to contribute to the natural appearance of the buffer; (d) planting density results in the creation of upper, mid and understorey strata with:- (i) large trees planted at 6 metre centres; (ii) small trees planted at 1 metre centres; (e) tufting plants, vines and groundcovers planted at 0.5 metre to 1 metre centres; and (f) where adjoining the edge of native vegetation or waterway understorey, shrubs and vines are used to bind appropriately the buffer edges against degradation and weed infestation. Note—Figure 9.4.2E Landscape buffer design, illustrates the preferred configuration of landscape buffers.	PO / AO	Both p Integra into th Coast operat



COMMENT

performance and acceptable outcomes are suitable.

ation of landscape buffers (Sunshine Motorway) ne landscape design will comply with the Sunshine t Council LIM and will be assessed as per the typical tional works approval process.

PERFORMANCE OUTCOMES		ACCEPT	ABLE OUTCOMES	PO,AO OR NA	COMN
LANDS	CAPE SCREENING				
P22	Development provides for complete or partial landscape screening of built form elements, carparks, fences, utilities and storage areas at maturity.	A22.1 A22.1 A22.1 A22.1	 Built form is softened and integrated with the broader landscape by structured landscape planting. Landscape screening occupies at least 30% of a building elevation as viewed from the street. Except where otherwise provided by the applicable use code, car parks and driveways are screened by:- (a) a planting bed of at least 1.5 metres wide where adjacent to a residential use; or (b) a planting bed of at least 3 metres wide where adjacent to a street frontage or public open space. Storage and utility areas are completely screened by vegetation or built screens, except for access ways. Note—Figure 9.4.2F (Landscape screening of building elevations) illustrates how landscape screening of building elevations Figure 9.4.2F Landscape screening of building elevations 	PO / AO	Both proces
ENGIN	EERED PLANTING				
P23	Development provides for landscapes incorporating any	A23	No acceptable outcome provided.	PO / AO	Both p
	podium planter, green wall or other vertical landscape element to be appropriately designed, constructed and managed with adequate growing media, drainage and irrigation, where required, and to ensure vigorous and sustainable plant growth without structural or drainage conflicts.				Integra outdoo with th as per

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performance and acceptable outcomes are suitable.

ration of screening into the landscape design will ly with the Sunshine Coast Council LIM and will be used as per the typical operational works approval ss.

performance and acceptable outcomes are suitable.

ration of engineered planting (garden pavilions and or living rooms) into the landscape design will comply he Sunshine Coast Council LIM and will be assessed r the typical operational works approval process.

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES		PO,AO OR NA	CON
LANDS	CAPE AREA PROVISION				
P24	Areas to be included in landscape provisions contribute to the local amenity and conditions that support the establishment of successful trees and landscapes whose growth is not compromised by services and infrastructure.	A24	Landscape areas are concentrated TWard development frontages and contribute to the streetscape.	PO / AO	Both Integ comp asses proce
STREE	TSCAPE LANDSCAPES				
P25	Development provides for streetscape landscapes that:- (a) ensures the provision of shade trees at regular intervals; (b) contributes to the continuity and character of existing and proposed streetscapes; (c) in established urban areas, TWns and villages, incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; and (d) in new or establishing urban areas, incorporates landscape design that is consistent with and complementary to the natural landscape character of the local area.	A25	No acceptable outcome provided. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the Council's Infrastructure and Guideline Standards for each centre as required.	PO / AO	Both Integ desig and v appro
P26	Development provides for entry statement landscapes that:- (a) consist mainly of vegetative features with minimal signage and built form; (b) have all components of the entry statement contained wholly on private land; and (c) are vandal resistant and require minimal ongoing maintenance.	A26	 Entry statements:- (a) are only provided at major estate or centre entry points; (b) incorporate feature trees and suitable understorey planting as the main elements of the entry statement; (c) incorporate restrained signage with all built form features located on private land; and (d) require minimal ongoing maintenance. Editor's note—Section 9.4.1 (Advertising devices code) sets out requirements for an entry statement sign. 	PO / AO	Both Integ desig and v appro



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performance and acceptable outcomes are suitable.

gration of area provision into the landscape design will ply with the Sunshine Coast Council LIM and will be essed as per the typical operational works approval ess.

performance and acceptable outcomes are suitable.

gration of streetscape landscapes into the landscape gn will comply with the Sunshine Coast Council LIM will be assessed as per the typical operational works oval process.

performance and acceptable outcomes are suitable.

gration of streetscape landscapes into the landscape gn will comply with the Sunshine Coast Council LIM will be assessed as per the typical operational works oval process.

PERFC	RMANCE OUTCOMES	ACCEPT	ABLE OUTCOMES	PO,AO OR NA	СОМ
P27	Developments are designed to ensure adequate space is provided for street trees and that the provision of shade and amenity to the streetscape receives high priority when locating services, footpaths, driveways, car parking and buildings.	A27.1 A27.2	Street trees are centrally located between kerb and footpath. Street trees are suitable to the locality, soil type, drainage and functional requirements of a shade tree. Note—Figure 9.4.2G (Street tree planting configuration) illustrates traditional and grouped street tree planting configuration examples. Figure 9.4.2G Street tree planting configuration $\int \int $	PO / AO	Both p Integr design and w appro

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performance and acceptable outcomes are suitable.

gration of streetscape landscapes into the landscape gn will comply with the Sunshine Coast Council LIM will be assessed as per the typical operational works oval process.

PERFORMANCE OUTCOMES

ACCEPTABLE OUTCOMES

PO,AO OR NA COM

PROVISION OF NATURAL AND BUILT SHADE

P28	Development provides for landscapes that incorporate	A28 1	All pathways are designed for maximum shade opportunities with shade		Both p
0	protective shade to public and communal spaces, including		trees at an average of 6 metre centres and/or awnings to achieve a shade	r U / AC	
	car parking areas, barbeque and picnic areas, children's		level consistent with the subtropical climate.		Integra
	play areas and exercise equipment stations.		Note—target of 80% shade at tree maturity.		and wi
			All carparking areas are shaded by either:-		approv
		A28.2	(a) shade trees at a maximum spacing of 1 shade tree per 4 parking bays planted in:-		
			(i) deep natural ground where growing media has sufficient volume to facilitate vigour, sustainability and will allow for the tree to achieve mature form; or		
			(ii) structured soil cells with growing media volume capable of facilitating vigour, sustainability and allowing the tree to achieve mature form; or		
		A28.3	(b) a constructed shade structure, only where set back from the street and consistent with the character of the area.		
			All public or communal barbecues, picnic table areas, children's play areas and playgrounds are shaded by a constructed shade structure and supplemented with trees.		
		A28.4 A28.5	Constructed shade structures (awnings, pergolas, shelters and shade sails) are manufactured from long lasting UV stable materials that are vandal resistant and require minimal ongoing maintenance.		
	A		Shade trees are selected from species suitable to the location, soil and drainage conditions and create a dense, wide spreading foliage canopy with minimal limb, leaf and fruit drop.		
		A20.0	The quantities and types of built or natural shade is provided in accordance with the Creating Shade at Public Facilities: Policy and Guidelines for Local Government, prepared by the Australian Institute of Environmental Health.		



COMMENT

performance and acceptable outcomes are suitable.

ation of natural and built shade into the landscape n will comply with the Sunshine Coast Council LIM vill be assessed as per the typical operational works val process.

PERFORMANCE OUTCOMES		ACCEPT	ABLE OUTCOMES	PO,AO OR NA	СОМ
PATHW	AYS AND ACCESS POINTS				
P29	Development provides for public and communal pathways and access points to be fit for purpose in terms of their location, width and extent and to be effectively integrated with the landscape design for the development.	A29	Development complies with the standards for pathways and access points specified in the Planning scheme policy for development works.	PO / AO	Both Integr Iands Coun
	Note—public and communal pathways and access points include, but are not limited to, beach access paths, vehicle and machinery access paths, boat ramp accesses and pedestrian and bicycle pathways.				opera
P30	Development provides for children's play areas, recreational sports areas and exercise equipment provided in public and communal open space to:-	A30	Development complies with the standards specified in the Planning scheme policy for development works.	PO / AO	
	(a) be appropriately located within open space;				
	(b) utilise equipment and materials that are fit for purpose, durable and safe; and				
	(c) be designed for the use of a range of age groups and physical and cognitive abilities.				
LANDS	CAPE STRUCTURES				
P31	Development provides for all built structures used in landscapes to:-	A31	Development complies with the standards specified in the Planning scheme policy for development works.	PO / AO	Both
	(a) be appropriately located within the landscape;				outdo
	(b) be fit for purpose, durable and safe;				with t
	(c) incorporate impervious roofs that maximise rain and sun protection, where intended to provide shelter;				as pe
	(d) harvest water for re-use, where appropriate; and				
	(e) comply with any relevant building, engineering, plumbing or electrical standards.				
	Note—landscape structures include, but are not limited to, shade shelters for barbeques and picnic areas, pergolas, toilet and change room facilities, maintenance and storage sheds, boardwalks, bridges, raised platforms, lookouts, steps and stairs.				

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performance and acceptable outcomes are suitable.

gration of pathways and access points into the scape design will comply with the Sunshine Coast ncil LIM and will be assessed as per the typical ational works approval process.

performance and acceptable outcomes are suitable.

gration of landscape structures (garden pavilions and oor living rooms) into the landscape design will comply the Sunshine Coast Council LIM and will be assessed er the typical operational works approval process.

PERFORMANCE OUTCOMES

ACCEPTABLE OUTCOMES

PO,AO OR NA COI

FURNITURE AND FIXTURES

P32	Development provides for all furniture and fixtures used in open space or landscapes to:-	A32.1	Development complies with the standards specified in the Planning scheme policy for development works.	PO / AO	Both p
	(a) be appropriately located within open space or the	A32.1	Landscape furniture and fixtures:-		design
	landscape; (b) be fit for purpose, durable and safe;		(a) comply with the furniture and fixture range design developed for the local area; or		and wi
	(c) be vandal resistant with parts that are easily replaceable;		(b) where no range design exists, reflect a coordinated or themed design		
	(d) be easy to maintain; and		aesthetic.		
	(e) comply with any relevant building, engineering, plumbing or electrical standards.		Note - a streetscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.		
	Note - landscape furniture and fixtures include, but are not limited to, seats, benches, picnic tables, tree guards, bicycle racks/rails, balustrades and railings, bollards, maintenance gates, barbeque plates, taps and drinking fountains, beach showers, bins and bin surrounds, lighting and signage.		Note - streetscape materials and palettes' can be referenced from the Council's Infrastructure and Guideline Standards for each centre as required.		
PAVEM	ENTS				
P33	Development provides for all pavements used in landscapes to be:- (a) hard wearing;	A33	Development complies with the standards specified in the Planning scheme policy for development works.	PO / AO	Both p Integra comply
	(b) non-slip;				assess
	(c) shaded or coloured to reduce glare and heat reflection; and				proces
	(d) finished with surface treatments that require minimal cleaning or ongoing maintenance.				



COMMENT

performance and acceptable outcomes are suitable.

ation of furniture and fixings into the landscape n will comply with the Sunshine Coast Council LIM vill be assessed as per the typical operational works val process.

performance and acceptable outcomes are suitable.

ration of pavements into the landscape design will ly with the Sunshine Coast Council LIM and will be used as per the typical operational works approval ss.

PERFC	RMANCE OUTCOMES	ACCEPT	ABLE OUTCOMES	PO,AO OR NA	СОМ
FENCI	NG, WALLS AND SCREENING				
P34	Development provides for all fences, walls and screening structures used in landscapes, where interfacing with public use areas, to be:- (a) appropriately located within the landscape; (b) fit for purpose, durable and safe; (c) integrated within the landscape; (d) vandal and graffiti resistant where fronting a public space; and (e) articulated, screened by planting, coloured and textured so as to blend in with the character of the local area.	A34	Development complies with the standards specified in the Planning scheme policy for development works. Fences and screens to street frontages are a minimum of 50% visually and climatically permeable. Fences and screens do not extend further than 6 lineal metres without articulation and vegetative screening. Fences and screens bordering public use areas allow for casual surveillance opportunities and are designed to blend with adjacent landscape features. Fences and screens bordering beachfront reserves are of commercial grade pool type fence construction, coloured to blend with adjacent landscape features. Note - Figure 9.4.2H (Design of fences, walls and structures) illustrates the preferred treatment of fences, walls and structures Figure 9.4.2H Design of fences, walls and structures walls and structures used in landscapes.	PO / AO	Both Integr lands Coun opera
LIGHTI	NG	1			
P35	Development provides for lighting of a suitable standard to be incorporated in landscapes, where required, to support the use of areas and facilities and maintain the safety and security of people and property.	A35	Development complies with the standards specified in the Planning scheme policy for development works and Australian Standard (AS 1158.3.1 Lighting for roads and public spaces).	PO / AO	Both Integr shelte Sunsl the ty

IMENT

performance and acceptable outcomes are suitable.

gration of fencing, walls and screeing into the scape design will comply with the Sunshine Coast ncil LIM and will be assessed as per the typical ational works approval process.

performance and acceptable outcomes are suitable.

pration of lighting (playground, primary pathways, and ers) into the landscape design will comply with the shine Coast Council LIM and will be assessed as per ypical operational works approval process.

PERFORM	IANCE	OUTC	OMES

ACCEPTABLE OUTCOMES

SIGNA	GE				
P36	Development provides for signage in public open space and communal open space areas to be:-	A36	No acceptable outcome provided.	PO	Perfor
	(a) appropriately located in open space;				Cound
	(b) limited to park naming signs, estate signs, way finding signs and symbols, education and interpretive signs and warning/safety signs; and				opera
	(c) durable and easy to maintain.				
ROADS	, SERVICES AND UTILITIES				
P37	Development provides for all landscapes to be located a safe distance from utilities and underground services.	A37.1	Planting and landscape structures are located to enable tradespersons to access, view and inspect switchboards, substations, service meters and the like.	PO / AO	Both p Integr Iandso
		A37.2	Root barriers are installed around critical infrastructure where infrastructure is located adjoining tree planting zones.		and w appro
		A37.3	Planting in landscapes adjacent to electricity substations or high voltage transmission line easements complies with:-		
			(a) for Energex's assets, the Energex Vegetation Management Standard; and		
			(b) for Powerlink's assets, Powerlink's Easement Co-use Guideline and Screening Your Home from Powerlines Guideline.		



COMMENT

rmance outcome is suitable.

ndscape design will comply with the Sunshine Coast icil LIM and will be assessed as per the typical ational works approval process.

performance and acceptable outcomes are suitable.

ration of roads, services and utilities into the cape will comply with the Sunshine Coast Council LIM will be assessed as per the typical operational works oval process.







OFFICIAL

Attachment B: Action Area

PLAN 1. IMPACT ASSESSMENT (THREATENED ECOLOGICAL COMMUNITIES)





DAVID LOW WAY, PACIFIC PARADISE



Attachment C: Council Decision Notice – Preliminary Approval of MCU23/0113



sunshinecoast.gld.gov.au

Attachment 1, Page 1

07 5475 7272 mol@sunshnebcast.gld.gov.au Inc.ed.Bog 72 Sunshine Coast Mail Centre Old 4585 Sunshine Coast City Hall 54 First Avenue Manocrystope Old 4558 Sunshine Coast Regional Coanel - AK4 37 676 373 915

Officer:

Direct Telephone: Our Reference: Your Reference:

ssm:MAV:MCU23/0113 22526

20 December 2023

Stockland Developments Pty Ltd C/- Project Urban Pty Ltd PO Box 6380 MAROOCHYDORE QLD 4558

Dear Sir/Madam

DECISION NOTICE – PRELIMINARY APPROVAL – MCU23/0113 - LOT 1 & 2 RP 103117, LOTS 4 - 8 RP 98356, LOT 2 & 3 RP 842858, LOT 1 RP 811523, LOT 8 RP 812125, LOT 261 SP 124274, LOT 10 SP 248472, LOT 3 SP 310860 AND LOT 1 RP 98356 - DE VERE ROAD, 230 GODFREYS RD, 232 - 284 GODFREYS ROAD, SETTLERS PARK OCEAN DRIVE AND 581-593 DAVID LOW WAY, PACIFIC PARADISE AND 23 STILLWATER DRIVE, TWIN WATERS

I refer to your application and advise that on 14 December 2023 council decided to grant a preliminary approval subject to conditions.

The following type of approval has been issued:

• Preliminary Approval for Material Change of Use of Premises, including a Variation Request to vary the effect of the Sunshine Coast Planning Scheme 2014, for development involving Residential, Business, Community and Sport and Recreation uses

A copy of the relevant appeal provisions is also attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about a matter contained within this decision notice. If council agrees or agrees in part with the representations, a negotiated decision notice will be issued. Only one negotiated decision notice may be given.

Should you have any further queries in relation to this decision, please do not hesitate to contact **contact** on the above number.

Yours faithfully

TEAM LEADER PLANNING ASSESSMENT

- Enc: Development Approval Approved Plans List of Submitters Appeal Rights
- Cc: Unitywater seqnorthsara@dsdilgp.qld.gov.au townplanning@energex.com.au

Development Approval

APPLICATION DETAILS

Application No:	MCU23/0113
Street Address:	De Vere Road, 230 Godfreys Rd, 232 - 284 Godfreys Road, Settlers Park Ocean Drive and 581-593 David Low Way, PACIFIC PARADISE and 23 Stillwater Drive, TWIN WATERS
Real Property Description:	Lot 1 & 2 RP 103117, Lots 4 - 8 RP 98356, Lot 2 & 3 RP 842858, Lot 1 RP 811523, Lot 8 RP 812125, Lot 261 SP 124274, Lot 10 SP 248472, Lot 3 SP 310860, and Lot 1 RP 98356
Planning Scheme:	Sunshine Coast Planning Scheme 2014 (16 May 2022)

APPROVAL DETAILS

Nature of Approval: Approval with Conditions

Type of Approval: Preliminary Approval for Material Change of Use of Premises, including a Variation Request to vary the effect of the Sunshine Coast Planning Scheme 2014, for development involving Residential, Business, Community and Sport and Recreation uses.

CURRENCY PERIOD OF APPROVAL

Unless lawfully extended, the currency period for this development approval is 6 years starting the day that this development approval first took effect (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*).

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions for Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

PLANNING

When conditions must be complied with

1. Unless otherwise stated, all conditions of this development approval must be

complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

 Future development associated with this preliminary approval must be undertaken in accordance with the Approved Plans listed within this Decision Notice. The Approved Plans must be amended to incorporate the amendments listed within this preliminary approval and approved by council prior to the issue of any further development permit on the site.
 *(Refer to Advisory Note)

Nature and Extent of Approved Use

- 3. A Variation Approval is granted in relation to a Material Change of Use for residential, business, community, and sport & recreation uses for the Twin Waters West Estate.
- 4. This development approval is a *local categorising instrument* pursuant to s43(3)(c) of the *Planning Act 2016* and, except where expressly stated otherwise, overrides the current and future versions of the *Sunshine Coast Planning Scheme 2014* and any future planning scheme for the life of the approval.
- 5. Where the conditions of this approval and the plans and documents referenced are "silent" and/or have no regulatory instructions about how a particular development matter within the Master Plan area is to be dealt with, then the provisions of the *Sunshine Coast Planning Scheme 2014* (16 May 2022) will have effect for the development matter.
- 6. This development approval lapses and ceases to have effect pursuant to sections 71(5)(b) and 88(2)(a) of the *Planning Act 2016* (reprint 10 June 2022) when the first of the following occurs:
 - (a) development under the Variation Approval is completed;
 - (b) the commencement of an amendment to a planning scheme that integrates and reflects the provisions of this approval; or
 - (c) 31 December 2033.
- 7. Lodgement requirements and assessment criteria of future development within the land subject to this preliminary approval will be as follows:
 - (a) for any future Material Change of Use, as directed by the Supplementary Table of Assessment listed in this development approval;
 - (b) for any future Reconfiguring a Lot, as directed by the Supplementary Table of Assessment listed in this development approval;
 - (c) for any future Operational Work, as per the requirements of the planning scheme in effect at the time of lodgement of a future application for the Operational Work; and
 - (d) for any future Building Work, as per the requirements of the planning scheme in effect at the time of lodgement of a future application for the Building Work.

Category of development and category of assessment for future development for a Material Change of Use

- 8. The Assessment benchmarks for assessable development and requirements for accepted development from the *Sunshine Coast Planning Scheme 2014* (16 May 2022) will have effect for future development applications unless otherwise expressly stated.
- 9. Assessment criteria of future development for a Material Change of Use within the land shown as Low Density Residential Zone on the approved Zone Plan subject to this preliminary approval will be as follows:

TWIN WATERS WEST LOW DENSITY RESIDENTIAL ZONE (As defined on the approved Zone Plan)					
Defined Use Category of development and category of assessment		Assessment benchmarks for assessable development and requirements for accepted development			
Residential Activities					
Dwelling house	Accepted development	Dwelling house code			
Business Activities					
Home based business	Accepted development if: (a) for a <i>home office</i> ; or (b) involving a home based child care service licensed under the <i>Child</i> <i>Care Act 2002</i> .	 No requirements applicable 			
	Accepted development if for an activity other than a high impact home based business activity.	Home based business code			
	Impact assessment if for a high impact home based business activity.	The planning scheme			
Sales office	Accepted development	Sales office code			
Community Activities					
Community care centre	Code assessment	 Maroochy North Shore local plan code Low density residential zone code Community activities code <i>Prescribed other</i> <i>development codes</i> 			
Community use	Accepted development if undertaken by or on behalf of Council	No requirements applicable			
	Impact assessment if not otherwise specified	The planning scheme			
Emergency Services	Code assessment	 Maroochy North Shore local plan code Low density residential zone code Community activities code 			

		• F a	Prescribed other levelopment codes			
Sport and Recreation Ac	tivities					
Park	Accepted development	• N a	lo requirements Ipplicable			
Other activities						
Utility Installation	Accepted development if for a <i>local utility</i>	• N a	lo requirements Ipplicable			
	Impact assessment if not otherwise specified	• T	he planning scheme			
Other defined uses						
All other uses defined in Schedule 1 (Definitions)	Impact assessment	• 1	he planning scheme			
Undefined uses						
Any use not defined in Schedule 1 (Definitions)	Impact assessment	• T	he planning scheme			

10. Assessment criteria of future development for a Material Change of Use within the land shown as Community Facilities Zone (on the approved Zone Plan) subject to this preliminary approval will be as follows:

TWIN WATERS WEST COMMUNITY FACILITIES ZONE (As shown on the approved Zone Plan)					
Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development			
Residential Activities					
Caretaker's accommodation	Accepted development if within an existing building Code assessment if not otherwise specified	 Caretaker's accommodation Local centre zone code Maroochy North Shore local plan code Caretaker's accommodation code Nuisance code Transport and parking code 			
Dwelling unit	Code assessment	 Local centre zone code Maroochy North Shore local plan code Multi-unit residential uses code Prescribed other development codes 			
Business Activities					
Food and drink outlet	Accepted development if (a) in an existing building (b) having a gross leasable floor area not exceeding 100m ² (c) not incorporating a drive-through facility; and (d) not for a high volume convenience restaurant	 I ransport and parking code 			

•

Health Care Services	Code assessment if (a) having a gross leasable floor area not exceeding 100m ² ; (b) not incorporating a drive-through facility; and (c) not for a high volume convenience restaurant Accepted development if	•	Business uses and centre design code <i>Prescribed other</i> <i>development codes</i> Transport and parking
	 (a) in an existing building; and (b) having a gross leasable floor area not exceeding 300m² 		code
	having a gross leasable floor area not exceeding 300m ²	•	design code Prescribed other development codes
Office	Accepted development if (a) in an existing building; and (b) having a gross leasable floor area not exceeding 300m ²	•	Transport and parking code
	Code assessment if having a gross leasable floor area not exceeding 300m ²	•	Business uses and centre design code Prescribed other development codes
Shop	Accepted development if (a) in an existing building; and (b) having a gross leasable floor area not exceeding 300m ²	•	Transport and parking code
	Code assessment if having a gross leasable floor area not exceeding 300m ²	•	Business uses and centre design code <i>Prescribed other</i> <i>development codes</i>
Veterinary Services	Accepted development if (a) in an existing building; and (b) having a gross leasable floor area not exceeding 300m ²	•	Transport and parking code
	Code assessment if having a gross leasable floor area not exceeding 300m ²	•	Business uses and centre design code Prescribed other development codes
Community Activities			
Child care centre	Code assessment	•	Child care centre code Prescribed other development codes
Community activities code	Code assessment	•	Community activities code Prescribed other development codes

Community use	Accepted development if undertaken by or on behalf of Council	No requirements applicable
	Accepted development if in an existing building	 Transport and parking code
	Code assessment if not otherwise specified	 Community activities code Prescribed other development codes
Educational Establishment	Code assessment	 Community activities code Prescribed other development codes
Place of worship	Code assessment	 Community activities code Prescribed other development codes
Sport and Recreation A	ctivities	
Indoor Sport & Recreation	Accepted development if (a) in an existing building; and (b) having a gross leasable floor area not exceeding 300m ²	 Transport and parking code
	Code assessment if having a gross leasable floor area not exceeding 300m ²	 Business uses and centre design code Sport and recreation uses code Prescribed other development codes
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	The planning scheme
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	The planning scheme

11. Assessment criteria of future development for a Material Change of Use within the land shown as Open Space Zone (on the approved Zone Plan) subject to this preliminary approval will be as follows:

TWIN WATERS WEST OPEN SPACE ZONE (As shown on the approved Zone Plan)						
Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development				
Residential Activities						
Caretaker's accommodation	Code Assessment	 Maroochy north shore local plan code Open space zone code Caretaker's accommodation code Nuisance code Sustainable design code Transport and parking code 				
Business Activities						
Food & Drink Outlet	Accepted development if:	 Transport and Parking Code 				

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	 (a) located on Council owned or controlled land; (b) conducted in association with an open space use on the same site; and (c) having a gross leasable floor area not exceeding 100m². Impact Assessment if not otherwise specified 	• The planning scheme
Market	Accepted development if: (a) conducted by a not for- profit organisation; and (b) located on Council owned or controlled land.	No requirements applicable
Community Activities	Code assessment if not otherwise specified	 Maroochy north shore local plan code Open space zone code Market code Safety and security code Transport and parking code Waste management code
Community Use	Accepted development if: (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council	No requirements applicable
	Impact assessment if not otherwise specified	The planning scheme
Emergency Services	Code assessment	 Open space zone code Maroochy north shore local plan code Community activities code Prescribed other development codes
Sport and Recreation Act	ivities	•
Outdoor sport and recreation	Code assessment if: (a) located on Council owned or controlled land; and (b) undertaken by or on behalf of the Council or a not-for profit community organisation.	 Maroochy north shore local plan code Open space zone code Sport and recreation uses code
	Impact assessment if not otherwise specified	• The planning scheme
Park	Accepted development	No requirements applicable
Other Activities	I.	
Environment Facility	Accepted development if: (a) located on Council owned or controlled land; and	No requirements applicable

	(b) undertaken by or on behalf of the Council.		
	Impact assessment if not otherwise specified	•	The planning scheme
Utility Installation	Accepted development if for a <i>local utility</i> .	•	No requirements applicable
	Impact assessment if not otherwise specified	•	The planning scheme
Other defined uses			
All other uses defined in	Impact assessment	•	The planning scheme
Schedule 1 (Definitions)			
Undefined uses			
Any use not defined in Schedule 1 (Definitions)	Impact assessment	•	The planning scheme

Category of development and category of assessment for future development for Reconfiguring a Lot

12. Assessment criteria of future development for Reconfiguring a Lot subject to this preliminary approval will be as follows:

Zone	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	Code Assessment where: (a) All lots are 500m ² or greater; and (b) Have an average lot size of 700m ² or greater. Note: Average lot size are to be determined on a per application basis.	 Maroochy north shore local plan code Low density residential zone code Reconfiguring a lot code <i>Prescribed other</i> development codes
	Impact Assessment where not otherwise specified	The planning scheme
Community facilities zone	Code Assessment	 Maroochy north shore local plan code Community facilities zone code Reconfiguring a lot code <i>Prescribed other</i> development codes
Open space zone	Code Assessment	 Maroochy north shore local plan code Open space zone code Reconfiguring a lot code Prescribed other development codes

Infrastructure Agreement

13. The land owner, developer and operator must comply with the obligations of the Infrastructure Agreement executed on 19 December 2023.

Building Height

14. The height of buildings and structures must not exceed 8.5 metres above natural ground level at any point.

Density of Development

- 15. The residential development on the site must not exceed:
 - (a) 450 residential lots; and
 - (b) All residential lots must have a minimum size of 500m² and an average minimum size of 700m².
- 16. The applicant must provide a cumulative calculation of the approved residential lots for the site with any future applications for Reconfiguring a Lot.

Built form controls

- 17. All buildings and structures in the Community Facilities zone must be located and designed in accordance with the approved Community Hub plan.
- 18. A minimum 2m landscape buffer must be provided as shown on the approved Community Hub plan. Any fencing must be behind the 2m landscape buffer and must have a maximum height of not more than: 1.8m, if 50% transparent; or 1.2m if solid.
- 19. For the nominated Secondary Active Street Frontage shown on the approved Community Hub Pan:
 - (a) Street awnings must be provided along the full length for all building frontages. The awnings must have a minimum width of 2.7m from the boundary line, and must be designed to provide continuous solar and rain protection and promote all weather activity
 - (b) building frontages must address the street and provide 65% clear glazing to street frontages.
- 20. As part of all Reconfiguring a Lot applications involving residential lots, the applicant must include a Plan of Development (POD) nominating the batter slope above the lakefront retaining wall and all private lakefront terraces as building exclusion zones.

Perimeter Fencing

- 21. The colour of all acoustic fences must blend with natural landscape environment.
- 22. The Settlers Park acoustic boundary fence must be screened from public view by minimum 2m landscape buffer.
- 23. Any fencing above retaining walls adjoining De Vere Road lots must be of an open design to ensure breezes and natural light are not impacted.

Heritage Management

- 24. Works on site must be undertaken in accordance with the following Heritage Management requirements:
 - (a) an archaeologist must be engaged to monitor development works in Settlers' Park and should be 'on-call' for works in the vicinity of the park to manage the potential for discovery of historic archaeological material. A stop work procedure must be implemented to manage any unexpected discoveries during the development;
 - (b) information about the historic significance of Settlers' Park and the Blazed Tree, and the stop work procedure is to be included in inductions for all staff and contractors involved in ground disturbing project works;
 - (c) an arborist must be engaged to establish appropriate Tree Protection Zones (TPZ) around the mango trees and the Blazed Tree to protect them from the surrounding development works. The heritage trees are to be fenced during construction according to these zones to ensure the area around them is not used for parking of construction vehicles or machinery;
 - (d) excavation or compaction works near the trees must not impact on the root zones. Recommendations from the National Trust Queensland should be taken for the protection of the mango trees; and
 - (e) Heritage Interpretation signage must be included in both heritage tree locations. A heritage consultant must be engaged to prepare an interpretation strategy, prior to construction commencing. This must include archival research and sourcing of historic photographs and/or plans to be used in new interpretive panels. The Heritage interpretation strategy must be designed and implemented in consultation with Council as part of the PAMP.
 - (f) Public visibility of the Mango Trees and the Blazed Tree must not be detrimentally impacted as a result of the development, including landscaping or fencing.
- 25. Existing heritage trees in Settlers Park 4x *Mangifera indica* (Mango) and Blaze tree 1x *Corymbia tessellaris* (Moreton Bay Ash) adjacent Godfreys Road on the development side must be protected in accordance with the heritage conservation report and management plans submitted with this approval, and an arborist report prepared by a qualified person* and endorsed through an Operational Work approval.

*(Refer to Advisory Note)

26. The applicant must install a bench seat adjacent to the Blazed Tree and its interpretation signage. The seat must be positioned facing the Blazed Tree. The works must be undertaken in accordance with an Operational Work approval and Council's Open Space and Landscape Infrastructure Manual. The bench seat must be accepted 'on maintenance' prior to approval of the plan of survey for the first residential development lot in the approved development.

Public Art

27. Public art, including Heritage Interpretation, must be established on the premises in accordance with a public art master plan* prepared by a qualified person* and endorsed through the Operational Work approval and the final Detailed design submission for Settlers Park. This must include a final detailed submission based

on Settlers Park conceptual plans (POD 23 rev22) including signage, public art posts, entry statement, settlement log post, and works in and around historic mango trees must be provided for approval. *(*Refer to Advisory Note*)

HYDRAULICS AND WATER QAULITY

Stormwater Management

- 28. The site 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 Work approval and the Queensland Urban Drainage Manual and must include in particular works shown on the;*
 - (a) Infrastructure Plan Lake and Major Drainage listed in this Decision Notice
 - (b) Detailed Stormwater Management Plan submitted with each subsequent Reconfiguring a Lot and Material Change of Use application on land subject to this Preliminary Approval
- 29. With each Reconfiguring a Lot and Material Change of Use application on land subject to this Preliminary Approval, the applicant must submit a Detailed Stormwater Management Plan which demonstrates compliance with the Planning Scheme Policy for Development Works and all of the flooding and stormwater management conditions of this Decision Notice.
- 30. Stormwater from the development must be treated to current best practice prior to entering the constructed water body using WSUD treatment devices and must include in particular:
 - (a) WSUD devices generally in accordance with the *Stormwater management plan* referenced in this Decision Notice with the exception of the following:
 - (i) constructed floating wetlands and litter baskets are not supported as stormwater quality improvement purposes
 - (ii) Bioretention basin filter area determination shall not consider infiltration in the treatment train.
 - (b) WSUD devices in accordance with the Sunshine Coast Planning Scheme 2014 Planning scheme policy for development works
 - (c) Field inlet pits must only be used in water quality treatment devices where a side inlet pit is impracticable and where all of the following criteria is met:
 - (i) footpath provided adjacent to the device
 - (ii) closest point of the field inlet a minimum of 2m away from the footpath
 - (iii) dome grates provided over the field inlet
 - (iv) device is a minimum of 3m wide.
 - (d) trees used wherever feasible at a maximum density of 1 tree per 20m² of filter media, filter media depth is a minimum of 0.7m, planted as tube stock following the temporary cover being removed and species suited to growing in filter media which do not shade out groundcovers.
 - (e) For at source catchments an average of not less than six lots being treated by one at source bioretention device.
- 31. Stormwater from all development must be treated to current best practice (meet post construction phase stormwater management design objectives) prior to discharge into Council's stormwater system.

- 32. With each Reconfiguring a Lot and Material Change of Use application on land subject to this Preliminary Approval, the applicant must submit a detailed plan to demonstrate that at source WSUD treatment devices (if proposed) can be incorporated into the road reserve without the use of retaining walls and without conflicting with driveway locations, other infrastructure and pedestrian movement.
- 33. With each Reconfiguring a Lot and Material Change of Use application on land subject to this Preliminary Approval the applicant must amend lot boundaries adjacent to at source WSUD treatment devices if the road reserve does not provide sufficient width to incorporate the WSUD devices in accordance with all conditions of this Decision Notice.
- 34. Backflow prevention devices must be installed in the existing Twin Waters piped stormwater system as part of the first stage of the development to prevent surcharge of water from the existing twin waters development into the freshwater wetland on the site.

Flood Management

- 35. All works must be undertaken generally in accordance with the Flood Study listed in this Decision Notice. The works must be undertaken in phases generally in accordance with the Bulk Earthworks Phasing Plans referenced in this Decision Notice. The applicant must submit a revised Flood study report addressing the following:
 - (a) include a post development scenario with the lake edge profile changed to an 10m wide 1:10 zone before steepening to a maximum of 1:4 (unless otherwise agreed in writing by Council)
 - (b) Demonstrate no increase in flood level of more than 10mm during a 1% AEP
 + CC event to any external property including properties along the Stillwater Drive.
- 36. The development must be provided with an Evacuation Centre. The Evacuation Centre must be constructed:
 - (a) to the standard of a cyclone shelter; and
 - (b) with a minimum combined gross floor area of 700m² located above the PMF flood level; and
 - (c) to cater for a minimum population of 140 people as a temporary shelter; and
 - (d) to cater for a minimum population of 583 people as an immediate shelter
 - (e) sufficient onsite power generation, water and sewer services to cater for 583 people for a 5-day period of isolation; and
 - (f) the delivery of the Evacuation Centre must be staged as follows:

St	age	Trigger for provision of evacuation centre
1.	Creation of lots with finished lot levels exceeding the Probable Maximum Flood (PMF)	No requirement
2.	Prior to approval of the plan of subdivision for the first residential lot with a finished lot	Community buildings with total GFA of 700m ² provided.

level below the PMF

- 37. Prior to delivery of the Evacuation Centre a legal agreement signed by all parties involved must be entered into giving Council unrestricted ability to assume control over the Twin Waters West Evacuation Centre when required for disaster management purposes associated with a flood event.
- 38. Prior to the approval of the plan of survey for any lot with a finished surface level below the PMF, the applicant must install a flood level gauge at the lowest section in David Low Way on the northern perimeter of the site and an automatic "road closure" sign at a location agreed with Council and the Department of Transport and Main Roads. This gauge must be automatically linked to a computer system in the on-site evacuation centre, as well as to Council's flood gauging system to warn when David Low Way is about to be inundated. The gauge must also be linked to the automatic "road closure" sign to warn persons not to use David Low Way during a specific flood event.
- 39. The applicant must install Flood depth markers at the lowest section of the David Low Way on the northern perimeter of the site. The markers must be installed prior to the approval of the plan of survey for the first residential lot on the site.
- 40. The final landform of the development must be shaped so that from any lot on the site, which does not have PMF flood immunity, it is possible to safely walk to the Evacuation Centre along roadways, footpaths, cycle tracks or road verges which are generally rising overall towards the Evacuation Centre acknowledging the need for the normal 'sawtooth' gradients along roads to manage localised stormwater drainage.
- 41. The surface levels of all residential and community facilities lots, excluding drainage reserves, must be constructed to provide flood immunity. The works must be undertaken in accordance with an Operational Work approval and must include in particular surface levels that are:
 - (a) A minimum 0.5m above the 1% AEP flood level under projected conditions at 2100 (3.37 to 3.45m AHD)
 - (b) All road levels, with the exception of areas transitioning down to existing roads (eg: The David Low Way) above 2.95m AHD
 - (c) All walkways around the proposed constructed waterbody must have a minimum level of 1.7m AHD
 - (d) A minimum $10,000m^2$ community lot above 4.80m AHD.
- 42. Any uses involving the housing of vulnerable people (e.g. child care facilities and aged care facilities or the alike) must be provided with minimum floor levels at the level of the probable maximum flood and not require evacuation during any flood event.
- 43. As part of the relevant development application for each lot created on land the subject of this Preliminary Approval (excluding open space, road reserve and drainage reserve) sufficiently detailed information must be provided for Council to issue flood search certificates specifying the defined flood event level and minimum floor level.

Constructed Water Body

- 44. The constructed water body must be delivered in accordance with the Infrastructure Agreement referenced in this Decision Notice, conditions of this Decision Notice and the Lake Design and Management Report referenced in this Decision Notice. With respect to inconsistencies between the above the order of power is the order they are listed above. Unless otherwise agreed to in writing by Council, the lake bed must:
 - (a) Have a maximum batter slope of 1v:10h for the first 10m from the toe of the revetment wall
 - (b) Beyond 10m from the toe of the revetment wall the batter slope must not be steeper than 1v:4h.
- 45. The applicant must design and construct the waterbody and its associated infrastructure in accordance with Council's Development Design Planning Scheme Policy to:
 - (a) ensure regular inflow of saline water from the existing Twin Waters Lake to the constructed waterbody; and
 - (b) maintain adequate water circulation within the waterbody using a system generally in accordance with the Lake Management Plan referenced in this Decision Notice; and
 - (c) ensure that the water quality of the waterbody complies with the following water quality criteria: Compliance will be assessed as being achieved if the median of monthly independent samples collected at each specified permanent monitoring site within the waterbody do not exceed the specified value.
 - (i) turbidity: < 20 NTU
 - (ii) suspended solids: < 30 mg/L
 - (iii) chlorophyll a: < 10 µg/L
 - (iv) total nitrogen: < 400 μg/L
 - (v) Oxidised N: < 50 μ g/L
 - (vi) ammonia N: < 50 µg/L
 - (vii) inorganic N: < 400 µg/L
 - (viii) total phosphorous: < 60 µg/L
 - (ix) filterable reactive phosphorous: < 50 µg/L
 - (x) dissolved oxygen: 80 105% saturation
 - (xi) pH: 6.5 8.5
 - (xii) secchi depth: > 0.5 m.
 - (xiii) total aluminium < 200 µg/L
 - (xiv) total iron <300 µg/
 - (xv) Cyanobacteria/algae < 5,000 cells/mL & biomass <0.4 mm³/L
 - (xvi) Intestinal enterocicci: 95^{th} percentile ≤ 40 organisms per 100 mL

The above water quality criteria apply with respect to the finished component of the waterbody within each stage as well as the ultimate configuration of the waterbody and apply to both surface and samples taken at depth.

The above water quality criteria and implications of not meeting the above specified criteria can be modified through approval by Council's delegate of a Lake Management and Maintenance Plan which has alternative criteria.
In the event that the water quality criteria are not being achieved, and the applicant can demonstrate that the criteria is not being achieved due to the influence of the water quality of in flowing waters from the existing Twin Waters Lake system, then the water quality criteria shall default to the median water quality values (the "Default Criteria") sampled and measured in the existing Twin Waters Lake at the finish of an incoming tide. The "Default Criteria" shall only apply during the monitoring period that water quality within the waterbody system has been detrimentally affected by inflowing waters from the existing Twin Waters Lake.

- 46. The applicant must implement a water quality monitoring program which must:
 - (a) commence after the first stage of the waterbody has been constructed; and
 - (b) continue until the developer is no longer responsible for the maintenance of the waterbody; and
 - (c) the water quality monitoring component of the management plan shall be submitted to and approved by Council prior to the commencement of construction of the first stage of the of the waterbody. The monitored parameters shall be those that are relevant to assessing the requirements specified in Condition 45. Monitoring must be undertaken on a monthly basis for six (6) sites, namely:
 - four sites internally within the waterbody (representing the start, middle and progressive finish of the lake as it grows stage by stage);
 - (ii) one site located in the existing Twin Waters lake near the inlet for water being pumped to the waterbody;
 - (iii) one site located in the Maroochy River near the outlet from the waterbody;
 - (iv) testing is carried out in respect of each monitoring site on a monthly basis, including suitably frequent sampling so that several wet periods are represented in the sampling program, or as otherwise detailed in approved management plan; and
 - (v) at each site both surface and depth samples are to be collected and analyses; and
 - (vi) be carried out by a suitably qualified consultant; and
 - (vii) The water quality monitoring program shall be amended by the developer if and as necessary in conjunction with the construction of the subsequent stages of the Southern Lake system and be approved by the Council prior to the commencement of construction of the subsequent stages of the Southern Lake system by the developer.
- 47. The lot/s within which the proposed waterbody and its associated infrastructure (including the ultimate salinity exchange system) are located, must be transferred to Council upon registration of the relevant Plan of Survey, except where the timing is varied by the Infrastructure Agreement (as amended from time to time). The lot/s containing the lake are to be transferred to Council in freehold title at no cost to Council for Community Infrastructure.

Despite transfer of the lot/s containing the waterbody, the applicant will remain responsible for the operation and maintenance of the waterbody in accordance with the following minimum timeframes:

- (a) <u>Proposed waterbody:</u>
 - (i) The applicant is responsible for the operation and maintenance of the weirs and all associated infrastructure until accepted off-maintenance by Council (3-year period). During this maintenance period any defective workmanship or materials must be promptly rectified at no cost to the Council.
 - (ii) The applicant is responsible for the maintenance of the revetment walls and lake bed, within each stage, until accepted off-maintenance by Council (3-year period). During this maintenance period any defective workmanship or materials must be promptly rectified at no cost to the Council. After this period the maintenance of the revetment walls and lake bed where –
 - within public land will be the responsibility of Council; and
 - within private land will be the responsibility of the landowner.
 - (iii) The applicant is responsible for the operation and maintenance of the water quality within the proposed waterbody, including all water quality testing, the salinity exchange system, including interim systems and associated infrastructure, until the whole of the proposed waterbody and associated infrastructure are completed and accepted off maintenance and the water quality monitoring program demonstrates that the requirements specified in Condition 45 are being achieved for a continuous period of 3-years after acceptance of the final stage of the proposed lake/waterway on maintenance.

This clause does not apply to the weir, revetment walls or lake bed; and

- (iv) The applicant shall remain responsible for the operation and maintenance of the salinity exchange system and associated infrastructure until the results of the water quality monitoring program demonstrate that the requirements specified in Condition 45 are being achieved for a continuous period of 3-years after the completion of the final stage of the lake system and associated infrastructure.
- 48. While the applicant remains responsible for the maintenance of any component of the waterbody (and its associated infrastructure), the developer shall upgrade or modify the design and construction of the waterbody and associated infrastructure to achieve the requirements specified in Condition 45 if the results of the water quality monitoring program indicate that the requirements specified in Condition 45 are not being achieved.

Erosion and Sediment Control

49. The development must be undertaken in accordance with the requirements of the *Planning Scheme Policy for Development Works* (SC6.14.6.5 Protecting waters from the impacts of developments) at all times from when land disturbing activities commence until such time as the site is effectively stabilised. Given the location of

the site within the floodplain the following additional requirements must be included in any erosion and sediment control plans for the development:

- (a) areas under construction must be fully bunded (to a minimum level of the 10% AEP event Maroochy River flood level) from the remainder of the site and from any temporary channels and drainage systems required to manage inflows from external areas including Pacific Paradise and the floodplain of the Maroochy River.
- (b) no discharge of untreated stormwater from disturbed areas to any system draining to the Maroochy River.

ENGINEERING

External Works

- 50. At the time of constructing the access intersection works on David Low Way required by the referral agency response, the applicant must provide the following:
 - (a) construction of kerb and channelling and underground stormwater drainage on both sides of David Low Way for the full extent of the required intersection works (the design must include passive irrigation of the mango trees in Settlers Park). Existing kerb and channel that is not on the alignment of the reconstructed intersection carriageways must be removed
 - (b) on the north-west corner of the intersection, provide a 3m wide concrete path adjacent to the kerb and street trees to the north and west along David Low Way from the signalised intersection until matching with existing paths, generally following pedestrian desire lines
 - (c) on the north-east corner of the intersection, provide at least a 2m wide concrete path and street trees on the eastern side of David Low Way from Ocean Drive to Nungo Street, with a path alignment generally 2 metres from kerb. Modifications to existing drainage infrastructure in the verge must be carried out as necessary such that, at constrained locations, at least a 3.5 metre clear verge is created that allows for the 2-metre-wide pathway generally one metre clear of the kerb
 - (d) widening for at least one indented parking bay, provided on-street or on the proposed service road (preferably adjacent to each driveway) and can be accessed in a forward-in and forward-out movement, for each of the existing lots on the north-west side of David Low Way from 616 David Low Way to the northern end of the works.

New Roads

- 51. Speed control measures must be provided on all roads and streets within the development to manage speeds consistent with the design speed environment requirements of the *Planning scheme policy for the transport and parking code*.
- 52. Indented bus stop bays, to allow for future bus routes, must be provided in each direction and, unless otherwise agreed, generally at the locations identified on the approved plan. Road reserve and verge widths must be increased as necessary to accommodate at least 3m wide bus stop bays and allow for the ability to install a bus stop shelter at each bus stop with clearances to adjacent pathways and reserve boundaries.

- 53. Any application for Reconfiguring a Lot must be accompanied by plans showing proposed new roads. The proposed new roads must be consistent with the road hierarchy shown on the Approved Plans must include a cross section complying with the appropriate hierarchical classification contained in the Approved Plans or the *Planning scheme policy for the transport and parking code* whichever is the greater width.
- 54. Any application for Reconfiguring a Lot adjacent to Godfreys Road must be accompanied by plans showing the proposed removal of the redundant sections of Godfreys Road and rehabilitation of the road reserve.
- 55. Any application for Reconfiguring a Lot north of the central wetland must include the District Collector connecting to the intersection of David Low Way and Ocean Drive.
- 56. Any application for Reconfiguring a Lot south of the central wetland must include the Neighbourhood Collector connecting to the intersection of Stillwater Drive and Esperance Drive.

Pedestrian and Bicycle Facilities

- 57. Any application for Reconfiguring a Lot must be accompanied by plans showing proposed pedestrian and bicycle networks. The proposed networks must be consistent with the networks shown on the Approved Plans and must include as a minimum:
 - (a) A footpath on at least one side of new road mainly for providing direct access to a lot
 - (b) A footpath on both sides of all other roads
 - (c) An absolute minimum footpath width of 1.8m
 - (d) An absolute minimum path width of 2.5m for all shared and/or bicycle paths
 - (e) An absolute minimum path width of 3.0m for the Coastal Pathway and all walkable waterfronts
 - (f) Signage in accordance with Council's signage policy for the Coastal Pathway
 - (g) Widenings on all bridges, culverts and/or raised paths to ensure minimum clear widths between handrails and all other obstructions
 - (h) pedestrian refuges at "key crossing points"
 - (i) disability access throughout the network, including pram crossings at all intersections.
- 58. The applicant must construct all external pathway connections shown on the approved Pedestrian and Cycle Movement Plan as part of the adjacent development stage. The works must be undertaken in accordance with an Operational Work approval.
- 59. The applicant must construct the coastal pathway and walkable waterfront pathway as shown on the approved Pedestrian and Cycle Movement Plan as part of each adjacent development stage. The works must be undertaken in accordance with an Operational Work approval and include in particular:
 - (a) A connection to the existing pathway along the western side of the Sunshine Motorway

- (b) A connection to the pathway along the access street in the south-western corner of the development, included kerb ramps to cross the access street if necessary.
- (c) A connection to the existing pathway on the eastern side of Stillwater Drive, including kerb ramps to cross Stillwater Drive.
- 60. The applicant must install pathway lighting in the following locations to provide an illuminated pedestrian and cycle connection between the development site and Maroochydore:
 - (a) along the coastal pathway between the connection to the access street in the south-western corner of the development site and the existing street lighting on the Maroochy River bridge; and
 - (b) along the existing pathways connecting the southern end of the bridge to Deena St and Bradman Avenue in Maroochydore.

The works must be completed in conjunction with the construction of the coastal pathway in the south-western part of the site, or prior to approval of the plan of subdivision for the 300th lot in the development, whichever is the earliest. The works must be undertaken in accordance with an Operational Work approval and include in particular lighting at appropriate spacing and intensity to satisfy the requirements of AS1158.3.1 2005.

Utility Services

- 61. Underground reticulated electricity and telecommunication services must be provided to each lot in accordance with requirements of the relevant service provider.
- 62. An underground connection to reticulated water and sewerage must be provided to each lot in accordance with the standards and requirements of Northern SEQ Distributor–Retailer Authority (Unitywater).

Construction Management Plan

63. For each stage, a preliminary construction management plan must be submitted with an Operational Work application.

Retaining Walls

- 64. All retaining walls must generally not exceed 1m where adjacent to external boundaries, or 2m throughout the development, except where shown on the approved plans or approved in exceptional circumstances through an Operational Work approval.
- 65. Where any retaining walls exceed 1m in height adjacent to external boundaries of the site, a minimum of 2m of landscaping must be provided between the external boundaries and the retaining wall/s, except shown on the approved plans where approved in exceptional circumstances through an Operational Work approval.

Easements

66. Drainage easements must be registered over all batter slopes in private lots that

adjoin lake front retaining walls and over the full extent all private lake front terraces between the lake revetment wall and the retaining wall.

ECOLOGY

Transfer of Land to Council

- 67. The land area identified as Open Space Zone and Central Wetland on the Approved Zone Plan must be transferred to council in fee simple for the relevant open space and conservation purposes. Each component of the Open Space and Central Wetland Zones are to be dedicated at the time of plan sealing for the relevant stage.
- 68. The land, identified in the preceding condition, to be transferred is "non-trunk infrastructure" for the purposes of the *Planning Act 2016*.

Land Rehabilitation

- 69. A detailed Rehabilitation Plan for areas identified as Central Wetland, Wetland Expansion Area, Kangaroo Habitat Reserve and Foreshore Rehabilitation Area on the approved Indicative Master Plan, must be submitted to Council for approval as part of the first Reconfiguring a Lot application. The rehabilitation plan must include, but not be limited to, the following:
 - (a) the management and treatment of all weed species listed in the following standards and legislation:
 - (i) invasive plants listed in the *Biosecurity Act 2014*;
 - Sunshine Coast Council Local Government Area Biosecurity Plan 2017;
 - (b) a species palette incorporating the numbers of each species to be used within the rehabilitation/revegetation of the reserve, having regard to the:
 - (i) wetland buffer zones described in the Landscape Master Plan Report referenced in this decision notice; and
 - (ii) recommendations in the *Bushfire Management Plan* referenced in this decision notice;
 - (iii) the requirements of any approvals issued under relevant State and Commonwealth legislation
 - (c) measurable and achievable criteria on which the performance of the floristic component of the rehabilitation/revegetation strategy can be assessed annually over three years.

Vegetation Management

- 70. With each future application for Reconfiguring a Lot or Material Change of Use on land subject to this Preliminary Approval, the developer must submit a Tree Removal and Retention Plan prepared a qualified person*. The Tree Removal and Retention Plan must at a minimum include the following:
 - (a) shows the location, species, diameter at breast height (DBH), height, habitat features, tree protection zone, for all trees within the stage footprint
 (b) identifies trees to be retained, trimmed or removed
 - (b) identifies trees to be retained, trimmed or removed
 - (c) clearly shows the proposed layout in relation to the tree survey plan; and
 - (d) provide measures to protect retained trees in accordance with current best practice.

Fauna Management

71. The development must be delivered in accordance with the Kangaroo Management Plan referenced in this decision notice. This includes the requirement for the preparation of stage-specific Kangaroo Management Plans with each Reconfiguring a Lot or Material Change of Use on land subject to this Preliminary Approval after the first stage of development.

This must include the preparation of a 'living with kangaroos' guideline for Council's endorsement as part of the first Reconfiguring a Lot application. The endorsed 'living with kangaroos' guideline must be included with the contract of sale for all residential lots within the development.

- 72. A pre-development Kangaroo monitoring program is to be undertaken by qualified persons* in line with Table 4.3 of the Kangaroo Management Plan referenced in this decision notice. The monitoring program must include at least three (3) repeat surveys of the Eastern Grey Kangaroo populations within the site and surrounding areas. Timing of the three (3) repeat surveys must be determined in consultation with council's Biodiversity Officers and must allow for monitoring data to be collected over at least two (2) years prior to the commencement of construction of the first stage of development. The monitoring program must be repeated biannually for the 5 years and then annually for the remainder of the construction phase. The monitoring program must, as a minimum, assess:
 - (a) population dynamics
 - (b) habitat, including foraging, dispersal and important shelter habitats;
 - (c) movement and dispersal, including use of the existing Twin Waters residential area
 - (d) fatalities on roads surrounding, and feeding into and out of the site
 - (e) key risk areas and recommendations for future management and monitoring.
- 73. The design and construction of the road connection between the development and the existing Stillwater Drive must provide for fauna movement and include the recommendations in the Kangaroo Management Plan referenced in this decision notice.
- 74. With each future application for Reconfiguring a Lot or Material Change of Use on land subject to this Preliminary Approval, a stage-specific Fauna Management Plan, prepared by a qualified person*, must be submitted to council for approval. The Fauna Management Plan must, include at a minimum:
 - (a) a site inspection targeting native ground-dwelling and arboreal mammals to identify any hollow-bearing trees and/or other significant habitat features
 - (b) pre-clearing trapping program for a minimum of four (4) nights;
 - (c) proposed trapping methodologies
 - (d) fauna protection methodologies to be used prior to and during construction, including dewatering protocols for aquatic habitats
 - (e) the location and types of fauna movement infrastructure (combined with those in the Kangaroo Management and Plan) with appropriate culvert underpass, a rope bridge overpass, traffic calming devices and wildlife signage.

*(Refer to Advisory Note).

- 75. At least 25 permanent artificial nesting boxes of 30 years durability must be installed within the Central Wetland, Wetland Buffer and/or Foreshore Rehabilitation Area to provide compensatory habitat for arboreal mammals and hollow dependent avian species. A Nest Box Strategy must be submitted to Council for approval as part of the first Reconfiguring a Lot application.
- 76. Light from the development must not result in more than 1 lux at the boundary of the Central Wetland, Wetland Expansion Area, Kangaroo Habitat Reserve and Foreshore Rehabilitation Area identified on the approved Indicative Master Plan.

Lake Outlet Pipe Construction

- 77. An Outlet Construction Ecological Management Plan must be prepared by a qualified person* and submitted to council as part of the relevant Operational Work approval for construction of the lake outlet pipe. The Outlet Construction Ecological Management Plan must at a minimum include:
 - (a) all requirements conditioned as part of approvals issued under relevant State and Commonwealth Government legislation
 - (b) construction methodology and staging of works
 - (c) site access and site remediation/rehabilitation
 - (d) fauna protection measures, including management of Water Mouse
 - (e) environmental management
 - (f) monitoring and reporting requirements; and
 - (g) corrective actions.

Bushfire

- 78. The development is to be delivered in accordance with the Bushfire Management Plan referenced in this decision notice.
- 79. A stage-specific Bushfire Hazard Assessment and Management Plan must be submitted as part of the Reconfiguring a Lot application for the stage relevant to the south-eastern residential area highlighted on Figure 3-3 of the Bushfire Management Plan referenced in this decision notice.

Groundwater recharge

- 80. The proposed development, and any use of the site as a consequence of the development, must be designed, constructed and undertaken in a manner that ensures that:
 - (a) during times of drought, recycled water is supplied to recharge the groundwater aquifer so as to provide a groundwater recharge to the adjacent wetland and Maroochy River Conservation Park; and
 - (b) the water supply is maintained and funded in perpetuity.
- 81. As part of the lodgement of the first development application for a development permit for Operational Work or a Material Change of Use of premises in relation to the approved development, and prior to commencement of any use, the applicant must submit to Council for approval as part of that development application a detailed "Groundwater Recharge Strategy". The Groundwater Recharge Strategy

must:

- (a) be prepared by a suitably qualified consultant;
- (b) be generally in accordance with the advice provided in the HydroAlgorithmics memorandum (HA2023/13),
- (c) demonstrate that the applicant has all necessary legal rights to provide that water; and
- (d) maintains, on an ongoing basis, a minimum Saturated Hydraulic Conductivity of 1.73 x 10<u>-5</u> m/s measured within the subsurface profile, at 0.3 m depth from the base of the unlined bio retention device at each point of groundwater recharge. Such permeability testing is to be completed at each discharge point annually and reported to Council.
- 82. As part of the lodgement of the first development application for a development permit for Operational Work or Reconfiguring a Lot in relation to the approved development, and prior to commencement of any use, the applicant must submit to Council for approval as part of that development application a detailed "Groundwater Recharge Management and Maintenance Plan".

The Groundwater Recharge Management and Maintenance Plan must:

- (a) be prepared by a suitably qualified consultant
- (b) fully costs the operation and maintenance of the groundwater recharge scheme
- (c) sets appropriate trigger values for recharge to occur; and
- (d) allows for the scheme to be flushed each month for a minimum period of three hours, allowing for each discharge point to be sighted as operating in accordance with the design.
- 83. The applicant must cover all Council's cost of operating the Groundwater Recharge Management and Monitoring Plan for a period of 80 years from the infrastructure being accepted on-maintenance. A sinking fund contribution and payment mechanism must be agreed prior to approval of the first reconfiguring a lot application in relation to the approved development.

LANDSCAPE

Landscape works

- 84. The development site must be landscaped. All landscaping works must be provided as part of the associated development stage. The works must be undertaken in accordance with an Operational Work approval prepared by suitably qualified person* and include:
 - (a) A minimum 20m wide vegetation screen/buffer along the western boundary of the development site designed such, that a minimum 80% of the built forms will be screened/buffered when viewed from the Sunshine Motorway and David low Way at maturity. All vegetation buffers must be provided on the development site
 - (b) A 2m wide landscape buffer planting generally consisting of a revegetation palette selected between western edge of the proposed lake and the 3m maintenance access* (*Refer Advisory Notes)
 - (c) All vegetated screening/buffering, must be generally designed with a species palette, diversity and density reflective of the regional ecosystem

subject to the requirements of the Bushfire Management Plan referenced in this decision notice or stage-specific Bushfire Management Plans endorsed through future Reconfiguring a Lot or Material Change of Use applications

- (d) All park design and infrastructure must be designed generally in accordance with CPTED principles and Council's Landscape Infrastructure Manual (LIM)
- (e) All parks are to include endemic species of varying strata levels to promote the urban ecology
- (f) All landscaping to private batters and private lake edge treatments must retained
- (g) All walkable waterfront must provide for shade trees at an average of 6 metre spacing
- (h) Maintenance access to ensure accessibility to all areas of the lake, revetment walls and bridges (in the form of one or more boat ramps as required)
- (i) Any pedestrian access from the proposed development to the existing Godfreys Road reserve/pedestrian path must consider CPTED principles and native fauna exclusion
- (j) Public seating/rest nodes are provided along the 3m shared pedestrian/cycle paths and the coastal pathway generally in accordance with councils Landscape Infrastructure Manual (LIM)
- (k) Provision of 1 street tree within the road reserve for every 6m of road frontage where not in conflict with traffic sightlines
- Any electrical transformers, bin storage areas and the like are concealed or screened from public view. This is to be achieved through a combination of built form and soft landscaping
- (m) Any walls and fencing must be setback behind a landscape screen/buffer.
- (n) All retaining walls and fences must be located on private property unless it is required to facilitate road construction or as agreed by council
- (o) Entry statements/signage are wholly located on private land and largely vegetative in nature.
- 85. The 'lakeside park' shown on the approved plans must be constructed and accepted 'on maintenance' prior to approval of the plan of survey for the first residential lot in the development. The works must be undertaken in accordance with an Operational Works approval.

Retention of Existing Heritage Trees

- 86. Provide an arborist report prepared by qualified person* demonstrating that the existing 4 x Mangifera *indica* (Mango trees) identified on the *Heritage and Character Areas Overlay Map* and the *Maroochy North Shore Local Code* and the *Corymbia tessellaris* (Moreton Bay Ash) are protected and retained as part of the Operational Work approval. The report must include the following:
 - (a) No construction works within the drip zone (minimum protection zone) of the trees, specifically the northernmost Mango tree. Consultation with design engineers will need to occur to address this condition
 - (b) Existing hydraulic conditions and confirmation that the preservation of the existing hydraulic conditions will be retained at final design.

*Refer to Advisory Note

87. All landscape must be established and maintained in accordance with the approved design for the life of the development and in a manner that ensures healthy and sustained plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.

Public access to lake

- 88. The applicant must provide a recreational kayak launch point as part of the play park or one of the lakefront pocket parks as shown on the approved Open Space Plan. The works must be undertaken in accordance with an Operational Work approval.
- 89. The applicant must provide a kayak connection over the weir between the existing Twin Waters Lake system and the proposed constructed water body (e.g. similar to the connection at the southern end of Parrearra Chanel). The works must be undertaken in accordance with an Operational Work approval.

ENVIRONMENTAL HEALTH

Waste Management

- 90. All roadways must be designed to accommodate safe and efficient servicing of bins and manoeuvring of the waste collection vehicle in accordance with the Planning Scheme Policy for the transport and parking code.
- 91. Sufficient kerbside space is provided in proximity to the frontage of each lot for the required number of bins, and such space is;-
 - (a) clearly separated from car parking bays, loading bays and other similar nostanding areas
 - (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm
 - (c) clear of footpaths and pedestrian access connections to the road
 - (d) not in front of shop entrances or private residential premises
 - (e) not blocking the vision of vehicles using the roadway or entering and exiting the property
 - (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing; and
 - (g) capable of being serviced while the collection vehicle travels forward (i.e. without the vehicle needing to reverse).

Acoustic Amenity

- 92. Acoustic barriers must be constructed in accordance with the recommendations of the Noise Impact Assessment Report listed in this development approval.
- 93. The design for the road traffic noise barriers and the acoustically rated pedestrian and bicycle access ways through the barriers must be prepared by a qualified person* and endorsed through an Operational Work approval for each stage of the development incorporating acoustic barriers. The design must be in accordance with the Noise Impact Assessment Report listed in this development approval. *(*Refer to Advisory Note*)

- 94. Acoustic barriers must be designed in accordance with TMR Standard Drawing 1608 (i.e., steel and concrete) or approved equivalent.
- 95. Certification must be submitted to council from a qualified person* that the road traffic noise barriers and the acoustically rated pedestrian and bicycle access ways through the barriers for the development has been constructed in accordance with the Noise Impact Assessment Report and the conditions listed in this development approval.

*(Refer to Advisory Note)

Lighting Devices

96. Lighting associated with the use must be designed, sited, installed and tested to comply with Table 3.2 & 3.3 of *AS 4282* - *Control of the obtrusive effects of outdoor lighting*".

Contaminated Land

97. At the time of lodgement of any development application for reconfiguration of a lot over the site, a site assessment, by a qualified person, of any potential contaminants must be submitted including any recommended contaminant remediation and removal requirements to confirm that the site is not contaminated by pollutants which represent a health or safety risk.

*(Refer to Advisory Note)

Acid Sulfate Soils

- 98. All earthworks (filling and excavation) for each stage of the development must be undertaken in accordance with an acid sulfate soil and groundwater management plan (or part thereof) prepared by a qualified person* and endorsed through an Operational Work approval. *(Refer to Advisory Note)
- 99. The respective development stage acid sulfate soil and groundwater management plan must be in accordance with the ASS Management Recommendations of the Geotechnical & Acid Sulfate Soil Investigation report and the Acid Sulfate Soil Management Plan listed in this development approval. *(Refer to Advisory Note)
- 100. All waters, including stormwater runoff, groundwater seepage and leachate from acid sulfate soils must achieve the following quality prior to release from the site:
 - (a) a pH range of 6.5-8.5 pH units
 - (b) 50mg/L maximum total suspended solids concentration
 - (c) 0.3mg/L maximum total iron concentration
 - (d) 0.2mg/L maximum total aluminium concentration
 - (e) No visible plume at either the point of release from the site or within a waterway.

Air Quality

101. The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the use must not cause a nuisance at any

nuisance sensitive or commercial place.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	Sara at DSDILGP South East Qld (North) Regional Office PO Box 1129 Maroochydore Qld 4558 Mydas2 At (Https://Prod2.Dev- Assess.Qld.Gov.Au/Sui te/) Email:Seqnorthsara@d sdmip.Qld.Gov.Au	 Material change of use involving removal, destruction or damage of marine plants State transport infrastructure generally Material change of use near a State transport corridor Development interfering with koala habitat areas outside koala priority areas Material change of use involving work in a coastal management district 	The agency provided its response on 27 October 2023 (reference No. 2305-34798 SRA).
Advice	Energex Limited GPO Box 1461 BRISBANE QLD 4001	Electricity infrastructure	Theagencyprovideditsresponseon31May2023(reference No. HBD7687156).

DEVELOPMENT PLANS

The following development plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
PPO1	13	<i>Twin Waters West Indicative Master Plan</i> , prepared by Urbis	12/10/2023
POD 01	22	Twin Waters West Locality Plan, prepared by Urbis	12/10/2023

POD 02	22	<i>Twin Waters West Site Cadastre Information</i> , prepared by Urbis	12/10/2023
POD 03	22	Twin Waters West Zone Plan, prepared by Urbis	12/10/2023
POD 04	22	<i>Twin Waters West Maximum Building Heights Plan</i> , prepared by Urbis	12/10/2023
POD 05	22	<i>Twin Waters West Open Space Plan</i> , prepared by Urbis	12/10/2023
POD 06	22	<i>Twin Waters West Public Transport Plan</i> , prepared by Urbis	12/10/2023
POD 07	22	<i>Twin Waters West Community Hub</i> , prepared by Urbis	12/10/2023
POD 08	22	<i>Twin Waters West Pedestrian and Cycle Movement</i> <i>Park</i> , prepared by Urbis	12/10/2023
POD 09	22	Twin Waters West Road Network, prepared by Urbis	12/10/2023
POD 10	22	<i>Twin Waters West Sections - Road Typologies</i> , prepared by Urbis	12/10/2023
POD 11	22	Twin Waters West Sections - Road Typologies, prepared by Urbis	12/10/2023
POD 15	22	<i>Twin Waters West Typical Landscape Sections</i> , prepared by Urbis	12/10/2023
POD 16	22	<i>Twin Waters West Typical Landscape Sections</i> , prepared by Urbis	12/10/2023
POD 17	22	<i>Twin Waters West Typical Landscape Sections</i> , prepared by Urbis	12/10/2023
POD 18	22	Twin Waters West Typical Landscape Sections, prepared by Urbis	12/10/2023
POD 24	22	Twin Waters West Parks – Conceptual Plans of Development – Lakeside Park, prepared by Urbis	12/10/2023
POD 25	22	Twin Waters West Parks – Conceptual Plans of Development – Forest Park, prepared by Urbis	12/10/2023

The following development plans require amendment prior to becoming Approved Plans for the development:

Plans Requiring Amendment

Plan No.	Rev.	Date		
POD 12	22	<i>Twin Waters West Typical Landscape Sections</i> , prepared by Urbis	12/10/2023	
Amendments	 America road with 	 Amend Section BB to move the retaining wall road carriageway, leaving a section of existing within the road reserve. 		
POD 13	22	<i>Twin Waters West Typical Landscape Sections</i> , prepared by Urbis	12/10/2023	

Amendments	 Amend to swap the labels for Section DD and EE so that the section drawings match the sections depicted on Plan No POD 12. Amend Section EE (re-labelled from DD) to include a landscape strip between the lake revetment wall and maintenance access track, as per the landscaping conditions of this notice. The design of the acoustic mound and fence may require modification to accommodate this. Amend the lake bed batter slopes depicted in Section EE (re-labelled from DD) to comply with the conditions of this Decision Notice
POD 14	22Twin Waters West Typical Landscape12/10/2023Sections, prepared by Urbis
Amendments	 Amend Section GG to remove reference to the 0.5m retaining wall, along with new layout of David Low Way in vicinity of Heritage Mango Trees. Amend Section GG to relocate all roadworks outside of the drip line of the northernmost Mango Tree
POD 19	22Twin Waters West Engineering Sections12/10/2023- Site interface, prepared by Urbis
Amendments	• Amend Section C-C to include a landscape strip between the lake revetment wall and maintenance access track, as per the landscaping conditions of this notice. The design of the acoustic mound and fence may require modification to accommodate this.
POD 20	22Twin Waters West Engineering Sections12/10/2023- Site interface, prepared by Urbis
Amendments	• Amend to remove Section F-F (as this section is now covered by a more recent drawing)
POD 21	22Twin Waters West Engineering sections – Site Interface, prepared by Urbis12/10/2023
Amendments	• Amend to show minimum 2m landscape buffer screening acoustic fence from public view in sections HH and GG
POD 22	22Twin Waters West Engineering sections – Site Interface, prepared by Urbis12/10/2023
Amendments	 Amend these sections to be consistent with the David Low Way & De Vere Road Interface – Sections, received by Council on 19/10/2023 (as amended)
POD 23	22 <i>Twin Waters West Engineering Parked</i> – 12/10/2023 <i>Conceptual Plans of Development</i> , prepared by Urbis
	Amend to rename "Kick about area" to "open turf area:
	David Low Way & De Vere RoadReceived byInterface, prepared by UrbisCouncil on19/10/2023
	Amend to give the drawing a number and date

		<i>David Low Way & De Vere Road Interface - Sections</i> , prepared by Urbis	Received by Council on 19/10/2023
Amendments	 Ame edge batte Ame 1:4 road Ame from the to e prop 	and to give the drawing a number and date. and Sections A-A, B-B to move acoustic fence of the road carriageway and replace retain ers where possible. and Section CC to remove 1.8m fence, flatter and bring the top of the better closer to the carriageway. and Section D-D to relocate the proposed of the buffer to the private proposed allotmen proposed 1.8 metre fence. The applicant/co engage with the existing land owners of perties to agree on a fence height on the bou	e closer to the ing walls with n the batter to e edge of the retaining wall t and remove onsultants are the adjoining indary.

REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
Heritage Impact Statement – Settlers Park	3	Settlers Park, Twin Waters Updated Heritage Impact Statement for Stockland, prepared by Converge Heritage and Community	May 2023
Heritage Impact Statement – Blazed Tree	1	Blazed Tree Boundary Marker, Twin Waters Updated Heritage Impact Statement for Stockland, prepared by Converge Heritage and Community	July 2023
200053 RPT	В	Stormwater Management Plan, prepared by Covey Associates	August 2023
151897 Sheet No. M110	В	Bulk Earthworks Phasing Plans – Stage 1, prepared by Covey Associates	28/07/2023
151897 Sheet No. M111	В	Bulk Earthworks Phasing Plans – Stage 2A, prepared by Covey Associates	28/07/2023
151897 Sheet No. M112	В	Bulk Earthworks Phasing Plans – Stage 2B, prepared by Covey Associates	28/07/2023
151897 Sheet No. M113	В	Bulk Earthworks Phasing Plans – Stage 3, prepared by Covey Associates	28/07/2023
620.31294-R01- v3.0	V3.0	Twin Waters West, Pacific Paradise, Flood Study Report, prepared by SLR	14/07/2023
200050 RPT Issue B	В	Lake Management Plan, prepared by Covey Associates	August 2023
0469-002	v.1	<i>Kangaroo Management Plan – Twin Waters</i> <i>West</i> , prepared by Biodiversity Assessment and Management	07/08/2023
121699RPT	В	<i>Bushfire Management Plan</i> , prepared by Covey Associates	August 2023

	Final	<i>Landso</i> Urbis	cape Maste	er Plan	Repo	rt, prepared by	02/08/2023
18108-004	0	Acid Manag Geoteo	Sulfate ement Pla chnical P/L	Soil an (Pla	& nning	<i>Groundwater</i>) by Tectonic	29/08/2019

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 1300 378 401 to discuss any obligations under the *ACH Act*.

Easements and Future Works over External Land

2. Should the approved development necessarily require easements or works to be undertaken over land external to the site, including crane overhang into neighbouring airspace, council recommends that easement, access agreements and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over council owned or controlled land, please liaise directly with council's Property Management Unit and note that compensation may be payable.

Other Laws and Requirements

3. This approval relates to development requiring approval under the *Planning Act* 2016 only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the Sunshine Coast Council website (www.sunshinecoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.

Infrastructure Charges

4. Infrastructure charges, determined in accordance with council's Infrastructure Charges Resolution, will apply to future development approvals required by this Preliminary Approval.

Resubmission of Amended Plans Required

5. The conditions of this development approval require resubmission of plans to council with amendments. Please address the amended plans to council's Planning Assessment Unit with the reference no. MCU23/0113, separate to any Operational Work application. To avoid delays and assessment issues with the Operational Work application, it is recommended the plans be resubmitted prior to lodgement of any Operational Work application. However, should the plans not be submitted, the applicant is advised that a preliminary approval may be issued in lieu of a development permit.

URBAN DESIGN

Preparation of Public Art Master Plan

- 6. The conditions of this development approval require submission of a Public Art Master Plan (PAMP) to council prior to the issue of a development permit for Operational Work. The PAMP submitted to council must:
 - (a) document the conceptual framework and artistic vision (e.g. themes / image / identity aims), identify community engagement strategies undertaken in the development of the image, framework and vision, and must address the following requirements:
 - (i) Where cultural, artistic or heritage images are used or adapted in a design process, cultural content must retain its integrity in the reproduction and not an appropriation of an image or object.
 - (ii) Any reproduction or interpretation of cultural assets must have written approval from the commissioning body, artists and/or cultural groups.
 - (b) identify building structures and areas of the site suitable for artwork.
 - (c) identify opportunities for art (e.g. entry statements, signature works, integrated art options, or community art projects)
 - (d) identify integrated and sophisticated design methods
 - (e) identify and document varied and interesting materials and methodologies
 - (f) identify and document designs for longevity, low-maintenance and graffitiproofing
 - (g) Provide evidence that written permission for the proposed use and location of the artwork has been provided by artists involved in the artwork.

Qualified Person for the Preparation of Public Art Master Plan

- 7. For the purpose of preparing a public art master plan,
 - (a) a qualified person is considered to be an arts consultant/artist with a minimum of three (3) years current experience in the field of public art.
 - (b) Where cultural or heritage images or interpretation is used or adapted in a design process, a qualified person is considered to be a Heritage Conservation Consultant with a minimum of three (3) years current

experience in the field of Heritage Conservation and be eligible for membership of ICOMOS must also be involved in the preparation of the PAMP.

Qualified Person Arborist

- 8. For the purpose of preparing an <u>arborist report</u>, a qualified person is considered to be a person with either:
 - (a) (a) ISA certification; or
 - (b) (b) a Diploma of Arboriculture in addition to a minimum of five (5) years current experience in the field of arboriculture.

ECOLOGY

Qualified Person

- 9. For the purpose of preparing a <u>Kangaroo Management Plan, Fauna Management</u> <u>Plan and Outlet Construction Ecological Management Plan</u>, a qualified person is an ecologist with a minimum of five (5) current experience in the field of fauna assessment and management.
- 10. For the purpose of preparing a <u>Tree Retention and Removal Plan</u>, a qualified person is a person with either:
 - (a) ISA certification; or
 - (b) a Diploma of Arboriculture in addition to a minimum of five (5) years current experience in the field of arboriculture.
- 11. For the purpose of preparing a <u>Rehabilitation Plan</u>, a qualified person a landscape architect or ecologist with a minimum of five (5) years current experience in the field of landscape design.
- 12. For the purpose of preparing a <u>bushfire management plan</u>, a qualified person is bushfire technical specialist with a minimum of five (5) current experience in the field of bushfire assessment and management.

LANDSCAPE

Sunshine Motorway buffer design

13. The design of the full width of the 20m buffer requires modification to comply with the requirement for a 2m landscape strip between the lake and the maintenance track. The acoustic mound and fence, design and alignment will need to be considered as part of this process.

Qualified Person

- 14. For the purpose of preparing a <u>Landscape Plan</u>, a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of five (5) years current experience in the field of landscape design
- 15. For the purpose of preparing an <u>Arborist report/Certification</u>, a qualified person is considered to be an arborist with a minimum five years current experience in tree

protection, hazard identification/mitigation and AS2303 Tree Stock for Landscape Use assessment and either:

- (a) International Society of Arboriculture (ISA) certification; or
- (b) A Diploma of Arboriculture.

ENGINEERING

Road Naming Procedure

16. Road names must be approved by council before the plan of subdivision is submitted for approval. A written request for proposed naming of roads must be submitted to council together with a plan of the proposed roads and a completed road naming application form. Further details can be found on council's website.

Pre-Design Meeting Services

17. Council offers a free pre-design meeting service specifically for Operational Work applications. Applicants are encouraged to utilise this service prior to the submission of their Operational Work application to ensure that their application is not held up by avoidable design issues. It is anticipated that the pre-design meeting will ultimately assist in fast tracking the assessment of an Operational Work application once it is lodged with Council as a result of design and application issues being resolved or substantially resolved prior to the application being submitted. For more information on this service or to book a pre-design meeting please visit Council's website or contact (07) 5475 PLAN.

Building and Construction Industry (Portable Long Service Leave) Levy ("Qleave")

18. The QLeave levy must be paid prior to the issue of a Development Permit for Operational Work where required. Council will not be able to issue a development approval for Operational Work without receipt of details that the Levy has been paid. QLeave contact: 1800 803 491 (free call) or (07) 3212 6844.

Co-ordination of Operational Works

19. Additional application fees apply to Operational Work applications where the different aspects of the works are lodged separately. Significant savings in application fees will result if all works are lodged in a single application.

Construction Management Plan

- 20. A preliminary construction management plan must be submitted with the Operational Work application and must address the following:
 - (a) traffic management during all aspects of the construction phase including:
 - (i) a traffic management control plan in accordance with the *Manual of Uniform Traffic Control Devices (MUTCD)* detailing all temporary signage and traffic control measures prior to construction
 - (ii) maintenance of safe pedestrian access for the areas affected by the works during and after daily construction has ceased
 - (iii) proposed fencing to the site during the construction phase of the development

- (iv) approval of the traffic management control plan by the Department of Transport and Main Roads (TMR) for any works on Statecontrolled roads
- (v) provision for worker car parking
- (b) maintenance and protection of water quality and existing drainage lines through the construction site, through the implementation of appropriate erosion and sediment control measures
- (c) works programme identifying key components of the works and their respective durations
- (d) establishment of a communication protocol with the general public, adjoining owners, emergency services and local businesses to advise of agreed construction times, impacts on traffic, services and other relevant issues identification of complaint management procedures including:
 - (i) contact details for the on-site manager
 - (ii) dispute resolution procedures
- (e) details on the location of external fill sites/sources, the haulage route, type of vehicle to be utilised during filling operations and frequency of usage. <u>NOTE:</u> any damage to the existing road system as a result of haulage operations shall be fully repaired at the applicant's expense

It is acknowledged that the preliminary construction management plan will be a draft document requiring finalisation upon appointment of the principal contractor employed to construct the works and a final document will be required to be submitted at the pre-start meeting for the project.

Unitywater - Water and Sewerage Services

- 21. Where water and sewerage infrastructure is proposed to be constructed within an existing road reserve controlled by Council, a further consent approval for the alignment and extent of works will be required under Section 75 of the *Local Government Act 2009*. This consent must be obtained prior to any water and sewerage related works occurring within the road reserve. The consent request must be submitted in the approved form to Council's Infrastructure Services Department.
- 22. Where water and sewerage infrastructure is proposed to be constructed within an existing park or reserve controlled or owned by Council, consent approval from Council, as owner of the land, is required for the alignment and extent of works. This consent must be obtained prior to any water and sewerage related works occurring within the park or reserve. The consent request must be submitted in the approved form to Council's Land Management Unit.

VARIATION APPROVAL

A variation approval under the *Planning Act 2016* has been granted. Variations from the planning scheme that are applicable to any future development application over the premises are identified in this approval.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Reconfiguring a Lot
- Development Permit for Material Change of Use (for uses other than Dwelling Houses)
- Development Permit for Operational Work

SUBMISSIONS

There were 370 properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided and attached.

INCONSISTENCY WITH EARLIER APPROVAL

Not applicable.

ENVIRONMENTAL AUTHORITY

Not applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

OTHER DETAILS

If you wish to obtain more information about council's decision, please refer to the approval package for the application on Council's Development.i webpage at <u>www.sunshinecoast.qld.gov.au</u>, using the application number referenced herein.



sunshinecoast.qld.gov.au

07 5475 7272 mol@sumshmessast.gld.gov.au Includd.Bog 72 Sumshme Coast Mail Cenire Old 4560 Sunshine Coast City Hall 54 First Avenue Manocomyrtais Old 4558 Sunshine Coast Regional Coancil - AKU37 876-373405

X.I	
Sunshine Coast.	List of Submitters PLANNING ACT 2016

PALMVIEW QLD
4553
PELICAN WATERS
QLD 4551
MOUNTAIN CREEK
QLD 4557
TWIN WATERS QLD
4561
BANKSIA BEACH
QLD 4507
DICKY BEACH QLD
4551
TWIN WATERS QLD
4561
TWIN WATERS QLD
4561
WOODHILL QLD
4285
MAROOCHYDORE
QLD 4558
MAROOCHYDORE
QLD 4558
MOOLOOLABA QLD
4557
LUTWYCHE QLD
4030

MONTVILLE QLD	
4560	
TWIN WATERS OLD	
4561	
ORMEAU HILLS OLD	
4208	
TWIN WATERS QLD	
4561	
MOUNTAIN CREEK	
QLD 4557	
ASCOT QLD 4007	
ALGESTER QLD	
4115	
TWIN WATERS QLD	
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TWIN WATERS QLD	
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BANYA QLD 4551	
TWIN WATERS QLD	
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SUNRISE BEACH	
QLD 4567	
MOFFAT BEACH QLD	
4551	
NIRIMBA QLD 4551	
POINT ARKWRIGHT	
QLD 4575	
WARANA QLD 4575	
IWIN WATERS QLD	
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BANYA QLD 4551	

MARCOOLA QLD	
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PARREARA QLD	
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NORTH MALENY QLD	
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TWIN WATERS QLD	
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MAROOCHYDORE	
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BEERWAH QLD 4519	
PALMVIEW QLD	
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BOKARINA QLD 4575	
NORTH LAKES QLD	
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	LITTLE MOUNTAIN	-
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	NEWSTEAD QLD	
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BUDERIM QLD 4556	
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LITTLE MOUNTAIN	
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BLI BLI QLD 4560	
COOLUM BEACH	
QLD 4573	

	PARREARRA QLD	
	4575	
	MOUNT GRAVATT	
	QLD 4122	
	CLEAR ISLAND	
	WATERS QLD 4226	
	SUNRISE BEACH	
	QLD 4567	
	PACIFIC PARADISE	
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	PARREARA QLD	
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	TWIN WATERS QLD	
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PACIFIC PARADISE
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MAROOCHYDORE
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TWIN WATERS QLD
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NOOSA HEADS QLD
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PACIFIC PARADISE
PACIFIC PINES QLD
CALOUNDRA WEST
NEW FARM QLD 4005
KUNDA PARK QLD 4556
KAWANA WATERS QLD 4448
YERONGA QLD 4104
LITTLE MOUNTAIN QLD 4551
MAROOCHY RIVER QLD 4561
MOUNTAIN CREEK QLD 4557
MOUNT COOLUM QLD 4573
NORTH MALENY QLD 4552
TWIN WATERS QLD 4561
BUDDINA QLD 4575

UPPER COOMERA	
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PALMWOODS QLD	
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SIPPY DOWNS QLD 4556
TWIN WATERS QLD 4561
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TWIN WATERS QLD 4561
TWIN WATERS QLD 4561
BARINGA QLD 4551
REDLAND BAY QLD 4165
BUDERIM QLD 4556
MARCOOLA QLD 4564
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MERIDAN PLAINS QLD 4551

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MAROOCHYDORE	
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COOMERA QLD 4209	
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NOOSA HEADS QLD	
IVVIN WATERS QLD	
DUNARINA QLD 4373	
BUDERIM QLD 4556	

	PACIFIC PARADISE	
	QLD 4564	
	BOKARINA QLD 4575	
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	PALM BEACH QLD	
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	MINYAMA QLD 4575	
	HOPE ISLAND QLD	
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	TWIN WATERS QLD	
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	MAROOCHY RIVER	
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	WURTULLA QLD	
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	TWIN WATERS QLD	
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WARANA OLD 4575	
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WARANA OLD 4575	
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ALEXANDRA HEADS	
NAMBOUR QLD 4560	
MOUNTAIN CREEK	
QLD 4557	
TWIN WATERS QLD	
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EAST BRISBANE QLD	
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WARANA QLD 4575	
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MOUNTAIN CREEK	
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BUDERIM QLD 4556	
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	KAWANA WATERS
	QLD 4448
	EUMUNDI QLD 4562
	BALMORAL RIDGE
	QLD 4552
	BOKARINA QLD 4575
	BLI BLI QLD 4560
	ROSEMOUNT QLD 4560
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07 5475 7272 moli@sur-shriebcast.gld.gov.au Includ.Bog 72 Sunshine Coast Mail Centre Old 4580 Sunshine Coast City Hall 54 End Avenue Manochydore Old 4558 Sunshine Coast Regional Coanel - AR4 37 676 373 915



Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the Planning Act 2016 states -
 - (a) Matters that may be appealed to
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (**the** *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- 2) An appellant may start an appeal within the appeal period.
- (3) The appeal period is -
 - (a) for an appeal by a building advisory agency 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises 20 business days after a notice us published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note -

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- 2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and

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- (f) for an appeal to the P&E Court the chief executive; and
- (g) for an appeal to a tribunal under another Act any other person who the registrar considers appropriate.
 (4) The service period is –
- 4) The service period is –

 (a) if a submitter or advice agency started the appeal in the P&E Court 2 business days after the appeal has started; or
 - (b) otherwise 10 business days after the appeal is started.
- 5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—

 (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to
 - the person; or
 (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section -

decision includes-

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or failure to make a decision; and
- (d) a purported decision ; and
- (e) a deemed refusal.
- non-appealable, for a decision or matter, means the decision or matter-
- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

RA6-N



SARA reference: 2305-34798 SRA Council reference: MCU23/0113 Applicant reference: 22526

27 October 2023

Sunshine Coast Regional Council Locked Bag 72 Sunshine Coast Mail Centre QLD 4560 mail@sunshinecoast.qld.gov.au

Attention:



Dear

SARA referral agency response—581-593 David Low Way, De Vere Road, 230, 232, 238, 252, 258, 266, 274, 282, 284 Godfreys Road and Ocean Drive, Pacific Paradise and 23 Stillwater Drive, Twin Waters

(Referral agency response given under section 56 of the Planning Act 2016)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 22 June 2023.

Response

Outcome:	Referral agency response – with conditions
Date of response:	27 October 2023
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

South East Queensland (North) regional office Level 4, Foundation Place 3 South Sea Islander Way, Maroochydore PO Box 1129, Maroochydore QLD 4558

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Description:	Preliminary approval that includes a variation request	Material change of use of premises, including a variation request to vary the effect of the Sunshine Coast Planning Scheme 2014, for development involving residential, business, community and sport and recreation uses	
SARA role:	Referral agency		
SARA trigger:	Schedule 10, Part 6, Division 3, Subdivision 3, Table 2 (Planning Regulation 2017) – Material change of use involving removal, destruction or damage of marine plants Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017) – State transport infrastructure generally Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 (Planning Regulation 2017) – Material change of use near a State transport corridor Schedule 10, Part 10, Division 3, Table 1 (Planning Regulation 2017) – Development interfering with koala habitat in koala habitat areas outside koala priority areas Schedule 10, Part 17, Division 3, Table 6 (Planning Regulation 2017) – Material change of use involving work in a coastal management		
SARA reference:	2305-34798 SRA		
Assessment manager:	Sunshine Coast Regional Council		
Street address:	581-593 David Low Way, De Vere Road, 230, 232, 238, 252, 258, 266, 274, 282, 284 Godfreys Road and Ocean Drive, Pacific Paradise 23 Stillwater Drive, Twin Waters		
Real property description:	Lot 1 on RP811523, Lot 1 on RP103117, Lot 2 on RP103117, Lot 2 on RP842858, Lot 8 on RP812125, Lot 4 on RP98356, Lot 5 on RP98356, Lot 7 on RP98356, Lot 261 on SP124274, Lot 3 on RP842858, Lot 10 on SP248472, Lot 6 on RP98356, Lot 8 on RP98356, Lot 3 on SP310860, Lot 1 on RP98356		
Applicant name:	Stockland Development	Pty Ltd	
Applicant contact details:	C/- Project Urban PO Box 6380 Maroochydore BC QLD 4558 scott.sobey@projecturban.com.au		
State-controlled road access permit:	 This referral included an application for a road access location, under section 62A(2) of <i>Transport Infrastructure Act 1994</i>. Below are the details of the decision: Approved Reference: TMR23-039614 Date: 20 October 2023 If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at North.Coast.IDAS@tmr.qld.gov.au. 		
Human Rights Act 2019	A consideration of the 23	3 fundamental human rights protected under	

State Assessment and Referral Agency

considerations:

the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact **example**, Principal Planning Officer, on **example** or via email SEQNorthSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Acting Manager

cc Stockland Development Pty Ltd C/- Project Urban, @projecturban.com.au

- enc Attachment 1 Referral agency conditions
 - Attachment 2 Advice to the applicant
 - Attachment 3 Reasons for referral agency response
 - Attachment 4 Representations about a referral agency response provisions
 - Attachment 5 Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	lo. Conditions		Condition timing			
Prelin vary t reside	Preliminary approval for a material change of use of premises, including a variation request to vary the effect of the Sunshine Coast Planning Scheme 2014, for development involving residential, business, community and sport and recreation uses					
10.9.4 state t Direct the de any m	10.9.4.1.1.1. – State transport infrastructure generally, 10.9.4.2.4.1. – Material change of use near a state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):					
Road	works on a s	state-controlled road				
1.	(a) Road DTM by Ca 1518 (b) Road inters (i) (ii) (iii) (iii) (iv) (v) (v) (v)	 d works must be provided generally in accordance with R Realigned Intersection Concept Cycle Ramps, prepared ovey Associates, dated 18 October 2023, reference 97, sheet No. SK1031 and issue A d access works must be provided at the road access section location and comprise a signalised four leg section: the David Low Way north configuration: two right turn lanes, one continuous and one a minimum of 150 metres excluding tapers a through (David Low Way north to Entry Road) and left turn pocket of a minimum of 90 metres excluding tapers and a continuous departure lane. the David Low Way west configuration: a continuous through lane (David Low Way west to Ocean Drive) a right and U-turn pocket with a minimum of 120 metres excluding tapers one left turn lane with a minimum of 150 metres excluding tapers and two departure lanes, one continuous and one with a minimum of 155 metres excluding tapers. the Ocean Drive configuration: two departure lanes, one continuous and one with a minimum of 155 metres excluding tapers. the Ocean Drive configuration: two through lanes (Ocean Drive to David Low Way west), one continuous and one lane marked through and left turn for 135 metres excluding tapers a right turn lane extending for a minimum of 70 metres and a continuous departure lane. the new entry road configuration: two left turn lanes of a minimum of 120 metres and 75 metres (kerbside) excluding tapers a through and right continuous lane and one continuous departure lane a through and right continuous lane and one continuous departure lane a through and right continuous lane and one continuous departure lane a through and right continuous lane and one continuous departure lane a through and right continuous lane and one continuous departure lane a thr	(a) at all times. (b) and (c) Prior to the commencement of use or prior to submitting the Plan of Survey for the first stage to the local government for approval, whichever occurs first.			

	(vii (c) Th aca (i) (ii) (iii) (iv)	 Street.) provision of safe access to Lot 1 on SP184257, Lot 0, 1 and 2 on BUP104253, Lot 104 on RP92687 and Lot 103 on RP92687 that allows for adequate room for vehicles to pass a vehicle entering the access. i) dedication of land to road corridor where necessary to accommodate the road works with a verge width sufficient for service provision and pedestrian pathway. e road works must be designed and constructed in cordance with: Department of Transport and Main Roads' Road Planning and Design Manual 2nd Edition Department of Transport and Main Roads' Cycling Infrastructure Policy Department of Transport and Main Roads' Road Safety Policy and Queensland Manual of Uniform Traffic Control Devices. 	
2.	(a) Ro Su (i) (ii) (iii) (b) Th acc (i) (ii)	ad works must be provided at the intersection of the nshine Motorway and David Low Way and comprise: increasing the circulating lanes to 2 lanes with spiral line marking roundabout and signage provision of right turns for both lanes on the northern and southern approach legs and on the departure lanes of the western leg (David Low Way) and eastern leg (David Low Way) a merge distance a minimum of 125m from the exit of the roundabout must be provided. e road works must be designed and constructed in cordance with: Department of Transport and Main Roads' Road Planning and Design Manual 2nd Edition and Queensland Manual of Uniform Traffic Control Devices.	Prior to the commencement of use or prior to submitting the Plan of Survey for the first stage to the local government for approval, whichever occurs first.
Active	transport	access to public passenger transport	
3.	(a) Pro gei Pe 5 M (b) Pro bei Str peu cro inte As No	by de the internal and external pedestrian pathway network nerally in accordance with the Twin Waters West – destrian & Cycle Movement Plan, prepared by Urbis, dated May 2023, drawing number POD-07, rev 20. by de a safe and convenient paved pedestrian footpath tween the relocated bus stop 'David Low Way at Kowonga eet, Pacific Paradise' (ID: 301771) and the signalised destrian crossing and provide signalised pedestrian by sings at the David Low Way/Ocean Drive/site entry road ersection generally in accordance with the DTMR Realigned ersection Concept Cycle Ramps, prepared by Covey sociates, dated 18 October 2023, reference 151897, sheet . SK1031 and issue A.	(a) – (b) Prior to the commencement of use or prior to submitting the Plan of Survey to the local government for approval, whichever occurs first for the relevant stage
Existin	ng urban b	us stops	
4.	The exis Paradise infrastruc DTMR R Covey A No. SK10	ting bus stop, 'David Low Way at Kowonga Street, Pacific (ID: 301770), including the bus zone and bus stop cture, must be retained generally in accordance with the ealigned Intersection Concept Cycle Ramps, prepared by ssociates, dated 18 October 2023, reference 151897, sheet 031 and issue A.	Prior to the commencement of use or prior to submitting the Plan of Survey for the first stage to the local government for approval, whichever occurs first for the

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		relevant stage	
5.	 (a) The existing bus stop, 'David Low Way at Kowonga Street, Pacific Paradise' (ID: 301771) must be relocated to the location shown on the DTMR Realigned Intersection Concept Cycle Ramps, prepared by Covey Associates, dated 18 October 2023, reference 151897, sheet No. SK1031 and issue A. (b) The relocated bus stop in part (a) of this condition must be an indented bus stop for a single unit rigid bus of 14.5m in length to an Intermediate stop standard in accordance with the following: Chapter 5 – Bus Stop Infrastructure of the Department of Transport and Main Roads <i>TransLink Public Transport</i> <i>Infrastructure Manual 2015</i> the Department of Transport and Main Roads <i>Signage</i> <i>Manual Bus Network Transport Infrastructure</i> the <i>Disability Standards for Accessible Public Transport</i> <i>2002</i> made under subsection 31(1) of the <i>Disability</i> <i>Discrimination Act 1992</i> and the <i>Transport Operations (Road Use Management – Road Rules) Regulation 2009</i>, in particular stopping at intersections. 	(a) – (b) Prior to the commencement of use or prior to submitting the Plan of Survey for the first stage to the local government for approval, whichever occurs first	
Poten	al future bus route		
6.	 The 'potential future bus route' shown on Twin Water West – Road Network, prepared by Urbis, dated 31 July 2023, drawing number PD-09, revision 21, as amended in red, must be designed and constructed to be in accordance with the following to accommodate a single unit rigid bus of 14.5m in length: Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design (March 2016)</i> Department of Transport and Main Roads Supplement to <i>Austroads Guide to Road Design (Parts 3, 4-4C and 6)</i> <i>Austroads Guide to Road Design (Parts 3, 4-4C and 6)</i> <i>Austroads Design Vehicles and Turning Path Templates</i> Department of Transport and Main Roads Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management (March 2018) and Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Manual 2015. 	Prior to the commencement of use or prior to submitting the Plan of Survey to the local government for approval, whichever occurs first for the relevant stage	
Managing noise impacts			
7.	 (a) Noise attenuation measures to achieve the following noise criteria for accommodation activities must be provided: (i) External noise criteria at all facades of the building envelope: ≤60 dB(A) L10 (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am ≤40 dB(A)) ≤63 dB(A) L10 (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am >40 dB(A)) (b) Any noise barrier required under part (a) must be designed and constructed in accordance with: (i) the Department of Transport and Main Roads' Road 	Prior to the commencement of use or prior to submitting the Plan of Survey to the local government for approval, whichever occurs first for the relevant stage	

	Traffi Speci (ii) Stanc	c Noise Management Code of Practice, Chapter 5' fications MRS15 and MRTS15; and lard Drawings Road Manual, Part 13.	
Filling	and excavation		
8.	Any excavation, fi bridges, tunnels, s disturbance must	lling/backfilling/compaction, retaining structures, services and other works involving ground not:	At all times
	(a) encroach up controlled ro supporting th	on or de-stabilise or cause damage to the state- ad, including all transport infrastructure or the land nis infrastructure, or cause similar adverse impact	
	 (b) adversely im addition or re (c) adversely im groundwater 	pact on the state-controlled road through the emoval of lateral loads or additional surcharge load pact on the state-controlled road through seepage or disturbance.	
Storm	water management		
9.	Stormwater and fl cause worsening corridors such tha	ooding management of the development must not to the operating performance of the state transport t any works on the land must not:	At all times
	(a) create any n state transpo	ew discharge points for stormwater runoff onto the ort corridor	
	(b) concentrate corridor	or increase the velocity of flows to state transport	
	(c) Interfere with drainage on (d) surcharge a	the state transport corridor ny existing culvert or drain on the state transport	
	corridor (e) reduce the c	uality of stormwater discharge onto the state	
	(f) impede or in	ridor terfere with any overland flow or hydraulic	
	(g) reduce the f	from the state transport corridor or oddplain immunity of the state transport corridor.	
10.17. execut Enviro develo	3.6.1. – Material ch ive administering th nment and Science pment approval rel	ange of use involving work in a coastal management the <i>Planning Act 2016</i> nominates the Director-Genera to be the enforcement authority for the development ates for the administration and enforcement of any r	t district— The chief al of the Department of it to which this natter relating to the
10.	The development	must be carried out generally in accordance with	Prior to the
	the following plan: (a) Twin Waters dated 14.04	West Indicative Master Plan prepared by URBIS 2023, reference PP01, revision 8.	commencement of use and to be maintained at all times
11.	The development alignment shown prepared by Cove 151897, sheet No SARA.	must incorporate a revetment, generally on the on the plan Southern Development Interface Plan, y Associates, dated 20 September 2023, reference . SK1024 and issue A, as amended in red by	Prior to the commencement of use
	The detailed designed relevant operation	on of the revetment will be assessed as part of the al works development permit application.	
	The developable plevel of the 1%AE	part of the land must be filled at least above the P in 2100.	

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12.	 <u>Proposed lake system</u> This preliminary approval does not authorise works to occur on the site as part of the construction of the lake system forming part of the development. An operational works development permit must be obtained to construct the lake system. All elements of the system must be included in this application, including: construction of an artificial waterway tidal works for the inlet and outlet structures from and to the Maroochy River waterway barrier works removal of marine plants. 	Prior to works commencing associated with stage 1 of the development
	 The application is to include the following reports: (a) an erosion and sediment control plan must be prepared by an appropriately qualified person(s), in accordance with Best Practice Erosion and Sediment Control (BPESC) guidelines for Australia (International Erosion Control Association) (b) an acid sulfate soil management plan must be prepared by an appropriately qualified person(s) in accordance with the latest nationally accepted acid sulfate soil guidance documents (c) a groundwater management plan must be prepared by an appropriately qualified person(s) and must include a detailed monitoring system for the monitoring of groundwater: prior to development; during construction and dewatering activities; and post dewatering activities The groundwater monitoring system must include a sufficient number of bores installed at locations and depths which yield representative groundwater samples (d) a stormwater and surface water management plan must be prepared by an appropriately qualified person(s) and must consider and address all potential water quality impacts across the life of the development including; during construction, post construction and into perpetuity. The management plan must include: a description of potentially affected receiving waters including key communities and background water and sediment quality characteristics based on accurate and reliable monitoring data that takes into consideration any temporal variation (e.g. seasonality) a description of applicable environmental values and sediment and water quality objectives to be achieved modelling showing that the artificial lake system can treat the water to meet Water Quality Objectives within the Maroochy River any relevant reports prepared by other government or professional research organisations that relate to the receiving environment water 	
	The supporting material for the operational works application is to include a detailed response to State code 8: Coastal development and tidal works of the State Development Assessment Provisions.	

	 This is to include a detailed coastal engineering assessment that demonstrates that the development of the artificial waterway: (a) does not adversely impact coastal resources due to changes in water flows or water levels of the natural waterway it is connected to, either in normal or under flood or high rainfall event conditions and (b) does not result in increased water flows or water level changes that cause adverse erosion or sediment deposition impacts either on or off the site. 	
13.	Land proposed to be in the open space zone as shown on 'Foreshore rehabilitation area' on Twin Waters West Indicative Master Plan prepared by URBIS dated 14.04.2023, reference PP01, revision 8 as amended in red by SARA, south of the proposed revetment structure is to be surrendered to the State, with Sunshine Coast Regional Council as trustee.	Prior to endorsement of the plan of survey for lots to the north of the proposed revetment structure.
10.6.3.3.2.1 – Material change of use involving removal, destruction or damage of marine plants— The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Agriculture and Fisheries to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
14.	 The development must at all times provide: (a) suitable biotic and abiotic conditions, such as water and sediment quality, for all fisheries resources (b) healthy and productive fish habitats in the form of locally endemic marine plants including mangroves and saltmarsh species to an equal or greater density and extent than the preworks condition shown within the area marked as the 'Marine Plant Impact Area' on MARINE PLANT DETAIL - NORTH, Fishology, 13/07/2019, Figure 3, no revision, as amended in red by SARA (c) safe fish pathways for the entire fish community, regardless of species, size, life-stage or swimming ability (d) adequate fish passage at all ranges of the tide that caters for the entire fish community likely to require movement into and out of the proposed artificial lake system, regardless of species, size, life-stage or swimming ability 	As indicated
15	(e) lish access to the tidal fish habitats generally.	At all times
15.	managed to prevent acid soil development.	

Attachment 2—Advice to the applicant

Gene	eral advice
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
2.	Bus stop interference
	The existing bus existing bus stop pair, 'David Low Way at Kowonga Street, Pacific Paradise' (ID: 301770 and ID: 301771), will be impacted on by the development. These bus stops must be able to function and pedestrian access to these facilities must be maintained during the construction of the development and relocation of the bus stop. Accordingly, if any temporary bus stop and pedestrian access arrangements are required, the applicant must reach agreement on suitable arrangements with the Department of Transport and Main Roads' TransLink Division (bus_stops@translink.com.au or on 3851 8700) prior to any construction or works commencing.
3.	Design of upgraded bus stop
	The detailed design of the relocated bus stop should be submitted to the Department of Transport and Roads' TransLink Division for endorsement prior to construction or any works commencing. Please contact the TransLink Division on telephone number (07) 3851 8700 or at bus_stops@translink.com.au.
	The Department of Transport and Main Roads, TransLink Public Transport Infrastructure Manual (PTIM) 2015 and Signage Manual Bus Network Transport Infrastructure are available at: https://transport Infrastructure are available at: https://translink.com.au/about-translink/reports-and-publications .
4.	Design Exception Requirements
	The proposed signalised intersection at David Low Way / Ocean Drive / Site Access is expected to require design exceptions as part of detailed design in order to mitigate construction impacts on local heritage trees in Settler's Park. A Design Exception Report will be required to be submitted to TMR and approved as part of the Stage 1 Development Permit application for Reconfiguring Lots to ensure the intersection is designed in accordance with all conditions of approval and can operate safely and efficiently for all users.
5.	Road works approval
	Under section 33 of the <i>Transport Infrastructure Act 1994</i> , written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads' on <u>North.Coast.IDAS@tmr.qld.gov.au</u> to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve.
	The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the Department of Transport and Main Roads' as soon as possible to ensure that gaining approval does not delay construction.
6.	Road Corridor Permit
	An application for a Road Corridor Permit is required for any ancillary works and encroachments on the state-controlled road under section 50(2) and Schedule 6 of the <i>Transport Infrastructure Act 1994</i> and Part 5 and Schedule 1 of the Transport Infrastructure (State-Controlled Roads) Regulation 2006. An application for a Road Corridor Permit can be made via rcp.tmr.qld.gov.au. Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters, vegetation

	clearing, landscaping and planting.
7.	Public utility works and connection approval
	The applicant is advised that if any works and/or connections are required to public utility services within a State-controlled road reserve, approval must be given by the Department of Transport and Main Roads under the relevant public utility legislation (electricity, water/sewer, telecommunication), and in accordance with TMR technical standards (TN163). Approvals must be obtained prior to commencing any utility works within the state-controlled road reserve. Please contact the public utility team via northcoast@tmr.qld.gov.au for further information on the application and approval process.
8.	Development interfering with koala habitat
	This preliminary approval does not authorise works that involve interfering with koala habitat. Where development on the site involves interfering with koala habitat in koala habitat areas outside koala priority areas, and the works are not exempted development, a development permit must be obtained.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the Planning Act 2016)

The reasons for the SARA's decision are:

- The development application is for a preliminary approval for a material change of use of premises, including a variation request to vary the effect of the Sunshine Coast Planning Scheme 2014, for development involving residential, business, community and sport and recreation uses
- The subject site is located within 25m of state controlled roads, being the Sunshine Motorway and David Low Way. The proposed development will ultimately provide over 200 residential lots, which exceeds the thresholds in schedule 20 of the Planning Regulation 2017. The proposed development involves a new access off David Low Way. The proposed development is unlikely to adversely affect the operation or function of the state transport network, subject to conditions.
- The subject site contains a mapped waterway which contains marine plants. The proposed development will ultimately involve the removal of the waterway on site and will provide compensatory fish habitat on the site. These works will be the subject of subsequent development applications.
- The subject site is partially mapped within the coastal management district and partially mapped within the erosion prone area. The development proposes to fill the site to mitigate the impact of coastal processes on the site. Subsequent development applications will be required to consider the new artificial waterway and associated inlet and outlet structures.
- SARA assessed the development application against State code 1: Development in a state-controlled road environment, State code 6: Protection of state transport networks, State code 8: Coastal development and tidal works, State code 11: Removal, destruction or damage of marine plants and State code 25: Development in South East Queensland koala habitat areas of the State Development Assessment Provisions, version 3.0. SARA has determined the development can comply with State codes 1, 6, 8, 11 and 25, subject to conditions.

Material used in the assessment of the application:

- the development application material and submitted plans
- Planning Act 2016
- Planning Regulation 2017
- the State Development Assessment Provisions (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA Development Assessment Mapping system
- section 58 of the Human Rights Act 2019

Attachment 4—Representations about a referral agency response provisions

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Attachment 5—Documents referenced in conditions

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preference to scaled dimensions

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REV: 20





Attachment 1, Page 82





27 October 2023

2305-34798 SRA

Queensland

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
 - (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
 - (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Our ref Your ref Enquiries



20 October 2023



Department of **Transport and Main Roads**

Decision Notice – Permitted Road Access Location

(s62(1) Transport Infrastructure Act 1994)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number MCU23/0113, lodged with Sunshine Coast Regional Council involves constructing or changing a vehicular access between Lot 7RP98356, 1RP811523, 10SP248472, 2RP103117, 3RP842858, 2RP842858, 6RP98356, 4RP98356, 8RP812125, 8RP98356, 1RP103117, 3SP310860, 261SP124274, 5RP98356, 1RP98356 the land the subject of the application, and Pacific Paradise Connection Road, Road ID: 915, a state-controlled road (locally known as David Low Way).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details		
Name and address	Stockland Development Pty Ltd C/- Project Urban Pty Ltd	
	Maroochydore BC QLD 4558	
Application Details		
Address of Property	581-593 David Low Way, Pacific Paradise QLD 4564	
Real Property Description	7RP98356, 1RP811523, 10SP248472, 2RP103117,	
	3RP842858, 2RP842858, 6RP98356, 4RP98356, 8RP812125,	
	8RP98356, 1RP103117, 3SP310860, 261SP124274,	
	5RP98356, 1RP98356	
Aspect/s of Development	Preliminary Approval for Material Change of Use of Premises,	
	including a Variation Request to vary the effect of the Sunshine	
	Coast Planning Scheme 2014, for development involving	
	Residential, Business, Community and Sport and Recreation	
	uses	

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No. Conditions of Approval

Condition Timing

¹ Please refer to the further approvals required under the heading 'Further approvals'

Program Delivery and Operations North Coast Region / Maroochydore Office Floor 1, 50 Wises Road Buderim QLD 4556 PO Box 1600 Maroochydore QLD 4558

No.	Conditions of Approval	Condition Timing
1	The permitted road access location is to be located between Lots 7RP98356, 1RP811523, 10SP248472, 2RP103117, 3RP842858, 2RP842858, 6RP98356, 4RP98356, 8RP812125, 8RP98356, 1RP103117, 3SP310860, 261SP124274, 5RP98356 1RP98356 and David Low Way at approximately Latitude -26.62146 and Longitude 153.07571, in accordance with: DTMR Realigned Intersection Concept Cycle Ramps, prepared by Covey Associates, dated 18 October 2023, reference 151897, sheet No. SK1031 and issue A.	At all times.
2	 (a) Road access intersection works must be provided at the permitted road access location and comprise a signalised four-leg intersection: The David Low Way north configuration: Two right turn lanes, one continuous and one a minimum of 150 metres excluding tapers; A through (David Low Way north to Entry Road) and left turn pocket of a minimum of 90 metres excluding tapers; and A continuous departure lane. ii. The David Low Way west configuration: A continuous through lane (David Low Way west to Ocean Drive); A continuous through lane (David Low Way west to Ocean Drive); A right and U-turn pocket with a minimum of 120 metres excluding tapers; and Two departure lanes, one continuous and one with a minimum of 150 metres excluding tapers; One left turn lane with a minimum of 150 metres excluding tapers; and Two departure lanes, one continuous and one with a minimum of 155 metres excluding tapers. iii. The Ocean Drive configuration: Two through lanes (Ocean Drive to David Low Way west), one continuous and one lane marked through and left turn for 135 metres excluding tapers; A right turn lane extending for a minimum of 70 metres; and A continuous departure lane. iv. The new entry road configuration: Two left turn lanes of a minimum of 120 metres and 75 metres (kerbside) excluding tapers; A through and right continuous lane; and One continuous departure lane. iv. The new entry road configuration: Two left turn lanes of a minimum of 120 metres and 75 metres (kerbside) excluding tapers; 	Prior to the commencement of use or prior to submitting the Plan of Survey to the local government for approval, whichever occurs first.

No.	Conditions of Approval	Condition Timing
	 vi. A continuous median on David Low Way extending west of the intersection of David Low Way / De Vere Road to north of the intersection to David Low Way / Nungo Street. vii. Provision of safe access to Lot 1 on SP184257, Lot 0, 1 and 2 on BUP104253, Lot 104 on RP92687 and Lot 103 on RP92687 that allows for adequate room for vehicles to pass a vehicle entering the access. 	
	viii. Dedication of land to road corridor where necessary to accommodate the road works with a verge width sufficient for service provision and pedestrian pathway.	
	 (b) The road works must be designed and constructed in accordance with: i. Department of Transport and Main Roads' Road Planning and Design Manual 2nd Edition; ii. Department of Transport and Main Roads' Cycling Infrastructure Policy; iii. Department of Transport and Main Roads' Road Safety Policy; and iv. Queensland Manual of Uniform Traffic Control Devices. 	
3	Direct vehicular access is prohibited between Lot 7RP98356, 1RP811523, 10SP248472, 2RP103117, 3RP842858, 2RP842858, 6RP98356, 4RP98356, 8RP812125, 8RP98356, 1RP103117, 3SP310860, 261SP124274, 5RP98356 1RP98356 and David Low Way at any other location other than the permitted road access location described in Condition 1.	At all times.

Reasons for the decision

The reasons for this decision are as follows:

- a) Vehicular access must not compromise safety of the users of the state-controlled road network or any other transport infrastructure.
- b) Vehicular access must be consistent with the functional requirements of the state-controlled road.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.

2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

- 1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
- In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in Attachment C for information.
- 3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

- Road Access Works Approval Required Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.
- 2. General advice:
 - a) Design Exception Requirements The proposed signalised intersection at David Low Way / Ocean Drive / Site Access is expected to require design exceptions as part of detailed design in order to mitigate construction impacts on local heritage trees in Settler's Park. A Design Exception Report will be required to be submitted to TMR and approved as part of the Stage 1 Development Permit application for Reconfiguring Lots to ensure the intersection is designed in accordance with all conditions of approval and can operate safely and efficiently for all users.

If further information about this approval or any other related query is required, North Coast Region, Development Assessment Team should be contacted by email at North.Coast.IDAS@tmr.qld.gov.au or on (07) 5451 7055.
Yours sincerely



Principal Advisor

Attachments: Attachment A – Decision evidence and findings Attachment B - Section 70 of TIA Attachment C - Appeal Provisions Attachment D - Permitted Road Access Location Plan

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- a) The objective of the Transport Infrastructure Act 1994 (TIA) requires the establishment of a road regime that is safe and efficient.
- b) Section 62 of the TIA provides for the Chief Executive of the Department of Transport and Main Roads (the department) to make decisions about permitted road access locations between particular land and a state-controlled road.
- c) The development application is for Preliminary Approval for a Material Change of Use of Premises including a Variation Request to vary the effect of the Sunshine Coast Planning Scheme 2014 for development involving Residential, Business, Community and Sport and Recreation uses.
- d) The anticipated yield is for up to 446 low density residential dwellings and a community hub.
- e) The proposed development seeks a new vehicular access to the state-controlled road, David Low Way. The access location is intended to form part of the future local road network connecting to the state-controlled road.
- f) The state-controlled road, in this section, is an urban sub-arterial road with a single traffic lane in each direction with an annual average daily traffic volume of 17 400 vehicles. It is not a limited access road.
- g) The applicant has undertaken an assessment of the performance of the proposed intersection and demonstrated the location and form will minimise impacts to the state-controlled road network.
- h) The proposed development can be effectively implemented without significant impacts to the safety and efficiency of the state-controlled road network with the conditioned road access works.

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
Transport Infrastructure Act 1994	Queensland Government	Reprint current from 1 March 2023	-	-
Planning Act 2016	Queensland Government	Reprint current from 10 June 2022	-	-
Vehicular access to state-controlled roads policy	Department of Transport and Main Roads	2023	-	-

Evidence or other material on which findings were based:

Guide to Traffic Impact Assessment	Department of Transport and Main Roads	2018	-	-
Road Planning and Design Manual	Department of Transport and Main Roads	-	-	2 nd Edition
Road Safety Policy	Department of Transport and Main Roads	2022	-	0.19
Confirmation Notice	Sunshine Coast Council	24 May 2023	MCU23/0113	-
Town Planning Report	Project Urban	May 2023	22526	Final
Concept Master Plan	Urbis	14 April 2023	ND1600-PP01	8
Plan of Development	Urbis	5 May 2023	ND1600	20
Traffic Impact Assessment	SLR Consulting	May 2023	620.31357- R01	v1.0
FAR - Advice Notice Response	SLR Consulting	16 August 2023	620.31357	-
Change to Application Material				
Notice of Change Application	Sunshine Coast Council	3 October 2023	MCU23/0113	-
IRR - Concept Master Plan	Urbis	11 August 2023	ND1600-PP01	11
IRR - Plan of Development	Urbis	31 July 2023	ND1600	21
DMTR Realign Intersection Concept Cycle Ramps	Covey Associates	18 October 2023	151897 – SK1031	A

Attachment B

Section 70 of TIA

Transport Infrastructure Act 1994 Chapter 6 Road transport infrastructure Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not-
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty-200 penalty units.

(3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C

Appeal Provisions

Transport Infrastructure Act 1994 Chapter 16 General provisions

485 Internal review of decisions

- A person whose interests are affected by a decision described in schedule 3 (the *original decision*) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The Transport Planning and Coordination Act 1994, part 5, division 2-
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The Transport Planning and Coordination Act 1994, part 5, division 3-
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if-
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and
 - (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

- (5) The court may order—
 - (a) the appeals to be heard together or 1 immediately after the other; or
 - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

Transport Planning and Coordination Act 1994 Part 5, Division 2 – Review of Original Decisions

31 Applying for review

(1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.

(2) However, if-

- (a) the notice did not state the reasons for the original decision; and
- (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)

the person may apply within 28 days after the person is given the statement of the reasons.

- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.
- (8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means-

- (a) if the reviewed decision may be reviewed by QCAT-QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within-

- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.
- (2) However, if-
 - (a) the decision notice did not state the reasons for the decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

Attachment 1, Page 97

Attachment D

Permitted Road Access Location Plan



Program Delivery and Operations North Coast Region / Maroochydore Office Floor 1, 50 Wises Road Buderim QLD 4556 PO Box 1600 Maroochydore QLD 4558
 Telephone
 +61 7 (07) 5452 1888

 Website
 www.tmr.qld.gov.au

 Email
 North.Coast.IDAS@tmr.qld.gov.au

 ABN: 39 407 690 291









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DATE: 12.10.2023 JOB NO: ND1600 DWG NO: POD-01 REV: 22









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DATE: 12.10.2023 JOB NO: ND1600 DWG NO: POD-02 REV: 22

SUNSHINE MOTORWAY







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Attachment 1, Page 101 SUNSHINE COAST REGIONAL COUNCIL **APPROVED** 14 December 23 MCU23/0113 DAVID LOW WAY OCEAN DRIVE

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DATE: 12.10.2023 JOB NO: ND1600 DWG NO: POD-03 REV: 22



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URBIS



Attachment 1, Page 102

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another project without the consent of Urbis. The plan must not be used for ordering, supply or installation and no relevance should be placed on this plan for any financial dealing of the land. This plan is conceptual and is for discussion purposes only and subject to further detail study, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Written figured dimensions shall take

JOB NO: ND1600 DWG NO: POD-05 **REV:** 22



SUNSHINE MOTORWAY







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Attachment 1, Page 104



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Other than controlled by above requirements, development is to be in accordance with the assessment benchmarks specified for development in the Table of Assessment for the Twin Waters West - Community Facilities Zone.







Attachment 1, Page 105 SUNSHINE COAST REGIONAL COUNCIL **APPROVED** 14 December 23 MCU23/0113

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preference to scaled dimensions.

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SUNSHINE MOTORWAY



SITE BOUNDARY	ROAD TYPE & REFERENCE			RESERVE WIDTH
BUFFER AREA - ACOUSTIC / LANDSCAPE		DC1	DISTRICT COLLECTOR 1	36.8m (min.)
CAMCOS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY		DC2	DISTRICT COLLECTOR 2	26.8m
QUEENSLAND GOVERNMENT)		DC3	DISTRICT COLLECTOR 3	27.5m
GREEN SPACES AND CONSERVATION		NC1	NEIGHBOURHOOD COLLECTOR 1	24.2m
LAKE AREA		NC2	NEIGHBOURHOOD COLLECTOR 2	20.5m
ROUNDABOUT		NC3	NEIGHBOURHOOD COLLECTOR 3	21.6m

ROAD TYPE &	RESERVE WIDTH		
	MU1	MIXED USE ACCESS STREET 1	21.0m
	MU2	MIXED USE ACCESS STREET 2	20.5m
	CS1	CYCLE STREET	16.5m
	AS1	ACCESS STREET 1	15.3m

NOTE:

THE CYCLE STREET AND ACCESS STREETS ARE INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN AND FUTURE RECONFIGURING A LOT APPLICATIONS.







BRIDGES

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DISTRICT COLLECTOR STREET (26.8m WIDE) (AS PER PLANNING SCHEME) NOTE: BICYCLE LANE WIDTH TO BE INCREASED BY AT LEAST 0.2m OVER BRIDGES AND OTHER STRUCTURES WHERE ON-STREET PARKING IS REMOVED

(WITH MEDIAN & DRIVEWAY ACCESS ON ONE SIDE)



NC2

(ACCESS ON ONE SIDE) NOTE: TRAFFIC LANE WIDTH TO BE INCREASED BY AT LEAST 0.2m OVER BRIDGES AND OTHER STRUCTURES



NC3 (ACCESS ON ONE SIDE)

NOTE: BICYCLE LANE WIDTH TO BE INCREASED BY AT LEAST 0.2m OVER BRIDGES AND OTHER STRUCTURES WHERE ON-STREET PARKING IS REMOVED

> SUNSHINE COAST REGIONAL COUNCIL **APPROVED**

> > 14 December 23

MCU23/0113

TWIN WATERS WEST URBIS SECTIONS - ROAD TYPOLOGIES



NEIGHBOURHOOD COLLECTOR STREET (20.5m RESERVE)

NEIGHBOURHOOD COLLECTOR STREET (21.6m RESERVE)

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MIXED USE ACCESS STREET - CYCLE LINK (21.0m WIDE) MU1 (DIRECT LOT ACCESS ONE SIDE, URBAN PATH ONE SIDE)







MU2 MIXED USE ACCESS STREET (20.5m WIDE) (DIRECT LOT ACCESS ONE SIDE, URBAN PATH ONE SIDE)







AS1.2 ACCESS STREET - ALTERN ATIVE (15.3m WIDE) (ONE-WAY CROSSFALL)

NOTE: LIMITED TO USE WHERE DRIVEWAY ACCESS IS ON ONE SIDE ONLY



AS1.3 ACCESS STREET - BIO BASIN DESIGN (16.6m WIDE) (LOCALLY WIDENED FOR BIO RETENTION BASINS) NOTES:

 LIMITED TO USE WHERE DRIVEWAY ACCESS IS ON ONE SIDE ONLY.
 WHERE BIO BASINS ARE PROPOSED, DIRECT PEDESTRIAN ACCESS MUST BE PROVIDED BETWEEN ON-STREET LAWFULLY PARKED VEHICLES AND THE ADJACENT PATH ON THE VERGE.

DATE: 12.10.2023 JOB NO: ND1600 DWG NO: POD-11 **REV:** 22



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SECTION HH





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DATE: 12.10.2023 JOB NO: ND1600 DWG NO: POD-15 **REV:** 22





SECTION II





Attachment 1, Page 111



DATE: 12.10.2023 JOB NO: ND1600 DWG NO: POD-16 REV: 22

LAKE EDGE TREATMENTS

The lake treatments have been thoughtfully designed to create a verdant green edge and ensure privacy for the lake edge. This design not only enhances the visual appeal but also serves a practical purpose by mitigating flood risks. Additionally, the treatment will offer shade and provide a natural habitat for the local wildlife, contributing to the ecological sustainability of the area.

The new walkable waterfront is set to become a feature of the extensive walking network in the Sunshine Coast, offering breathtaking views of the lakes and creating an idyllic walking experience. It is the perfect space for relaxation, exercise, and socializing, providing a wonderful opportunity to enhance both mental and physical wellbeing.



IS TWIN WATERS WEST TYPICAL LANDSCAPE SECTIONS



DATE: 12.10.2023 JOB NO: ND1600 DWG NO: POD-17 REV: 22

50M LANDSCAPE BUFFER AND WETLAND SUPPORT

The landscape buffer and wetland support is designed to provide a transition zone between the development area and the remnant vegetation. It is 50m wide and comprises of four distinct zones as follows:

- Zone 1 (0m to 15m): This zone is dedicated to full wetland revegetation. It has been designed to mimic the natural wetland environment and will feature indigenous wetland plant species. The zone is designed to function as a habitat for various wetland species and to improve water quality by filtering out pollutants.
- Zone 2 (15m to 30m): This zone is characterized by light tree cover over grass. It is designed to provide shade and habitat for kangaroos, small birds and insects. The grass cover in this zone is designed to be maintained periodically to keep it relatively short.
- Zone 3 (30m to 40m): This zone is a grassland with scattered trees and a fence on the 40m offset line from the remnant vegetation. The fence is designed to serve as a physical buffer (screened by landscaping in Zone 4) between the development area and the remnant vegetation. The scattered trees are planted to provide a visual break and to offer habitat for Kangaroos and other wildlife species.
- Zone 4 (40m to Road Reserve): This zone is the transition zone that can include batters, stormwater treatment devices, screening vegetation, and tufting grasses. It is designed to filter runoff from the development area before it enters the remnant vegetation area. The batters are designed to slow down the runoff, allowing sediment and other pollutants to settle out. The stormwater treatment devices are designed to remove pollutants from the runoff. The screening vegetation and tufting grasses are designed to provide a visual screen to the fence line and a landscape buffer to the remnant vegetation.

Overall, the landscape buffer is designed to function as a transition zone that provides a seamless connection between the development area and the remnant vegetation. The design is focused on promoting biodiversity, safety and the protection of Kangaroos, water quality, and visual aesthetics.



SECTION LL



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APPROVED 14 December 23

DATE: 12.10.2023 JOB NO: ND1600 DWG NO: POD-18 **REV:** 22

LAKESIDE PARK





CHARACTER IMAGERY



LEGEND

INDICATIVE DESIGN ELEMENTS (all elements are indicatively illustrated only)		NOTES / DESIGN PRINCIPLES	
\rightarrow	Primary Pedestrian Routes	 Predominant movements to, from, and through park, which are highly visible and accessible 	
\rightarrow	Secondary Pedestrian Routes	» Pedestrian paths reflect key desire lines through the park to surrounding streets	
	Public Toilets	» Proximity to areas of anticipated frequent use - kick about oval, amphitheatre, passive recreation area, and playground	
	BBQ/Picnic Shelters	 » BBQ and picnic table facilities to be co-located with bins and drinking fountains. Sheltered for coverage underneath. 	
	Playground Area	» Fenced, to accommodate 20 children at any time.	
	Outdoor Dining Area	» A unique breakout zone that encourages relaxation and socialization.	
	Indicative Carpark Location	» Subjecto to detail design. Potential for nose-in to maximise vistor bays.	
	Buffer Landscape Planting	» Buffer treatments (garden beds and landscape mounds)	
	Kick and Throw Areas	 Turf area for informal play & running space which is mainly clear of vegetation and reasonably flat 	
	Amphitheater	 Semi-urban seating terraced downhill to walkable waterfront edge, platform stage at base 	
	Exercise Equipment	» For the use of adults and young adults as per the LIM.	
	Grass Area	» Break out spaces	
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мсі	APPROVED J23/0113 14 Decemb	er 23 Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. The plan must not be used for ordering, supply or installation and is for discussion purposes only and subject to further detail study. Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.	

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DATE: 12.10.2023 JOB NO: ND1600 DWG NO: POD-24 **REV:** 22

FOREST PARK

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CHARACTER IMAGERY



INDICATIVE DESIGN ELEMENTS (all elements are indicatively illustrated only)		NOTES / DESIGN PRINCIPLES	
\rightarrow	Primary Pedestrian Routes	» Predominant movements to, from, and which are highly visible and accessible	
\rightarrow	Vehicular Circulation	» Vehicular movement for park access an	
	Garden Pavilion	 Shaded pavilion area which provides br views of the surrounding natural beauty 	
	BBQ/Picnic Shelters	» BBQ and picnic table facilities to be co- bins and drinking fountains. Sheltered underneath.	
•	Lookout Pods	 Areas that encourage socialization, rela connection to nature. Ample shading ar rest and comfort. 	
	Mini-bus Bay	» Access and departure area for public tr	
	Indicative Carpark	» On-site parking spaces	
	Buffer Landscape Planting	 Buffer treatments (garden beds and lan mounds) 	
	Grass Area	» Break out spaces	



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TWIN WATERS WEST PARKS - CONCEPTUAL PLANS OF DEVELOPMENT

Attachment 1, Page 115



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SUNSHINE COAST REGIONAL COUNCIL

APPROVED MCU23/0113 14 De

14 December 23

DATE: 12.10.2023 JOB NO: ND1600 DWG NO: POD-25 REV: 22 OFFICIAL

Attachment D: Outlet Construction Memo

Outlet Construction Memo

Twin Waters West Prepared for Stockland Development Pty Ltd 11 May 2023



Job 9061 E

Background

The southern outlet pipes are 750mm in diameter and fixed to a pylon located amongst habitat for the *Xeromys myoides* (Water Mouse). It must be demonstrated that the construction of these works in this sensitive environment will be managed in such a way that the possibility of adverse impacts to the Water Mouse are reduced to the greatest extent possible.

A methodology for the construction of the outlet into the river has been prepared in consultation with Fishology (Fish Ecologists), Covey Associates (Project Engineers) and Halls Contracting (experienced Contractor) and is present herein. This memo is a minor update to the 2019 methodology to reflect current drawings and project particulars. No substantial change to the methodology is proposed.

Construction Methodology

Construction sequencing of the Twin Waters West lake requires the outlet into the Maroochy River to be operational prior to the removal of the existing drainage lines in the north of the site (easement CRP181893 on lot 3 on SP248471 and easements BRP181894 and DRP176691 on lot 1 on RP811523). The outlet is located in a sensitive environment comprised of habitat for the threatened *Xeromys myoides* (Water Mouse), marine plants and a declared Fish Habitat Area, and therefore this specific methodology is required to direct the contractor's works in order to minimise and mitigate adverse impacts on these ecological values.

The contractor must execute this methodology at all times. This methodology may be deviated from only in the event of:

• an emergency; or

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• the supervising fauna spotter catcher instructs otherwise in the best interests of wildlife protection (as allowed and required under their permit).

The disturbance footprint of the outlet works is presented in **Attachment 1.1** and the methodology is detailed in the following subsections. The outlet works involve the placement of two 750 mm pipes (side by side) within a 10 m wide corridor from lot 3 on RP842858 to the Maroochy River. Part of this alignment is within an existing easement for drainage purposes. Where the corridor occurs on the freehold land parcel known as lot 1 on RP98356, an easement for drainage purposes exists. The southernmost extent of the corridor and the construction end point is within the Maroochy River (State land) and a resource allocation authority for works in the declared Fish Habitat Area must be approved prior to the commencement of this work.

Ecology background

The outlet pipes will be constructed across land that holds varying vegetation values and landform characteristics. Some areas are intertidal and therefore require special management during construction works. Others comprise marine plants or are within a declared Fish Habitat Area and therefore control measures for impacts must be tightly managed to reduce the likelihood of adverse or inadvertent impacts occurring.

Vegetation types within the construction footprint are as follows:

- Terrestrial vegetation
- Mangrove communities
- Saltmarsh (on claypan substrate)
- Sporobolus virginicus (Salt couch)

The vegetation types are interspersed, therefore, the approach to clearing each will need to be adjusted throughout the process. The plan provided in **Attachment 1.2** illustrates the vegetation and landform detail across the work area, and these areas are referenced in the methodology subsections below.

Furthermore, navigable territory for the Water Mouse must be maintained across the work area between dusk and dawn to ensure the habitat available to the population is not disconnected during this period. The habitat area extends across an approximate 25 ha estuarine wetland along an approximate 2 km stretch of the Maroochy River, and the construction corridor is located approximately half way along (refer **Figure 1**). Therefore, providing access across this territory between dusk and dawn will support the accessibility to foraging habitats that sustain the population.





Figure 1 Maroochy River Water Mouse habitat

Timeframe

The works to construct the outlet into the river are anticipated to take approximately 4 - 6 weeks—refer to approximate timeframes for implementation of each phase in **Table 41**. The detailed methodology relevant to each phase is presented in the following subsections. These timeframes may alter as a result of unfavourable weather conditions or timing required to implement additional measures to reduce risks to ecological values at the request of the fauna spotter catcher.

Table 41: Estimated timeframes

Description of works		Timeframe			
<u>Pha</u>	Phase 1				
-	survey of ground levels and soil profiles;				
- vegetation management and clearing;		1			
-	establishment of exclusion fencing in construction area only*; and	I week			
-	erosion and sediment control establishment.				
<u>Pha</u>	Phase 2				
-	stripping of site material;	0.5 1 wook			
-	topsoil stockpiling; and	0.3 - 1 WEEK			
-	site access works.				



Description of works

Timeframe

 <u>Phase 3</u> bunding; and the construction of the outlet into the river. 	1 week
<u>Phase 4</u> - lay pipework in stages (lengths of 10 m).	1 - 2 weeks
 <u>Phase 5</u> remediation of site (spread of topsoil and reinstatement of salt couch areas). 	0.5 - 1 week

*At no time may the entire construction footprint be fenced or disturbed in a manner that prevents fauna, especially the Water Mouse, from moving between habitat areas located west and east of the work area.

Phase 1 – Clearing Works

Prior to the clearing of any vegetation, detailed survey of ground levels and soil profiles will be undertaken to ensure correct soil management mechanisms are implemented. This will support the reinstatement requirements at the conclusion of the works to mimic the pre-construction conditions and habitat features to the greatest extent possible. This will include the management of acid sulfate soils where applicable.

Overall, the outlet and pipeline construction works are limited to a 10 m wide drainage easement that extends to 10 m (refer **Attachment 1.1**). Vegetation clearing will be limited to within these extents. A Water Mouse movement corridor within the saltmarsh-claypan zone of the works corridor will be identified and retained until trench works reach this area (refer **Attachment 1.2**). The initial corridor will provide for Water Mouse movement across the works corridor during outlet construction. Within this initial Water Mouse movement corridor, matting or 'rafts' will be used to protect the area from daily machinery movement and removed overnight when work ceases. Once an intertidal area to the south is reinstated, this initial movement corridor may be cleared.

The remainder of the construction zone may be cleared across a 1 week period, with saltmarsh to be removed and stored for rehabilitation. Clearing works will also include the removal and storage of topsoil for restoration during rehabilitation works (Phase 5). Stockpiling of topsoil will occur within the Twin Waters West development site (refer **Attachment 1.1**). Topsoil will be cleared and stored to enable it to be returned to its original location, and storage of the topsoil will be in accordance with relevant standards and guidelines.



A fauna spotter catcher will be present throughout the clearing process, and works will cease no later than dusk or commence no earlier than dawn due to the Water Mouse foraging primarily at night¹. Silt fencing and other erosion control mechanisms will be established to the boundary of the work area, where silt fencing will be trenched into the ground only in the vicinity of the immediate work area. Silt fencing along the entire alignment of the works corridor is not proposed as this will impede the movement capabilities of fauna between habitats west and east of the works. Instead, silt fencing will be installed and removed as construction progresses along the corridor.

Mangroves

Mangroves requiring removal will be disposed of appropriately where all debris associated with mangrove clearing will be removed from the tidal area. Hand clearing of mangroves within the tidal inlet area will be implemented where necessary to ensure clearing is limited to the 10 m wide construction corridor. Hand clearing of any mangroves within the designated Water Mouse corridor is required to minimise the disturbance to ground levels, habitat features and any saltmarsh in this area.

Saltmarsh

Within the saltmarsh areas, a 2 m x 2 m grid of the salt couch will be established over the impact site so that the vegetation can be GPS tracked (with an accuracy of up to 10 mm) and assigned a unique identification number. Data on each patch of salt couch will also be recorded and include basic health, maturity and observational information (e.g., presence of fallen logs with hollows, tidal pools) that will assist in replicating the pre-construction attributes during Phase 5 of works. Juvenile mangroves and casuarinas suitable for removal with saltmarsh will be identified and tagged for retention. Trees within saltmarsh areas that cannot be retained will be removed in such a way as to ensure the integrity of the saltmarsh to the greatest extent practicable.

Special tray buckets will be fitted to the excavation machinery in order to cut "turfs" of salt couch to the size and depth deemed most appropriate for this project. This will reduce the risk of plant stems, roots and soil associated with identified vegetation being disturbed or irreparably damaged during the process. Saltmarsh vegetation within the designated Water Mouse corridor will be retained until such time as works are complete is the southern portion of the works area and an alternative Water Mouse movement corridor is established under the guidance of the Fauna Spotter Catcher (detailed in Phase 2).

Each turf will be dug to approximately 300 mm and transported to a temporary storage area recommended by an experienced Ecologist. This area will be fenced off as a 'no go' area and monitored over the period of the outlet construction works. During the remediation works at Phase 5, each turf will be transported back into its original place like a jigsaw puzzle by placing each turf in the same order, and in the same locations and elevation that they originated from.



¹ *Referral guideline for the vulnerable water mouse*, Commonwealth of Australia, 2015.

Phase 2 – Site Access and Preparation for Site Remediation

This phase will establish machinery access within the 10 m wide corridor work area. At all times machinery access in the tidal area will be limited to the alignment of the pipeline. Within the initial designated Water Mouse movement corridor, matting or 'rafts' will be used to protect the area from daily machinery movement and removed overnight when work ceases. Elsewhere along the pipeline alignment, geofabric and rock fill will be placed in soft tidal areas to consolidate machinery access and avoid overly impacting tidal sediments whilst maintaining the existing site hydrology (refer **Attachment 1.1—Corridor Section and Working Platform Detail**). The introduced materials will be sequentially removed as the pipework is completed. Landbased machinery and construction material will be stored within the bounds of the Twin Waters West development site.

Phase 3 – Bunding and Construction of Outlet into the River

Bunding will be established to create a dry works area for the outlet construction and will be situated proximal to the construction area, limiting the potential to significantly influence current tidal inflow to the surrounding area. Bunds will be installed at low tide to avoid trapping fish. Bunding will remain in place for the entire duration of the works to prevent ingress of tidal flows during pipework. Bunding will only be temporary and is not anticipated to result in significant or permanent tidal changes. The outlet will be constructed prior to the pipeline in accordance with an approved plan.

A silt boom (or similar) will be installed around the outlet area to protect against the inadvertent release of sediment from the work area into the Maroochy River. The silt boom will encompass an area approximately 10 m from the outlet, extending into the Maroochy River. Where any part of the outlet construction extends northwards and above tidal land, the works will be contained by silt fences or stabilised by pinned jute, whichever is most suitable to the area.

Note, all bunding, silt fencing and other temporary waterway barrier works will comply with Section 7 of *Accepted development requirements for operational work that is constructing or raising waterway barrier works*².

Phase 4 – Trenching and Pipeline Construction

The key ecological objective for the trenching and pipeline construction component of works is to maintain the existing hydrology to the greatest extent possible, reducing the likelihood of any permanent adverse impacts on Water Mouse habitat. Delivering on this objective must include the continued ingress and egress of tidal waters to and from the Maroochy River Conservation Park and maintaining an overall similar inundation regime in Water Mouse habitat.



² Accepted development requirements for operational work that is constructing or raising waterway barrier works, Department of Agriculture and Fisheries, 2018.

Construction works will begin at the outlet at the Maroochy River and will move northwards toward the site boundary. The pipes will be laid in a 7 m wide trench and the required trenchworks and bunding to provide a dry work area will only occur as the work area shifts along the corridor. The pipework installation will be undertaken in 10 m long segments over approximately 1-2 weeks. Once pipe segments are installed, the trench segment will be backfilled and the corridor area stabilised. With this swift succession of works—trench, pipe, backfill and stabilise—the segmented area will be ready for final remediation works. Sequential segments may be completed per day subject to the daily removal of plant from the intertidal area. Excess soil (displaced by the pipes) will be removed and disposed of appropriately.

This component of construction works will be segmented to reduce the likelihood of impacting the capacity of Water Mouse to move across the easement area in a west-east direction and maintain tidal ingress and egress. This approach will allow passage for the Water Mouse across the pipeline area at all times, albeit the navigable pathways will change as the work area shifts. The Water Mouse passage that will be provided at all times throughout the construction stages will include supralittoral and intertidal habitat zones. Initially during the construction of the outlet Water Mouse movement will be provided through the retained section of saltmarsh-claypan. As works progress toward the saltmarsh-claypan section, an alternative Water Mouse movement corridor will be provided across the southern portion of the works corridor once the first portion of pipeline is complete and the southernmost area of saltmarsh is reinstated (as per Phase 5).

In addition to providing movement corridors, erosion and sediment control measures (including bunding where appropriate) and fauna exclusions measures will be installed around each work area to prevent trapping of fauna in trenches or other work areas. Furthermore, the supervising fauna spotter catcher must provide daily sign-off that confirms the corridor area outside of the working segment(s) is safe and navigable for fauna, and that Water Mouse habitats east and west of the construction corridor are suitably connected.

Under no circumstances may this phase of work be completed during a king tide event. Additionally, this phase of works must not be carried out during periods that result in tidal waters inundating a work area segment. Consequently, the progress of works may be slower in the intertidal zone compared to areas above mean high water.

Phase 5 – Site Remediation

Once pipes are installed and land stabilised in a segment, remediation of the area may occur. This will occur in segments so that these areas can be utilised by fauna whilst the Phase 4 works progress along the corridor. The topsoil stockpiled during Phase 2 will be redistributed across the disturbed area to meet pre-works soil profiles and levels (recorded in Phase 1). Any unsuitable or excess material will be disposed of in accordance with relevant guidelines and standards.

Revegetation actions to support the return of flora species reflective of original values and habitats will differ according to the original vegetation present:

- saltmarsh sods will be reinstated to the exact location that they were removed from during Phase 1;
- natural re-establishment of mangroves; and



• on higher ground, these areas will be planted to mitigate impacts associated with the removal of larger mature terrestrial specimens.

Specifically, in relation to the Water Mouse, previously recorded habitat features (refer Phase 1) such as fallen logs with hollows and tidal pool locations will be reinstated. With this approach, the inundation regime and levels are unlikely to be permanently or significantly altered as a result of construction works. Habitat features comprising of exposed mud/sand will remain to facilitate continued movement of any Water Mouse specimens present.


Attachment 1.1 M331 SOUTHERN WEIR AND OUTLET PIPE SCHEMATIC PLAN Prepared by Covey Associates





Attachment 1.2

Corridor Vegetation and Landform Detail



Twin Waters West Corridor vegetation and landform detail (outlet construction)



Photo 1 – view south, mangrove communities



Photo 2 - view west, claypan and saltmarsh, Casuarina woodland background



Photo 3 - view west, mangroves



Photo 4 - view west, juvenile mangroves



Photo 6 – view west, terrestrial vegetation







Checke

BB LONGITUDINAL SECTION NOT TO SCALE

SITE:

Extract from Covey Associates M331 SOUTHERN WEIR AND OUTLET PIPE SCHEMATIC PLAN



web www.saundershavill.com phone (07) 325I 9444 fax (07) 325I 9455 address 9 Thompson St Bowen Hills Q 4006 surveying e town planning e urban design e environmental management e landscape architec



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Date 09/05/2023 sue Description 2023 Update SCALE Not to scale

AMENDMENTS





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Photo 5 – view west, edge of mangrove forest

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Twin Waters West



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PROJECT:				
Corrido	r vegetation and	l landform detail		
(outlet construction)				
DATE:	09/05/2023	CHECKED: MS		
CLIENT REF:	TWW	DRAWN: JB		
SHEET/PAGE:	1 OF 1			
PLAN REF:	9061 CVLD TWW A			

Attachment E: Stormwater Management Plan



Consulting Engineers



STORMWATER MANAGEMENT PLAN

FOR

STOCKLAND DEVELOPMENT PTY LTD

Ат

TWIN WATERS WEST, PACIFIC PARADISE, QUEENSLAND

DATE: AUGUST 2023 PROJECT NO: 151897 REPORT NO: 200053 RPT ISS B

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DOCUMENT ISSUE APPROVAL

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1.0 TWIN WATERS WEST PREAMBLE

Purpose of this report

This report supports a 2023 Development Application for Preliminary Approval for Material Change of Use, including a Variation Request for development involving Residential, Business, Community and Sport and Recreation Uses for a proposed low density residential community at the site commonly described as Twin Waters West, at Pacific Paradise (**DA**).

The purpose of this report is to provide specialist stormwater management information in support of the DA and is one of several specialist reports which comprise the overall suite of DA documentation.

Site information

The project site is approximately 104.8ha in size and was formerly a cane farm of which approximately 90% has previously been cleared and is now disused. A key site feature is a 10ha remnant freshwater wetland in the centre of the site.

The site is bounded by the Sunshine motorway to the west, and the David Low Way to the north. The site is adjacent to the existing Twin Waters residential community to the east.

Stockland owns the site in freehold ownership, and the site is largely zoned Emerging Community under the Sunshine Coast Planning Scheme, which allows for future residential uses.

The site has been included within the SEQ Regional Plan Urban Footprint since 2005.

General description and vision for the proposed new residential community

The design and layout of the proposed new residential master planned community is illustrated in the concept master plan and Plan of Development, which generally proposes residential areas, a constructed lake, local parks and recreational infrastructure, extensive land for rehabilitation and conservation areas, a community facilities hub and new roads.

The master plan design has been informed by Stockland's vision for the project to provide an exemplar sustainable Sunshine Coast lifestyle which complements the existing Twin Waters community.

Other key reference report for background reading

A summary of the overall 'Twin Waters West' DA can be found within the town planning report prepared by Project Urban, which is also part of the suite of DA documents.

2.0 INTRODUCTION

This Stormwater Management Plan (SMP) has been commissioned by Stockland Development Pty Ltd to support a preliminary approval application for a Master Planned residential development, Twin Waters West (TWW).

Sunshine Coast Council (SCC) requires that stormwater quality be appropriately managed and treated prior to discharge from site. The Queensland State Planning Policy (SPP, 2017) also requires that urban development projects demonstrate how the potential impacts to receiving environments are mitigated. The objective of this SMP is to outline the requirements for effective stormwater quality management for the overall development.

A broad framework for implementing Water Sensitive Urban Design (WSUD) within the TWW development has also been prepared and is located within Appendix A.

This SMP has been updated to provide additional information requested by the Sunshine Coast Council (SCC), as detailed within SCC's Information Request for MCU23/0113, dated 14 June 2023.

3.0 SITE DESCRIPTION

3.1 Site Location

The site is located to the west of the existing Twin Waters development and the overall site area is approximately 104.8 ha. Refer to Figure 1 for detail. The existing site is comprised of fourteen (14) lots. The real property descriptions encompassed by the proposed development and considered in this report are as follows:

- Lot 3 SP310860
- Lot 1 RP811523
- Lot 1 RP103117
- Lot 2 RP103117
- Lot 2 RP842858
- Lot 3 RP842858
- Lot 4 RP98356
- Lot 5 RP98356
- Lot 6 RP98356
- Lot 7 RP98356
- Lot 8 RP98356
- Lot 261 SP124274
- Lot 10 SP248472
- Lot 8 RP812125

The site is bounded by existing residential development to the north and east, Maroochy River to the south and vacant land and the Sunshine Motorway to the west. Presently, the site is largely vacant and the majority of the site is cleared. An existing freshwater wetland is located within the centre of the site, located on Lot 2 on RP103117, and is referred to as the Central Wetland.



Figure 1 – Site locality plan (Sourced from QGIS)



Figure 2 - Twin Waters West Development Master Plan, courtesy of Urbis

3.2 Previous Land-use, Topography and Drainage

The site is approximately 104.8 ha in size and has been previously cleared with a freshwater wetland located centrally at the site. This wetland will be referred to as the Central Wetland. Refer to the Site Plans by Urbis located in Appendix B.

The site is relatively flat grading from the north-west to the south-east at a grade of approximately 3%. A number of informal drainage channels exist on the site, which convey external catchment flows to the existing Twin Waters East (TWE) lake and ultimately to the Maroochy River.

3.3 **Proposed Development**

Stockland Development Pty Ltd are proposing to construct a residential subdivision at the Twin Waters West site. The proposed development (TWW) also includes a lake with an area of approximately 17.46 ha (Figure 2). For further detail, refer to Appendix B and Appendix D.

The overall Twin Waters West project is expected to have in the order of 450 low density residential allotments over the 104.8 ha site. In future applications to Sunshine Coast Council (SCC), Stockland will seek approval for lot configurations of the development stages, consistent with lower density/ suburban requirements. This application is for a preliminary Material Change of Use (MCU) of the TWW site including a Variation Request for Development Involving Residential, Business, Community and Sport and Recreation Uses.

4.0 WATER QUALITY AND TREATMENT OBJECTIVES

This section will demonstrate how the proposed stormwater quality management strategy complies with the requirements of SCC and the SPP (2017) in terms of demonstrating how the relevant stormwater pollutant reduction objectives will be met.

Stormwater runoff generated from the site must achieve the required pollutant reduction targets (Table 1) and be demonstrated through the use of appropriate modelling software.

Pollutant Type	Reduction Objective
Total Suspended Solids (TSS)	80% reduction in average annual load of pollutants
Total Phosphorus (TP)	60% reduction in average annual load of pollutants
Total Nitrogen (TN)	45% reduction in average annual load of pollutants
Gross Pollutants (GP)	90% reduction in average annual load of pollutants

4.1 Water Quality Objectives

The proposed development will drain to the Maroochy River located approximately 150 m to the south of the site. Table 2 outlines the specific performance criteria required within receiving waters for the Maroochy River, as identified in *Maroochy River Environmental Values and Water Quality Objectives – Basin No. 141 (Part), including all tributaries of the Maroochy River (Environmental Protection Water Policy, 2022).* The site, in respect to water types, is identified on Plan WQ1411 of the *Environmental Protection (Water) Policy (2022) Southeast Queensland Map Series* as being wallum/tannin freshwaters.

The objectives listed in Table 2 relate to the desired water quality objectives for waters associated with Lowland Freshwaters and are <u>not</u> the objectives applicable for the proposed development. Refer to the *Lake Design and Management Report* by Covey Associates Pty Ltd (200050 Report, Issue A) for the water quality objectives for the proposed lake.

Pollutant	Water Quality Objectives
Turbidity	≤35 NTU
Suspended Solids (SS)	≤10 mg/L
Chlorophyll a	≤5 µg/l*
Total Nitrogen	≤530 µg/L
Oxidised Nitrogen	≤90 µg/L
Ammonia Nitrogen	≤25 µg/L
Total Phosphorus	≤90 µg/L
Filterable Reactive Phosphorus	≤15 µg/L
Dissolved Oxygen (% saturation)	85 – 110 % saturation
рН	6.2 - 7.0
Conductivity	≤240 µS/cm

Table 2 – Maroochy River Environmental Values and Water Quality Objectives for Lowland Freshwaters, 80th Percentile

5.0 WATER QUALITY MODELLING ASSESSMENT/APPROACH

The MUSIC modelling for the proposed development was carried out using lumped source nodes, as the proposed development has not yet had a detailed lot layout established.

5.1 Scenario Method

The proposed development was modelled using lumped catchment source nodes, assuming a conservative density of 15 dwellings/ha for standard low density urban. This is the appropriate modelling method for a Preliminary Approval application.

5.2 MUSIC model Parameters

The *MUSIC Modelling Guidelines* – *South East Queensland Version 1.0* (2010) was used to source base and storm flow concentrations and runoff generation. The model was calibrated using the Bureau of Meteorology (BoM) data from Nambour, 1989 – 1998 at a 6-minute time step. This is in accordance with Water by Design's *MUSIC Modelling Guidelines* – *South East Queensland Version 1.0* (2010). All source nodes were set up in accordance with this guideline, specifically for lumped catchments. No routing of drainage links was adopted for the purpose of taking a conservative approach. This approach assumes that the flow through the drainage system takes no time, which overestimates the likely pollutant load. MUSIC version 6.3.0 was used for this assessment. Refer to Appendix C for the associated MUSIC models.

5.3 Treatable Area

The treatable area of the catchment totals 50.33 ha and consists of future residential areas, open space areas, and associated infrastructure (e.g., roads, footpaths, etc). As noted, these areas have been modelled as lumped catchment source nodes.

The development has been split into 25 different catchments (A - Y). Refer to Appendix D for the locations of the nominated catchments. These plans also provide details associated with the proposed treatment strategy and outline which catchments will be designed with end of line bioretention systems and which catchments will be treated with at source bioretention systems. This plan also highlights which bioretention systems are unlined systems, which form part of the groundwater management strategy associated with the central wetland on the site. Refer to Table 3 for the areas and assumed impervious fraction for the lumped sub-catchments for remaining development area.

Sub-Catchment ID	Total catchment area (ha)	Land use	Fraction Impervious
A (At Source)	1.870	Urban Residential	0.55
В	1.175	Urban Residential	0.55
C (At Source)	2.302	Urban Residential	0.55
D	2.515	Urban Residential	0.55
E	0.953	Park	0.20
F (At Source)	7.853	Urban Residential	0.55
G	3.756	Urban Residential	0.55
Н	2.526	Urban Residential	0.55
I (At Source)	2.344	Urban Residential	0.55
J	3.452	Urban Residential	0.55
К	0.754	Road & Park	0.70
L	2.728	Urban Residential	0.55
М	0.523	Road	0.80
Ν	0.714	Road and Residential	0.70
0	0.510	Park	0.20
Р	0.871	Urban Residential	0.55
Q	1.102	Urban Residential	0.55
R	0.972	Urban Residential	0.55
S	0.828	Urban Residential	0.55
T (At Source)	3.081	Urban Residential	0.55
U (At Source)	1.380	Urban Residential	0.55
V (At Source)	1.738	Urban Residential	0.55
W	1.823	Urban Residential	0.55
X	X 1.780		0.55
Y (At Source)	2.780	Urban Residential	0.55
Total	50.330		

5.4 Proposed Stormwater Treatment Train

For the purpose of this report, the entirety of the development is assumed to be treated by bioretention basins only. The MUSIC modelling performed is for the purpose of identifying an approximate bioretention basin filter area required for each catchment identified. The final method and configuration of the stormwater treatment systems will be determined with subsequent development applications.

The bioretention basins have been modelled with an extended detention of 0.2 m and a filter media depth of 0.5 m. As per SCC's RFI, the surface and filter areas of the proposed bioretention systems were set to be identical in the MUSIC model. Refer to Table 4 for the proposed bioretention area for each lumped catchment within the remaining development area.

Bioretention basins that bound the 50 m buffer to the existing wetland on the site will be designed to exfiltrate into the natural ground at a rate of 10 mm/hr. Residual and excess flows from these systems will discharge to 20 m long swales that will terminate at a level spreader located 30 m from the existing wetland. The infiltration and the excess flows via swales will serve to protect the central wetland from saline groundwater intrusion. For note, the bioretention basins have all been modelled as lined systems with no exfiltration, as per discussions with SCC Officers. A secondary modelling scenario with exfiltration has been run for the sole purpose of assessing losses from these specific bioretention systems. Refer to Table 6 for further detail.

Sub-Catchment	Bioretention	Bioretention	
	Surface Area (m ⁻)	Filter Area (III ⁻)	
A (At Source)	190	190	
В	110	110	
C (At Source)	230	230	
D	230	230	
E (Park)	115	115	
F (At Source)	800	800	
G	360	360	
Н	250	250	
I (At Source)	240	240	
J	330	330	
K (Road)	72	72	
L	260	260	
M(Road)	50	50	
N (Road)	70	70	
O (Park)	65	65	
Р	80	80	
Q	105	105	
R	95	95	
S	78	78	
T (At Source)	300	300	
U (At Source)	140	140	
V (At Source)	180	180	
W	170	170	
X	170	170	
Y (At Source)	280	280	
Total (m ²)	4,970	4,970	

Table 4 – Proposed Bioretention Areas for Relevant Sub-Catchments

MUSIC modelling of the catchments was performed to ensure the nominated treatment strategy achieves the required pollutant reduction objectives. The target reductions in stormwater pollutants are based on a comparison of an unmitigated scenario, having no treatment on site, and the mitigated scenario, which has stormwater treatment measures incorporated onto the site. Each individual drainage catchment was modelled to ensure that the pollutant reduction objectives were achieved. Table 5 provides the results of the modelling for each sub-catchment.

The MUSIC modelling demonstrates that compliance has been met or exceeded for the objectives required by SCC and the SPP (2017) for Total Suspended Solids (TSS), Total Phosphorus (TP), Total Nitrogen (TN) and Gross Pollutants (GP). For note, any sub-catchments that will require at source bioretention systems have been modelled to demonstrate pollutant load reductions above what is typically required. This will ensure that adequate space is designated for these future catchments and ensure areas of constrained space are buffered against by other bioretention systems within the development sub-catchment.

Sub-Catchment	Reduction TSS %	Reduction TP %	Reduction TN %	Reduction GP %
ID	(kg/y)	(kg/y)	(kg/y)	(kg/y)
A (At Source)	81.4	73.4	49.5	100.00%
В	80.2	72.6	48.7	100.00%
C (At Source)	81.0	73.7	49.0	100.00%
D	80.1	73.0	48.5	100.00%
E (Park)	80.3	72.2	49.0	100.00%
F (At Source)	81.7	74.1	49.8	100.00%
G	80.4	72.9	48.8	100.00%
Н	80.4	72.9	49.1	100.00%
I (At Source)	81.5	74.2	49.7	100.00%
J	80.0	72.8	48.1	100.00%
K (Road)	80.3	72.8	48.1	100.00%
L	80.4	72.7	48.9	100.00%
M(Road)	80.3	72.2	47.1	100.00%
N (Road)	80.8	73.5	48.0	100.00%
O (Park)	80.3	74.0	51.8	100.00%
Р	80.4	72.3	48.4	100.00%
Q	80.6	73.3	48.1	100.00%
R	80.4	73.8	48.7	100.00%
S	80.3	72.5	48.4	100.00%
T (At Source)	81.3	73.7	48.9	100.00%
U (At Source)	81.8	74.4	49.5	100.00%
V (At Source)	81.7	74.5	49.7	100.00%
W	80.1	72.6	48.5	100.00%
X	80.5	73.3	48.6	100.00%
Y (At Source)	81.9	74.7	49.9	100.00%

Table 5 – Sub-Catchment Annual Pollutant Load Reductions

5.4.1 Infiltration Losses

To be able to examine the infiltration loss that can occur at each unlined bioretention system located around the wetland, a secondary model has been set up in MUSIC using an exfiltration rate of 10 mm/h (typical infiltration rates in sand are between 180 mm/hr and 360 mm/hr). The infiltration losses are shown in Table 6 below. This represents an estimate infiltration of 30% of the inflow volume for treatable events, with the residual 70% of flow being discharged for the swales and ultimately into the existing wetland.

Sub-Catchment ID	Flow in (ML/yr)	ET Flow Loss (ML/yr)	Infiltration Flow Loss (ML/yr)	Difference in Infiltration Flow Loss
J	35.19	0.94	5.14	14.60
K	8.68	0.21	1.04	11.98
Μ	6.48	0.14	0.67	10.33
Ν	8.21	0.20	1.00	12.18
0	3.64	0.18	0.89	24.45
Р	8.88	0.23	1.26	14.19
Q	11.23	0.30	1.64	14.60
R	9.91	0.27	1.47	14.83
S	8.44	0.22	1.22	14.45

6.0 MAINTENANCE PERIOD

The proposed bioretention basins will require consideration and management during both the construction period and maintenance period of the development. In order to establish vegetation and treatment functions in the bioretention systems, the filter media will require protection from the common pollutants generated in the construction phases of the development. During the operational phase, regular maintenance is required to ensure a comprehensive vegetation establishment, a critical component in stormwater pollutant uptake. Below are details on the general maintenance periods and the requirements for the construction and maintenance periods.

6.1 Bioretention Basins

'Construction Period' Maintenance Requirements

Erosion and sediment control devices will be installed at the commencement of the works to capture and treat runoff during construction works. The sediment control devices should be cleaned out as required and at the end of the works. During the construction stage, all sediment control devices are to be inspected weekly, after runoff generating rain events and prior and after prolonged site shut downs (e.g. holiday periods). Proposed bioretention basins may be excavated and used as a sediment basin.

Any sediment basin will require regular, weekly inspection to prevent scour and sediment build up. Basins should be inspected regularly and cleaned out when 1/3rd full. At the completion of construction, the sediment basins will be removed. The bioretention basin will be installed at the end of the building construction phase when the site is stabilised.

'Maintenance Period' Maintenance Requirements

The bioretention basins will be temporarily turfed during the maintenance period. Once construction of 80% of the site in each catchment of the development is complete, the turf will be removed, and the basins will be vegetated appropriately. Alternatively, there is an option to establish partial planting within the bioretention basins, with temporary turf to be installed around and adjacent to the sediment forebay.

7.0 STORMWATER QUANTITY AND CONVEYANCE

As the site is within the lower third of the Maroochy River Catchment, is in close proximity to the ocean mouth, and discharges to a defined watercourse (i.e., the Maroochy River) the proposed development is exempt from the application of the peak flow management objective, as per Table SC6.14.3B of the *Sunshine Coast Planning Scheme Policy for Development Works*.

The minor and major drainage system will be sized to accept the appropriate flows from associated development sub-catchments, with overland flow sized to cater to flows from major rainfall events, discharging to the proposed waterbody.

For catchments which discharge to the existing central wetland (refer to Appendix D for the Stormwater Catchment Plan), the majority of flows will be directed to the wetland via bioretention basins and swales, as discussed in Section 5.0. This strategy serves to mitigate the impacts of saline groundwater to the existing wetland. For further detail, refer to the Groundwater Modelling Report by Heritage Computing.

For details regarding localised bursts a severe storm analysis will be carried out with all Operational Works applications associated with any development stages, as per the Sunshine Coast Council's *Flooding and Stormwater Management Guidelines* (2020). For details regarding the Sunshine Motorway and any associated conveyance, refer to the *Flood Study Report* by SLR (2023).

8.0 CONCLUSION

As per the MUSIC modelling results presented in Section 4, the stormwater treatment measures designed for Twin Waters achieve the performance criteria for water quality set by the SCC and by the SPP (2017). Annual load reductions of Total Suspended Solids, Total Phosphorous, Total Nitrogen and Gross Pollutants between the mitigated and unmitigated MUSIC model scenarios have been met or exceeded.

The stormwater treatment measures for the proposed development were designed to achieve the maximum cost/benefit ratio for the optimal hydraulic loading of the treatment measures. Water Sensitive Urban Design (WSUD) measures have been proposed for the site and water quality modelling has demonstrated that the effective treatment of key pollutants is possible.

Sufficient consideration of stormwater controls has been demonstrated by:

- Compliance with the requirements of Sunshine Coast Council's Load Based Reduction Objectives;
- Compliance with the requirements of Sunshine Coast Council's Flooding and Stormwater Management Guidelines (2020)
- Compliance with Queensland State Planning Policy (2017);
- Compliance with Urban Stormwater Quality Planning Guidelines (2010);
- Compliance with QUDM (2016); and,
- Compliance with the EPP (Water) 1997

This site, based on this SMP has demonstrated that efficient management of stormwater quality is possible by the management strategies nominated for the proposed development.

9.0 REFERENCES

- CSIRO, 1999, Urban Stormwater: Best Practice Management Guidelines
- Department of State Development, Infrastructure and Planning (2017) *State Planning Policy*. Brisbane, Queensland.
- Department of Environment and Resource Management (2010) *Urban Stormwater Quality Planning Guidelines*. Queensland, Australia.
- Healthy Waterways (2006), *Water Sensitive Urban Design Technical Design Guidelines for South East Queensland*, Brisbane
- Institute of Public Works Engineering Australia, Queensland Division Ltd (2016) *Queensland Urban* Drainage Manual, Fourth Edition.
- Water by Design (2010) *MUSIC Modelling Guidelines*. SEQ Healthy Waterways Partnership. Brisbane, Queensland. IBSN 978-0-9806278-4-8.
- Water by Design (2012), *Bioretention Technical Design Guidelines* (Version 1), Healthy Waterways Ltd, Brisbane.
- Water by Design (2012), *Maintaining Vegetated Stormwater Assets* (Version 1), Healthy Waterways Ltd, Brisbane.

APPENDIX A WSUD FRAMEWORK FOR THE TWIN WATERS WEST DEVELOPMENT





Twin Waters West: Water Sensitive Urban Design Framework

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Purpose



The purpose of this document is to provide a framework for developing WSUD solutions for the entirety of the Twin Waters West development area. This includes future commercial, open space and residential areas. This framework aims to achieve the following:

- Outline acceptable WSUD solutions for Twin Waters West and identify their possible application in context of the development; and,
- Identify opportunities for innovative WSUD to contribute to the vision for Twin Waters West.

WSUD Principles



Standards, Guidelines and Manuals



Stormwater quality management for Twin Waters West must adhere to the following standards, guidelines and manuals:

- The State Planning Policy (2017)
- The Environment Protection (Water) Policy (2009)
- Sunshine Coast Planning Scheme (2014)
- Sunshine Coast Council Flooding and Stormwater Management Guidelines (2020)
- Water by Design: WSUD Technical Design Guidelines in SEQ (2006)
- Water by Design: Bioretention Technical Design Guidelines (2014)
- Water by Design: MUSIC Modelling Guidelines (2011)
- Water by Design: Framework for the Integration of Flooding and Stormwater Management into Open Space

WUSD Approach for Twin Waters West



Twin Waters West Zones and Precincts



Different WSUD approaches will be suitable for different zones and precincts of the Twin Waters West development. The subsequent part of this framework will outline suitable areas for different WSUD approaches.

Education and Awareness



Elements that enhance the community's education and awareness of WSUD include educational signage and educational water based artwork. These elements would be most effective in trafficable areas with high visitation rates (park areas, walkable waterfront). This element aims to comply with the following WSUD principles:

Protection of existing natural environmentsand ecological processes

Protection of natural hydrologic characteristics of catchments

Protection of surface and ground water quality

Minimise the demand on the reticulated water supply system

To integrate water into the landscape to enhance visual, social, cultural and ecological values

Passive Treatment

Passive treatment includes the use of stormwater harvesting and reuse (e.g. irrigation) and technologies such as green roofs/walls. This approach aims to reduce the volume of runoff generated by the development from entering receiving environments. Passive treatment solutions would be most effective in open space areas. This element aims to comply with the following WSUD principles:

Protection of existing natural environments and ecological processes Protection of natural hydrologic characteristics of catchments Protection of surface and ground water quality Minimise the demand on the reticulated water supply system To integrate water into the landscape to enhance visual, social, cultural and ecological values



Structural Measures



<image>

This elements aims to comply with the SPP (2017) requirements for South East Queensland stormwater quality objectives. Possible structural measures to remove key pollutants from stormwater includes the use of bioretention basins, street tree bioretention basins and constructed floating wetlands. This element aims to comply with the following WSUD principles:

> Protection of existing natural environments and ecological processes



Structural Measures

A number of stormwater quality treatment devices are available for consideration for the Twin Waters West site, such as:

Bioretention Basins: suitable for treating pollutants at-source and end-of-line. This treatment device may be suitable for internal lots in all precincts, dependant on site constraints.

Street Tree Bioretention Basins: suitable for treating pollutants at-source. This treatment device may be suitable for internal lots in all precincts; particularly for roads and open car parks.

Constructed Floating Wetlands: suitable for maintaining and/or enhancing lake health. This is subject to the applicability of this measure within the proposed Twin Waters West lake.



APPENDIX B MASTER PLAN BY URBIS



REV: 10

250m
APPENDIX C MUSIC MODEL (ELECTRONIC COPY)

APPENDIX D STORMWATER TREATMENT CATCHMENT PLAN







STORMWATER CATCHMENTS							
CATCHMENT NO.	AREA (ha)	SURFACE AREA (m2)	FILTER AREA (m2)				
A	1.870 ha	230	161				
В	1.175 ha	125	87.5				
С	2.302 ha	260	182				
D	2.515 ha	260	182				
E	0.953 ha	135	94.5				
F	7.853 ha	880	616				
G	3.756 ha	380	266				
н	2.526 ha	265	185.5				
I	2.344 ha	280	196				
J	3.452 ha	360	252				
к	0.754 ha	80	56				
L	2.728 ha	290	203				
М	0.523 ha	60	42				

STORMWATER CATCHMENTS						
CATCHMENT		SURFACE	FILTER A			
NO.		AREA (m2)	(m2			
N	0.714 ha	75	52.5			
0	0.510 ha	70	49			
Р	0.871 ha	90	63			
Q	1.102 ha	110	77			
R	0.972 ha	110	77			
S	0.828 ha	85	59.5			
Т	3.081 ha	360	252			
U	1.380 ha	160	112			
V	1.738 ha	200	140			
W	1.823 ha	195	136			
х	1.780 ha	180	126			
Y	2.780 ha	310	217			

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	ocument Stage -	A	PPROVAL	P1 03.03.23 Issue Date	ISSUED FOR COORDINATION Description	DA By	ASSOCIATES PTY L ABN 59 137 305 992	-TD & Planning	PO BOX 16 MAROOCHYDORE QLD 4558 E-MAIL: engineers@covey.com.au	Fax (07) 5443 7577			PTYLTD	
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-100mm THICK 32MPa CONCRETE FOREBAY

1.6m

1.075m 0.275m -ROAD SURFACE KERB TO EXTEND -KERB TYPE AS SHOWN ON PLAN DOWN RAMP AND END 50mm FROM FOREBAY LIP - SUBSOIL DRAINAGE

OFFICIAL

Attachment F: Weed Management Memo



Weed Management Memo

Twin Waters West David Low Way, Pacific Paradise

Prepared for Stockland Development Pty Ltd November 2024



Job 9061 E

Document Control

Document: Weed Management Memo, prepared by Saunders Havill Group for Stockland Development Pty Ltd.

Document Issue

lssue	Date	Prepared By	Checked By
A	21/11.2024	DH (SHG)	MS (SHG)

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Introduction

This memo report provides specific details for the ecological management of the central wetland representative of the *Coastal Swamp Sclerophyll Forest of New South Wales and Southeast Queensland* Threatened Ecological Community (TEC). This memo is relevant to Weeds of National Significance (WONS), noted at the site with as part of the assessment of EPBC 2024/09942 – Twin Waters West Masterplanned Community.

The primary objective of this Weed Management Memo is to document the initial commitment, timing and maintenance requirements, including details for monitoring of all WONS identified at the Action Site. Weeds will be removed, treated and controlled utilising the leading practice methods documented in the 'South-east Queensland Restoration Framework (SEQERF)'. Within the Twin Waters West project the TEC area will be retained, buffered and expanded in accordance with Sunshine Coast Council approval conditions. The land containing the TEC is conditioned for dedication to Council as Conservation Land. As part of this process Council have conditioned the preparation of a Detailed Rehabilitation Plan, which will outline works required by Council to be undertaken, established and maintained by Stockland within the area containing the TEC before acceptance and transfer of the land. These works will include; extensive weed removal and management (off all weeds not just WONS), rehabilitation, establishment and maintenance. As part of Council's standard land dedicating procedures Stockland will be required to document the rehabilitation works for Council approval. A monetary bond will be held by Council against Stockland to ensure the works occur and titling of new land for sale will be linked to achievement of the conservation outcomes for the dedicated land containing the TEC.

As the Council approval for these works has not yet been achieved Stockland is providing a number of commitments for the management of WONS at the site as documented in <u>Table 1</u>.

Botanical Surveys & Weed Identification

The following long term field survey events have been completed throughout the wetland vegetation and TEC community and surrounding lands:

- 1. 15th to the 19th December 2017 inclusive
- 2. 22nd March 2018
- 3. 28th March 2018
- 4. 13th March 2019
- 5. 17th June 2019
- 6. 1st to the 2nd August 2019
- 7. 2nd October 2019
- 8. 21st February 2023
- 9. 18th to the 22nd March 2024
- 10. 15^{th} , 16^{th} and 19^{th} August 2024
- 11. 5th Sepetember 2024
- 12. 9th September 2024



13. 12th Septenmber 2024

14. 9th October 2024

The botanical surveys expand a 7-year period and through this timeframe have identified all flora species present on site, including those within the mapped central wetland community defined as the TEC.

Of the one hundred and nine (109) flora species identified across the site throughout the detailed botanical surveys, a total of fifty (50) are considered as introduced species. Two (2) of these are identified as Weeds of National Significance due to their level of invasiveness, potential for spread and environmental, social and economic impacts. These are identified as *Lantana camara* (Lantana) and *Asparagus africanus* (Climbing Asparagus). (refer <u>Attachment 1</u> for identified Weed Species denoting WONS).

Weeds of National Significance - Committments

Table 1 documents three (3) commitments for the on-site management of WONS with particular reference to vegetation defined as achieving the diagnostics of the TEC. These commitments in narrative form are:

- 1) Undertake baseline surveys and mapping of all Weeds of National Significance (WONS) within the on-site TEC prior to the 30th of July 2025 or prior to the commencement of any approved earthworks (whichever is the sooner):
 - a. Identify and map all WONS using a stadia metric survey method, collecting data on:
 - i. Weed Identification
 - ii. Description
 - iii. Volume / Area of infestation / occurrence
 - iv. Locational information
- 2) Prior to the commencement of site earthworks ensure all WONS have been treated or removed in accordance with relevant methods from the Southeast Queensland Ecological Restoration Framework Code of Practice.
- 3) Monitor WONS annually in accordance with baseline methodologies established in Commitment 1 and ensure WONS infestations and occurrences within and adjoining the on-site TEC are maintained at or below 5% of the baseline up until the land has been dedicated, accepted and transferred to the Sunshine Coast Council.

A substantial amount of rehabilitation research has been conducted and compiled as part of the 'South-east Queensland Restoration Framework (SEQERF)' and subsequently endorsed by the majority of South-East Queensland Councils. Rehabilitation or 'Ecological Restoration' can be described as 'the process of assisting the recovery of an ecosystem that has been degraded, damaged or destroyed' (Source: Society for Ecological Restoration International).



The Guideline, Code and Supporting material provides for a range of methods for treating and controlling weeds while ensuring damage to native vegetation is minimised. Treatment methods will be selected from this reference document to reflect immediate context to ensure the protection and enhancement of the TEC is defining criteria. For example, a method for removal of a Lantana cluster within the cleared buffer area will vary greatly from a cluster located within the core TEC native vegetation area.



Weed Management Memo Management of Weeds of National Significance

No.	Commitment:	Timin:	Location:	Monitor:	Measured by:
1	Undertake baseline surveys and mapping of all Weeds of National Significance (WONS) within the on-site <i>Coastal Swamp Sclerophyll Forest of New</i> <i>South Wales and Southeast Queensland</i> Threatened Ecological Community. Identify and map all WONS using stadia metric survey method, collecting data on a) Weed identification. b) Description. c) Volume / Area of infestation / occurrence; and d) Locational information.	Prior to 30 th July 2025 or the commencement of approved earthworks (Whichever is sooner).	Throught and adjacent to the central wetland and TEC mapped areas currently shown as Regional Ecosystem 12.2.7 on Lot 2 on RP103117.	N/A	Plan and scheduled identifying, describing and measuring baseline weed extents.
2	Prior to the commencement of site earthworks ensure all WONS have been treated or removed in accordance with relevant methods from the South-East Queensland – Ecological Restoration Framework – Code of Practice.	Prior to 30 th July 2025 or the commencement of any approved earthworks (Whichever is sooner).	Throught and adjacent to the central wetland and TEC mapped areas currently shown as Regional Ecosystem 12.2.7 on Lot 2 on RP103117.	N/A	Site register of weed treatment activities, locations and timing. (built on scheduled established for baseline surveys in Commitment 1)
3	Monitor WONS annually in accordance with the baseline methodology and ensure WONS infestations and occurrences with-in the onsite TEC are maintained at or below 5% of the baseline survey up until the land has been dedicated, accepted and transferred to the Sunshine Coast Council.	On the 12 month anniversary of the completion of initial treatment of WONS.	Throught and adjacent to the central wetland and TEC mapped areas currently shown as Regional Ecosystem 12.2.7 on Lot 2 on RP103117.	Repeat base line stadia metric survey methods outline baseline surveys completed in Commitment 1.	Prepare updated Weed Management Memo with evidence demonstrating the reduction / removal of weed infestation and occurrence at or below 5% of the baseline established in Commitment 1.

<u>Attachment 1</u> – Introduced species recorded at the Twin Waters West Site

Scientific name	Common name	Restricted under <i>Biosecurity Act 2014</i>	Weeds of National Significance (WONS)		
Ageratum houstonianum	Blue Billygoat Weed				
Andropogon virginicus	Whiskey Grass				
Ardisia spp.	Coral Berry				
<mark>Asparagus africanus</mark>	Climbing Asparagus Fern	Restricted invasive plant	WONS		
Baccharis halimifolia	Groundsel Bush	Restricted invasive plant			
Barleria repens	Coral Creeper				
Bidens pilosa	Cobbler's Pegs				
Cassytha glabella	Devil's Twine				
Centella asiatica	Pennywort				
Chloris gayana	Rhodes Grass				
Cinnamomum camphor	Camphor Laurel	Restricted invasive plant			
Crotalaria lanceolata	Lance-leaved Rattlepod				
Cyperus polystachyos	Bunchy Sedge				
Eugenia uniflora	Brazilian Cherry				
Exocarpus latifolius	Broad-leaved Cherry				
Heliotropium amplexicaule	Blue Heliotrope				
Hypochaeris radicata	Flat Weed				
Ipomoea cairica	Mile-a-minute	Other invasive plant			
Ipomoea indica	Blue Morning Glory	Other invasive plant			
Lantana camara	Lantana	Restricted invasive plant	WONS		
Megathyrsus maximus	Guinea Grass				
Melinis repens	Red Natal Grass				
Murraya paniculata	Mock Orange	Other invasive plant			
Neonotonia wightii	Glycine				
Nephrolepis cordifolia	Fishbone Fern				
Ochna serrulata	Ochna	Other invasive plant			
Oplismenus aemulus	Creeping Beard Grass				
Paspalum urvillei	Vasey Grass				
Passiflora suberosa	Corky Passion Vine	Other invasive plant			
Persicaria decipiens	Slender Knot Weed				
Pinus elliottii	Slash Pine				
Pteridium esculentum	Bracken				
Rubus moluccanus	Wild Raspberry				



Scientific name	Common name	Restricted under <i>Biosecurity Act 2014</i>	Weeds of National Significance (WONS)
Heptapleurum actinophyllum	Umbrella Tree	Other invasive plant	
Schinus terebinthifolius	Broadleaf Pepper	Restricted invasive plant	
Setaria sphacelata	Setaria		
Sida cordifolia	Flannel Weed		
Solanum mauritianum	Wild Tobacco Tree		
Solanum seaforthianum	Brazilian Nightshade		
Solanum torvum	Devil's Fig		
Sorghum halepense	Johnson Grass		
Spagneticola trilobata	Singapore Daisy	Restricted invasive plant	
Sporobolus elongatus	Slender Rat's Tail Grass		
Stephania japonica	Tape Vine		
Strelitzia reginae	Bird of Paradise	Other invasive plant	
Syngonium spp.	Arrowhead Vine		
Syragrus romanzoffiana	Cocos Palm	Other invasive plant	
Tecoma stans	Yellow Bells	Restricted invasive plant	
Thunbergia alata	Black Eyed Susan	Other invasive plant	
Urochloa mutica	Para Grass		

