



## Environmental Assessment Report

### Extension to Kawana Waters Surf Life Saving Club Proposed Ministerial Infrastructure Designation

99 Pacific Boulevard, Buddina  
Lease D on SP176785 over part of Lot 521 on B92922

Prepared for  
Kawana Waters Surf Life Saving Club Inc.

November 2024

Our Ref: 240607  
DHLGPPW Ref: MID-1124-0889

## Infrastructure Entity Details

The Infrastructure Entity for the proposed Ministerial Infrastructure Designation is Kawana Waters Surf Life Saving Club Inc. It is requested that all project correspondence is provided to Kawana Waters Surf Life Saving Club Inc. care of ADAMS + SPARKES Town Planning.

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## Document Control and Verification

This Environmental Assessment Report has been prepared and reviewed by the identified key personnel in accordance with Part 5 of the *Planning Act 2016*, as well as the requirements under the *Minister's Guidelines and Rules (MGR)* and *Operational Guidance for making or amending a MID*.

ADAMS + SPARKES is led by Directors Cameron Adams and Pete Sparkes, who have a combined experience of over 30 years in both public and private sectors. ADAMS + SPARKES have extensive experience in the management of development applications including residential, commercial, retail and mixed-use developments, industrial projects and mining and infrastructure projects.

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## Abbreviations

ACHA	<i>Aboriginal Cultural Heritage Act 2003</i>
ASTP	ADAMS + SPARKES Town Planning
Council	Sunshine Coast Council
DES	Department of Environment and Science
DHLGPPW	Department of Housing, Local Government, Planning and Public Works
DTMR	Department of Transport and Main Roads
EAR	Environmental Assessment Report
EP Act	Environmental Protection Act 1994 (Qld)
Guidelines	Cultural Heritage Duty of Care Guidelines
KWSLSC	Kawana Waters Surf Life Saving Club
MGR	Minister Guidelines and Rules – July 2024 (Version 3.0)
MID	Ministerial Infrastructure Designation
Minister	Minister for Housing, Local Government, Planning and Public Works
MLES	Matters of Local Environmental Significance
MNES	Matters of National Environment Significance
MSES	Matters of State Environmental significance
PA	<i>Planning Act 2016</i>
Planning Scheme	<i>Sunshine Coast Planning Scheme 2014 (version 27 dated 23 January 2024)</i>
Regulation/s	<i>Planning Regulation 2017</i>
SARA	State Assessment and Referral Agency
SEQRP/Regional Plan	South East Queensland Regional Plan

## 1. Executive Summary

1. This Environmental Assessment report has been prepared by ADAMS + SPARKS Town Planning on behalf of Kawana Waters Surf Life Saving Club Inc and seeks approval from the Department of Housing, Local Government, Planning and Public Works to designate the subject site for a type of infrastructure defined as '*Item 3: community and cultural facilities, including community centres, galleries, libraries and meeting halls*' and '*Item 17: Sporting facility*'.
2. Kawana Waters Surf Lifesaving Club (hereafter 'KWSLSC') was founded over 40 years ago after several tragic drownings occurred in the area; members holding a Bronze Medallion have been proudly patrolling the Kawana Waters coastline ever since. The KWSLSC has an existing 20-year lease in place ending 30 June 2025, which is due to be extended. Whilst a small (124m<sup>2</sup>) expansion was approved in 2014, the club has generally outgrown the existing space due to population and member growth, with a need now for additional watercraft storage and training areas. It is therefore proposed to expand the club, making use of the lease area available to the KWSLSC. Proposal plans to expand the club have therefore been prepared for the Minister's consideration.
3. The total build cost of the project is expected to be approximately \$2.5 million.
4. This Environmental Assessment Report undertakes an assessment against Section 36 of the *Planning Act 2016*, as well as State and local planning interests, and confirms that all legislative requirements and applicable assessment benchmarks are complied with. In addition, this EAR undertakes an Environmental Assessment, which confirms that the development will not result in any adverse impacts upon the visual amenity of the area, surrounding properties, infrastructure networks, ecological features, or cultural heritage and native title considerations.
5. Overall, the proposed extension to the KWSLSC will offer a community benefit by enhancing the safety of not only the club members, but the public, by improving the standard of surf lifesaving facilities and increasing the capacity of the club to perform beach monitoring and lifesaving functions.

## 2. Introduction

6. This Environmental Assessment Report has been prepared by ADAMS + SPARKES Town Planning (hereafter 'ADAMS + SPARKES / ASTP') for the purpose of a request for a Ministerial Infrastructure Designation (MID) on land located at 99 Pacific Boulevard, Buddina (Lease D on SP176785 over part of Lot 521 on B92922).
7. This Environmental Assessment Report (hereafter 'EAR') has been prepared for and on behalf of the Infrastructure Entity, Kawana Waters Surf Life Saving Club Inc. In accordance with Chapter 2, Part 5 of the *Planning Act 2016*, Kawana Waters Surf Life Saving Club Inc. seeks approval from the Minister for Housing, Local Government, Planning and Public Works (hereafter the 'Minister') to designate the site for the following types of infrastructure, which relate to the extension and renovation of the existing KWSLSC building:
  - Item 3: community and cultural facilities, including community centres, galleries, libraries and meeting halls.
  - Item 17: sporting facilities.
8. This MID proposal has been made to the Minister for the development of essential community infrastructure prescribed under Schedule 5 of the *Planning Regulation 2017*. This EAR will describe the legislative context in which this report is prepared, describe the subject site and the infrastructure proposed, will address any associated impacts and will provide an assessment of the relevant Local and State Government planning considerations with respect to the proposal. This EAR should be read in conjunction with the following supporting documentation:

<b>Appendix 1</b>	Department of Housing, Local Government, Planning and Public Works Pre-Lodgement Advice
<b>Appendix 2</b>	Building Design Plans prepared by Buderim Design Studio
<b>Appendix 3</b>	Stormwater Management Plan prepared by Daniel Yates
<b>Appendix 4</b>	Coastal Hazard Assessment prepared by Burchills Engineering Solutions
<b>Appendix 5</b>	Traffic Impact Assessment prepared by Hayes Traffic Engineering
<b>Appendix 6</b>	Copy of the notice and design plans posted within the KWSLSC foyer as part of the Preliminary Stakeholder Engagement
<b>Appendix 7</b>	Preliminary Engagement Responses
<b>Appendix 8</b>	Sunshine Coast Council preliminary comments
<b>Appendix 9</b>	Endorsement Correspondence
<b>Appendix 10</b>	Cultural Heritage Register Search
<b>Appendix 11</b>	Contaminated Land and Environmental Management Register Search

## 2.1 Legislative Context

9. Chapter 2, Part 5 of the *Planning Act 2016* sets out the way in which an Infrastructure Designation can be undertaken. Further, Sections 36 and 37 of the *Act* describe the criteria and process for making an Infrastructure Designation. Under Section 36, to make a designation, the Minister must be satisfied that:

- (a) *The infrastructure will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or*
- (b) *There is or will be a need for the efficient and timely supply of the infrastructure.*

10. Additionally, the Minister must be satisfied that adequate environmental assessment and consultation has been carried out in relation to the development that is the subject of the Infrastructure Designation.

11. Schedule 5 of the *Planning Regulation 2017* (hereafter the 'Regulation') details the infrastructure types, which can be designated by the Minister. The infrastructure type, that is the subject of this EAR, is described as 'community and cultural facilities, including community centres, galleries, libraries and meeting halls' and 'sporting facilities'.

12. Section 36 (3) of the *Planning Act 2016* and Division 4, Sections 14 and 15 of the *Planning Regulation 2017* refer to the *Minister's Guidelines and Rules* (MGR) for the process in which environmental assessment and consultation are to be undertaken. The applicable guideline in this instance is Chapter 7 (*Guidelines for the process for environmental assessment and consultation for making or amending a Ministerial designation*) of the MGR. This application is made in accordance with the legislative framework for Infrastructure Designations prescribed under the aforementioned legislation.

## 2.2 Pre-Application Process

13. In accordance with the Operational Guidance for Making or Amending a Ministerial Infrastructure Designation, the following pre-application processes have been undertaken.

### 2.2.1 Initial Advice (Pre-Lodgement Meeting)

14. The Department of Housing, Local Government, Planning and Public Works (hereafter the 'DHLGPPW') provided Pre-Lodgement Written Advice (**Appendix 1**) on 16 July 2024.

15. The Pre-Lodgement Written Advice confirmed the type of infrastructure as being 'Item 3 - community and cultural facilities, including community centres, galleries, libraries and meeting halls' and 'Item 17 - sporting facilities'. The Written Advice also outlined the State interests relevant to the assessment, which include the following:

- Biodiversity – MSES - MSES - Wildlife habitat (endangered or vulnerable), MSES - Wildlife habitat (special least concern animal), and MSES - Regulated vegetation (essential habitat)
- Coastal environment - Coastal management district
- Natural hazards, risk and resilience – Flood hazard area (Local government flood mapping area), Erosion prone area
- Transport infrastructure – Active transport corridor
- Strategic airports and aviation facilities - Obstacle limitation surface area, and Wildlife hazard buffer zone (13km)
- Water quality – Climatic regions – stormwater management design objectives

16. The Written Advice identified the technical reporting recommended to be provided in support of the application. **Table 1** below demonstrates the recommended reporting detailed within the Written Advice and confirms this EAR has provided the required supporting documentation.

**Table 1 Recommended and Provided Reporting**

Reporting Recommended	Provided Reporting
Architectural/ Building Design Plans	Building Design Plans – Buderim Design Studio – <b>Appendix 2</b>
Stormwater Management Plan	Stormwater Management Plan – Daniel Yates – <b>Appendix 3</b>
Coastal Hazard Assessment	Coastal Hazard Assessment – Burchills Engineering Solutions – <b>Appendix 4</b>
Traffic Impact Assessment	Traffic Impact Assessment – Hayes Traffic Engineering – <b>Appendix 5</b>

17. In addition to the above, the Written Advice identified that the department permits the proposed development to rely on infrastructure (car parking, stormwater management etc.) outside of the existing lease area. The existing maintenance arrangements for this infrastructure will remain.
18. The department further required that the EAR includes/addresses the existing supporters club use areas /operation and detail any proposed future expansion of the existing supporters club. It is not proposed to expand any indoor/operational areas of the of the supporters club facilities as part of this application. It is, however, intended to increase the deck area adjoining the restaurant to make better use of this space. The Building Design Plans in **Appendix 2** clearly details the breakdown of areas of the existing and proposed new floor areas.
19. Finally, the department requested specific information be provided/addressed in the EAR. The requested information listed in the Written Advice has been provided in **Section 4** (Designation Proposal) below.

#### 2.2.2 Preliminary Stakeholder Engagement

20. In accordance with DHLGPPW Written Advice dated 16 July 2024, the following pre-engagement activities were required to be undertaken prior to requesting the Endorsement to Proceed:
- i. Consultation with Sunshine Coast Council;
  - ii. Consultation with the relevant Native Title / traditional owners for the area (Kabi Kabi); and,
  - iii. Letters sent to Local, State and Federal elected members (via email or registered post).
21. Previous advice received from DHLGPPW has confirmed that email correspondence to the stakeholders is an appropriate and logical means of contact for the required preliminary stakeholder engagement. The majority of stakeholder email addresses were publicly available, and where not publicly available, were either independently sourced by ASTP or letters were posted via registered mail in lieu.
22. Additionally, a public notice and plans were posted within the club’s foyer/reception area (from 27 July 2024) for the duration of the consultation period for members and visitors to view, advising of how they can make submission (refer to **Appendix 6**). Finally, a letter was emailed to the Kawana Waters RSL to notify the local organisation of the consultation period.
23. The preliminary consultation period ran from 29 July 2024 to 09 August 2024 for a total of 10 business days, with the mandatory identified stakeholders, and Kawana Waters RSL, notified on 26 July 2024 of the consultation period.

24. Two (2) responses were received in support of the proposal during this period; one from local Councillor Joe Natoli and the other from a representative of the Kawana Waters RSL. A collated copy of these responses is provided in **Appendix 7**.
25. Additionally, written comments were received from Sunshine Coast Council on 14 August 2024, after the consultation period had ended. A copy of this letter is provided in **Appendix 8**. Council's comments have been addressed in **Section 7.2.1** (Response to Sunshine Coast Council Preliminary Comments) of this EAR.

### 2.2.3 Pre-Lodgement Request for Endorsement

26. After the completion of the Initial Advice and Preliminary Stakeholder Engagement processes, a request was lodged with DHLGPPW for an Endorsement to Proceed (on 13 August 2024). On 14 November 2024, DHLGPPW confirmed the proposed project has been endorsed for the Infrastructure Designation assessment process (**Appendix 9**) and advised that the proponent may submit this MID Proposal.

### 3. Site Overview

#### 3.1 Site Details and Characteristics

27. This section of the EAR will describe the site context (regional, local and site specific), detail the proposed tenure of the site, identify any existing approvals and comment on existing infrastructure supporting the site.

28. **Table 2** below, provides a summary of the details applying to the subject site.

**Table 2** Site Summary Table

Address	99 Pacific Boulevard, Buddina
Property description	Lease D on SP176785 over part of Lot 521 on B92922
Site area	Lease area - 2,092m <sup>2</sup> Parent lot area - 2.456ha
Frontage	Lease area - nil road frontage Parent lot - ~352m to Pacific Boulevard, 201m to beach foreshore
Local Government Authority	Sunshine Coast Council
Zone	Sport and Recreation Zone
Landowner	The State of Queensland, held in trust by Sunshine Coast Council
Lessee	Kawana Waters Surf Life Saving Club Inc.
Tenure	Lands Lease (tenure reference TL 710509729)
Leases	The current lease is in place until 30/06/2025 under tenure reference TL 710509729. The lease has been granted by the State of Queensland to Kawana Waters Surf Life Saving Club Inc. The proponent will obtain the required lease term renewal in due course.
Cultural Heritage Register Search	A Cultural Heritage Register Search is provided in <b>Appendix 10</b> . There are no registered Aboriginal cultural heritage sites on the subject site or within a buffer of 100 metres from the site.
Easements/Encumbrances	Nil known
Contaminated Land/ Environmental Management Register Search	The site is not listed on either register as searched on 13 August 2024 (refer to <b>Appendix 11</b> ).
Notable site features	<ul style="list-style-type: none"><li>• The subject site comprises the existing KWSLSC building. The building, which covers the majority of the lease area, is two (2) storeys in height.</li><li>• Where not improved by built form, the remaining lease area comprises grassed land or exposed dirt, as well as some landscaping consisting of exotic species (i.e. palms).</li><li>• The site has direct access to Kawana Beach.</li></ul>

	<ul style="list-style-type: none"> <li>• The remainder of the parent lot comprises a public recreation park, known as Coopers Lookout Park. The lease area is wholly surrounded by the park.</li> <li>• There are no car parks provided within the lease area currently. Public car parks are located within the parent lot and adjoining road reserve, to the north and south of the lease area.</li> <li>• A loading dock is provided on the western edge of the lease area.</li> <li>• A servicing area and bin store area are situated in the parent lot, adjoining the western boundary of the lease area. An agreement is in place between the Trustee of the land (Sunshine Coast Council) and KWSLSC for this arrangement.</li> </ul>
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29. The subject site is depicted in **Figure 1** below.



**Figure 1** Subject Site (Source: QLD Globe 2024)

### 3.2 Regional Context

30. The site is located in Buddina, a suburb of the Kawana Waters locality, and adjoins the Kawana Beach foreshore. Buddina is centrally located along the coastal fringe of the Sunshine Coast and is established as a diverse coastal urban area, comprising primarily residential uses with Kawana Shopping World and surrounding business premises accommodating a strategic District Activity Centre (Kawana Town Centre). The Kawana Town Centre provides for a mix of uses and activities and includes a concentration of retail, commercial, residential, offices and health services, community and entertainment facilities capable of servicing a district. The locality is also supported by schools and various sporting facilities. Refer to **Figure 2** below for the geographical regional context of the site.

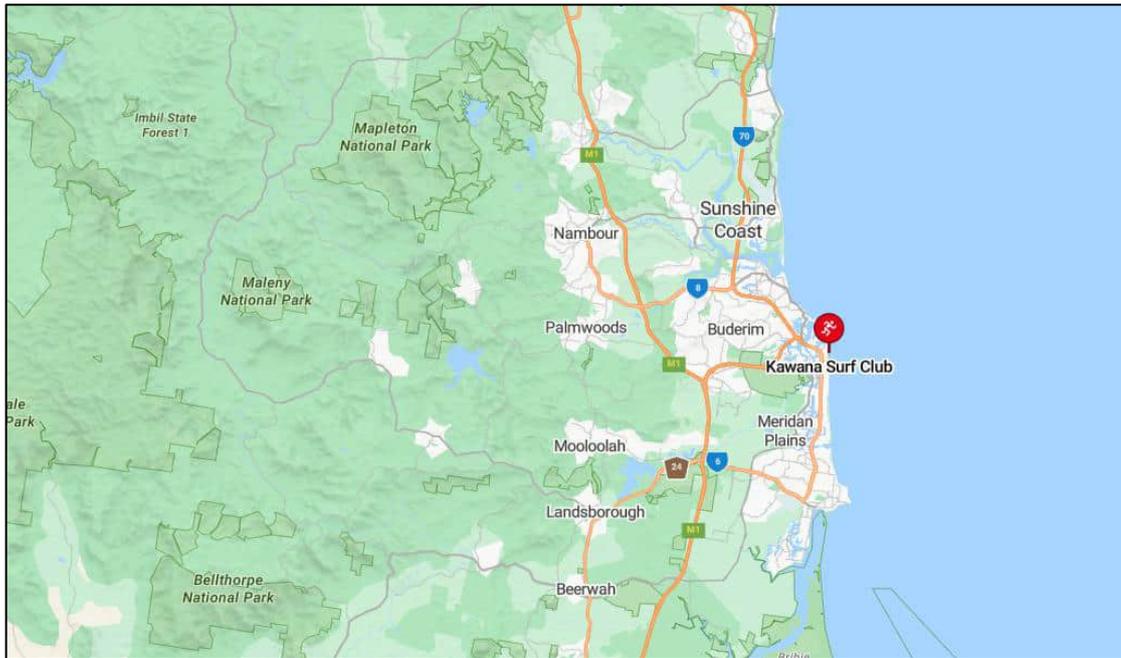


Figure 2 Regional Context (Source: Bing Maps 2024)

### 3.3 Local Context

31. The subject site is located on the coastal fringe of Buddina, adjacent to the Kawana Beach foreshore. The site is located approximately 5.5km south-east of Maroochydore, the Principal Regional Activity Centre for the region, 4.5km east of Buderim Hospital and 3.5-4.8km north-east of the Sunshine Coast University Hospital/Kawana Private Hospital (see Figure 3 below).
32. The immediate surrounding area includes Kawana Shoppingworld (and other shopping/commercial premises) located approximately 250 metres to the west, Buddina State School 150 metres to the north-west and other community uses (Library, park, tennis courts etc) approximately 360 metres to the north. Finally, the site is positioned 500 metres east of Nicklin Way, a major Arterial Road and regional connector.

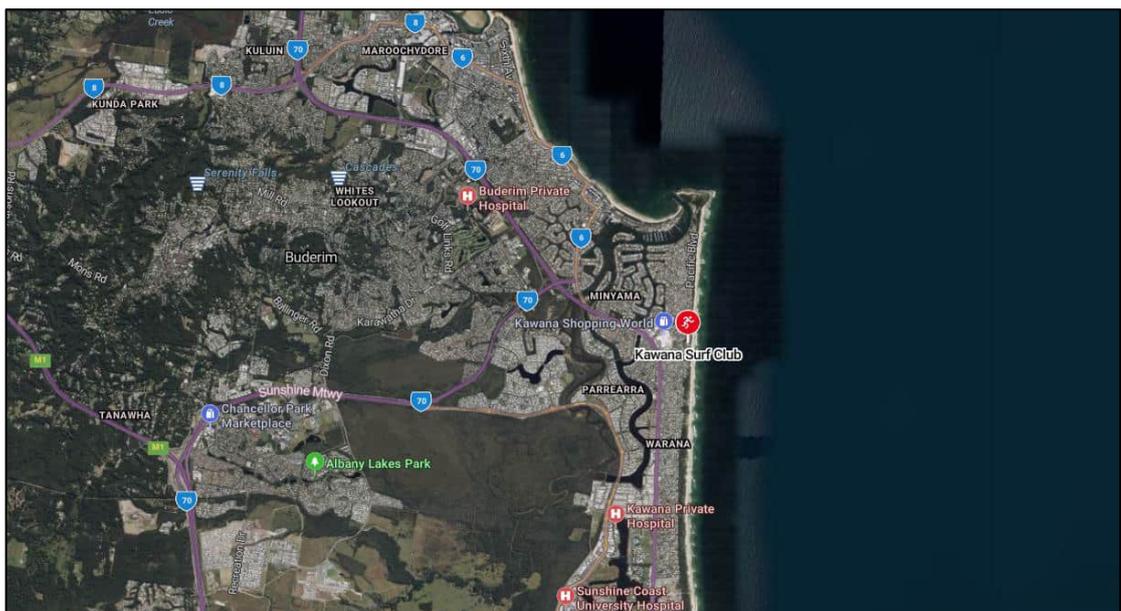


Figure 3 Local Site Context (Source: Bing Maps 2024)

### 3.4 Site Description

#### 3.4.1 Site Tenure

33. The subject site is identified as a Lands Lease area, with a lease being in place until 30/06/2025 under tenure reference TL 710509729. The lease has been granted by the State of Queensland to Kawana Waters Surf Life Saving Club Inc.

34. It is not proposed to alter or expand the lease area in any way. All proposed works will occur within the confines of the lease area.

#### 3.4.2 Existing Uses / Site Condition

35. The existing lease area is occupied by the existing surf club building and associated outdoor dining/members gathering spaces. The building includes a loading dock is on the western edge of the lease area. Where not improved by built form, the remaining lease area comprises grassed land or exposed dirt, as well as some landscaping consisting of exotic species (i.e. palms).

36. The existing building has a gross floor area (hereafter 'GFA') of 1,181m<sup>2</sup> with the overall building height being 8.51 metres above natural ground level. The building comprises two (2) storeys (northern end only) and consists of both supporters club and surf lifesaving use areas. It is noted that the supporters club spaces comprise restaurant, bar, function and gaming areas.

37. The site has a level topography and is not retained by an any revetment wall. The site levels vary from 6m to 7m AHD.

38. The proposed development is adjoined by a public car park to the south and public recreation parkland to the north, east and west. The site does not have frontage to any road and does not adjoin any freehold lots. The context of the site is demonstrated in **Figures 4 to 12** below.



**Figure 4** Existing northern elevation/outdoor dining (Source: ASTP site visit 30 August 2024)



Figure 5 Existing servicing area/bin store – northern elevation perspective (Source: ASTP site visit 30 August 2024)



Figure 6 Existing servicing area/bin store & western elevation – left (Source: ASTP site visit 30 August 2024)



Figure 7 Existing western elevation - right (Source: ASTP site visit 30 August 2024)



Figure 8 Existing gardens/southern building elevation - left (Source: ASTP site visit 30 August 2024)



Figure 9 Existing gardens/main building entrance, southern elevation - left (Source: ASTP site visit 30 August 2024)



Figure 10 Existing southern building elevation - right (Source: ASTP site visit 30 August 2024)



Figure 11 Existing eastern building elevation - left (Source: ASTP site visit 30 August 2024)



Figure 12 Existing eastern building elevation - right (Source: ASTP site visit 30 August 2024)

### 3.4.3 Relevant Approval History

39. A Town Planning Consent permit was originally issued over the site in June 1980 by Caloundra City Council (Council reference TPC 1980/10014), for sport and recreation, entertainment, kiosk and amenities. This resulted in the establishment of the existing surf club building.
40. More recently a Development Permit was issued on 1 December 2011 for a Material Change of Use of Premises for Indoor Sport Recreation and Entertainment (staged extensions to Surf Life Saving Club), which was assessed against the *Caloundra City Plan 2004* and *Sustainable Planning Act 2009* (Council reference MCU11/0148). At the time the original application triggered impact assessment due to building height exceeding prescribed 8.5 metre limit. This proposal sought to increase the GFA from 954m<sup>2</sup> to 3,274m<sup>2</sup>. The application was publicly notified, seven (7) properly made (all objections) and 91 not properly made (all in support) submissions were received by Council. The application was approved in full subject to conditions. This approval later received two (2) extensions to the currency period resulting in a lapse date of 01 December 2019. This approval was never acted upon and as such has now lapsed.
41. Another Material Change of Use for Indoor Sport Recreation and Entertainment (extensions to Surf Life Saving Club) was approved by Council on 16 April 2014 (Council reference MCU13/0268). The proposal sought an extension to the existing surf club building to include a new (now existing) two (2) storey outdoor dining area and function space (members training area) on the north-eastern side of the existing building. The development proposed an increase in GFA from 954m<sup>2</sup> to 1,181m<sup>2</sup> with the maximum building height for the proposal being 8.51 metres above natural ground level. This development was completed and constructed in accordance with the conditions and approved plans.
42. Over the years, the KWSLSC has received various other private building certifications for building works; a short summary includes:
- PC14/1878 - Additions to Kawana SLSC - Deck Area - Received: May 08 2014
  - PC17/1897 - Amenities Building - Received: Apr 03 2017
  - 2007/BLD1647 - Kawana SLSC Tower - Replace Existing Roof Modify existing Balustrade Enclose rear section and minor repairs downstairs - Received: Jun 29 2007
  - PC16/6765 - Storage Shed (Shipping Container) - Received: Nov 11 2016
  - PC17/0072 - Amenities Refurbishment Works - Received: Jan 11 2017
  - PC20/3085 - Alterations To Kawana Waters SLSC - Received: Mar 09 2020
  - PC13/0440 - Advertising Sign - Received: Feb 11 2013

### 3.4.4 Existing Infrastructure

43. Through a review of existing infrastructure plans, as well as a Dial Before You Dig (BYD) enquiry, it was confirmed what service infrastructure is currently available to the site. The results are identified in the **Table 3** below. Commentary in relation to existing transport infrastructure available to the site is also provided in **Table 3**.

**Table 3** Existing Infrastructure

Water	The site has access to Unitywater's reticulated town water supply, with an existing connection in place to this service.
Sewer	The site has access to Unitywater's sewerage infrastructure, with an existing connection in place to this service.

<b>Stormwater</b>	<p>Currently, stormwater is discharged to the existing Council field inlets within the site. The infrastructure connects into the road drainage network within Pacific Boulevard and Weema Street to the west.</p> <p>The lot falls from east to west towards Pacific Boulevard from a ridgeline that follows the coastal foreshore and vegetated dunes. As such, the site is at the top of the catchment.</p>
<b>Telecommunications</b>	The site is connected to existing telecommunications infrastructure via the NBN.
<b>Electricity</b>	Overhead electrical infrastructure is provided from Pacific Boulevard, through the subject site (parent lot) to the lease area and connects to existing building.
<b>Transport – Road Network</b>	Pacific Boulevard is a Neighbourhood Collector Street. The speed limit adjacent to the subject site is 50km/h.
<b>Transport – Public and Active Transport</b>	<p>There are five (5) bus stops in close proximity to the subject site situated along Nicklin Way and within Kawana Shopping World. All stops service northbound, westbound and southbound travellers. The nearest bus stops (including Kawana Station) are a within 1km / 6-10 minute walk from the site. The site is approximately 800 metres walking distance to the Public Transport Priority Corridor on Nicklin Way.</p> <p>Existing public pedestrian footpaths surround the lease area, situated within the surrounding public park. This includes a State mapped active transport footpath that provides a continuous regional pedestrian connection along the coastal foreshores of South-East Queensland. Local footpath connections to Nicklin Way and bus stops are available adjacent to the site along Pacific Boulevard.</p>
<b>Transport – Existing Access and Parking</b>	The lease area does not comprise any vehicle access or car parking areas at present. As such, the existing building and lease area are accessible on foot only.

44. **Figure 13** below provides a context view of the subject site and surrounding public transport infrastructure and higher order roads.



Figure 13 Transport network context map (Source: Bing Maps 2024)

## 4. Designation Proposal

### 4.1 Intent of Designation

45. Pursuant to **Chapter 2, Part 5** of the *Planning Act 2016*, it is proposed to designate the subject site for community infrastructure. The proposed community infrastructure is best described in the *Planning Regulations 2017, Schedule 5, Part 2* as:

*Item 3: community and cultural facilities, including community centres, galleries, libraries and meeting halls; and*

*Item 17: sporting facilities*

46. Section 36(1) of the *Planning Act 2016*, requires that in order to make a designation, a designator must be satisfied that:

- (a) *the infrastructure will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or*  
(b) *there is or will be a need for the efficient and timely supply of the infrastructure.*

47. As demonstrated throughout this EAR, the infrastructure will satisfy statutory requirements for the supply of the infrastructure and seeks to expand an existing facility that is already operating on the site. Further, as discussed in **Section 4.2** below, the proposal will satisfy budgetary commitments (funding by the supporters club and private donations) and will enable the efficient and timely delivery of the proposed infrastructure in response to a need for surf lifesaving facilities with increased capacity to support a rapidly growing population visiting Kawana Beach each year.

48. Due to the above, it is considered that the extension to the existing Kawana Waters Surf Lifesaving Club complies with parts (a) and (b) of Section 36 (1) of the *Planning Act 2016*.

### 4.2 Project History

49. KWSLSC was founded over 40 years ago after several tragic drownings occurred in the area; members holding a Bronze Medallion have been proudly patrolling the Kawana Waters coastline ever since. The existing building was constructed in the 1980s and was approved for sport and recreation, entertainment, a kiosk and associated amenities. Refurbishment works have occurred sporadically over the years to accommodate improved amenities for members and visitors. Whilst these works included a small (124m<sup>2</sup>) expansion in 2014, the club has generally outgrown the existing space due to increased visitation to Kawana Beach.

50. The KWSLSC currently has a 20-year lease in place over the lease area, which will be renewed before 30 June 2025. The existing building comprises surf lifesaving operational/storage areas as well as supporters club spaces (restaurant, bar, functions and gaming). The KWSLSC also operates various sport and recreation activities on the adjacent Kawana Beach (i.e. nippers) and facilitates a range of surfing and surf lifesaving events each year.

51. A need to expand the existing surf lifesaving club facilities has been identified in response to the Sunshine Coast's rapid resident population growth and increased visitation by tourists each year, resulting in the need for more lifesavers patrolling the beach and improved lifesaving facilities. These growth trends have also seen an influx of new memberships to the club each year and a rise in the number of kids joining the nippers training programs. Overall, with more people visiting the beach, the club has identified an urgent need for upgraded/expanded surf lifesaving facilities within the existing lease area.

52. Works for the project are intended to commence immediately following the receipt of Infrastructure Designation by the Minister, with the project targeted for completion by the end of 2025. The total build cost of the project is expected to be approximately \$2.5 million, with the project being funded by the supporters club (Kawana Waters Surf Life Saving Supporters Association Inc) and private donations.
53. Overall, the proposed expansion of the KWSLSC will offer a community benefit by enhancing the safety of club members and the public, by improving the standard of surf lifesaving facilities and therefore increasing the capacity of surf lifesaving operations at Kawana Beach.

#### 4.3 Proposal Overview

54. The existing building comprises two (2) storeys, including a ground level and small upper level in the northern corner of the building, and is predominately built to the boundaries of the lease area. The current building has a height of 8.51 metres from ground level and a GFA of 1,181m<sup>2</sup>. The supporters club has an internal floor area of 843m<sup>2</sup> which is not proposed to be altered. The existing building dedicates 338m<sup>2</sup> of floor area to surf lifesaving operations. It is proposed to partially demolish the southern extent of the existing building (surf lifesaving operational area only) to make way for the new additions.
55. Please refer to attached Building Design Plans prepared by Buderim Design Studio (**Appendix 2**), which depict the urban design outcome proposed and site/floor layout for the extension to KWSLSC. Overall, it is proposed to construct a two (2) storey building extension at the southern end of the existing building. The extension will optimise the available space for storage of surf lifesaving equipment and deliver a new space on the upper level for surf lifesaving training facilities, SLSQ admin offices and member amenities. It is also proposed to upgrade the clubs existing building entrance to meet *Disability Discrimination Act 1992* requirements and to construct an awning over the extended outdoor dining area on the northern end of the building to better protect the deck from weather.
56. In short, the proposal comprises the following:
- Demolishing the current southern building extent (used for equipment storage) and existing reception and admin area parts.
  - Retaining the existing supporters club areas (843m<sup>2</sup> GFA) and facilities, including bistro and kitchen areas within the northern building extent, southern amenities block (Council asset) and beachfront lifeguard tower.
  - Retaining the existing southern amenities block attached to the building (Council asset) and beachfront lifeguard tower.
  - Constructing an 8.28 metre high two (2) storey building extension that will accommodate surf lifesaving club facilities including:
    - A larger ground floor area for storage of surf lifesaving club equipment and new club entrance/reception area.
    - A new upper level that will provide additional surf lifesaving club facilities including club administration offices, training areas/meeting rooms, additional visitor amenities and the Kawana Waters RSL Sub-Branch Office.
- Note: no new building works exceed 8.28 metres in height.
- Construct a new entry forecourt and bin store enclosure.
  - An increase to the northern outdoor deck area by 95m<sup>2</sup>, which is does not constitute GFA increase. This space will be shared with surf lifesaving members and used during sporting events.
  - Construct a new awning/roof over the existing outdoor dining area (127m<sup>2</sup> coverage).

- Additional extensions such as new roof and fencing to AC units area.
- Overall, increasing the building coverage (site cover) by 217m<sup>2</sup> to a total of 1,292m<sup>2</sup> (equivalent of 61.7% of the lease area).
- Overall, a proposed 371m<sup>2</sup> GBA increase for life saving facilities (previously 338m<sup>2</sup> internal floor area, now 709m<sup>2</sup>).

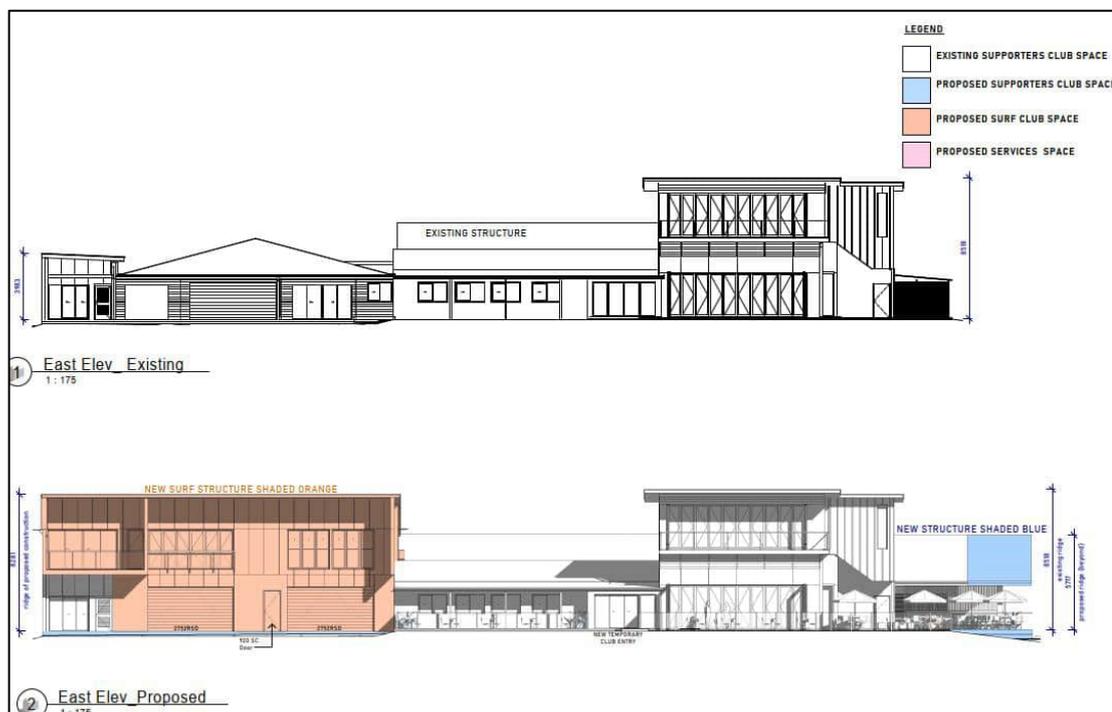
57. The proposed expansion to the club building will not result in an increase to the number of patrons able to visit the supporters club each day or alter the operating hours of the surf club overall.

#### 4.4 Architectural Design and Built Form

58. The proposed architectural design and built form are depicted in the Building Design Plans enclosed as **Appendix 2**.

59. The proposed additions will be constructed within the boundaries of the existing lease area, as per the existing building onsite. The building will therefore not be located any closer to existing residences than the existing building. No other setbacks are relevant given the subject site adjoins public parkland to all boundaries. Further, the proposed building works will not exceed the height of the existing building.

60. The proposed additions will integrate with the existing building, continuing/reflecting the existing wall alignments and roof forms where possible. As shown in **Figure 14** below, the largest addition to the building, being the southern two (2) storey built form, reflects the architectural design of the existing two (2) storey section of the building at the northern end of the lease area. The two (2) storey addition comprises a skillion roof with extended roof eaves, as well as panel cladding to the external walls and an upper level balcony with glazed balustrades overlooking the park.



**Figure 14** East elevation of existing building and post development scenario (Source: Buderim Design Studio 2024)

61. Further, the proposed awning/roof over the existing outdoor dining area on the northern side of the building will reflect the pitched roof alignment of that part of the building to which it will be attached (refer to **Figure 15**). Finally, the proposed entry forecourt will provide a more prominent public entrance to the building with glazed door entry and signage to aid wayfinding. The new entrance will comprise

panel cladding to the external walls to integrate with the weatherboard cladding on the existing building sections that are to remain (refer to **Figure 16**).

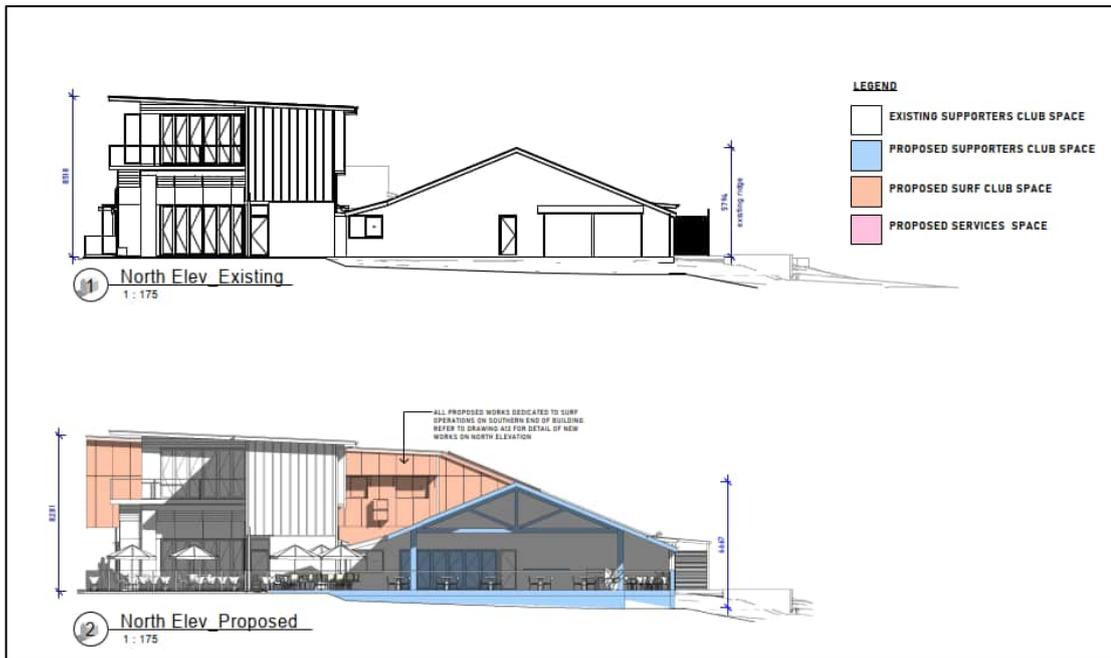


Figure 15 North elevation of existing building and post development scenario (Source: Buderim Design Studio 2024)

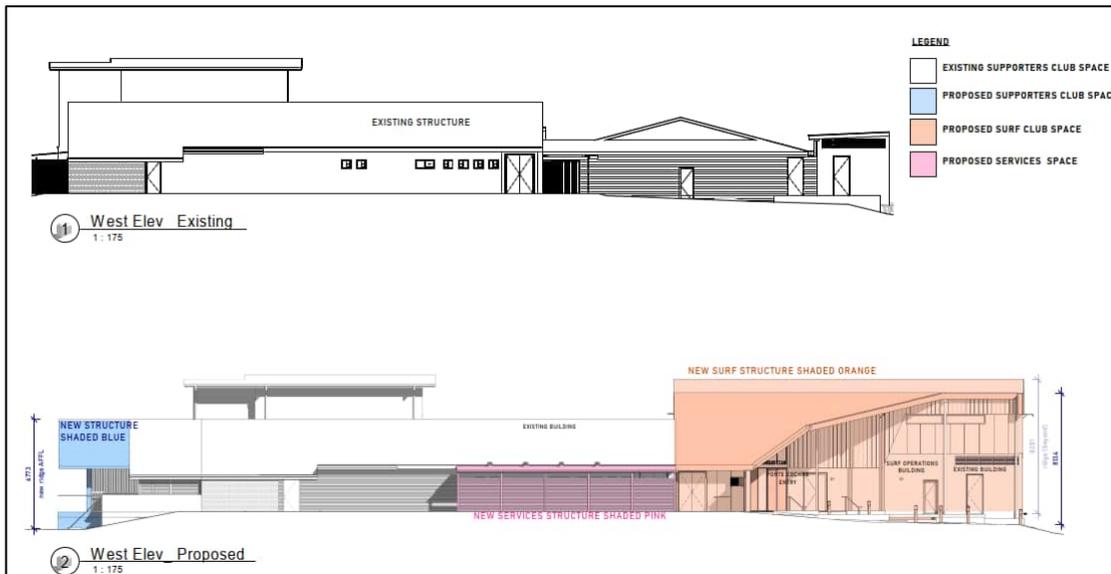


Figure 16 West elevation of existing building and post development scenario (Source: Buderim Design Studio 2024)

62. Ample articulation is achieved through the provision of projecting roof eaves and blade walls, recessed balconies, covered outdoor dining areas and a covered entry forecourt with a high ceiling. The proposed additions include large windows and bifold doors with deck and balcony areas that are favourably orientated to the east, which will present with a high level of openness and provide a 'lightweight' appearance to the built form. Further, lightweight external cladding is used to articulate the walls to reduce the appearance of any blank walls.
63. Whilst the colour scheme has not yet been determined, the whole building will receive a revitalised paint finish that will consist of subdued coastal tones. Overall, the proposed development will be a

significant improvement to the existing urban design of the building, making a positive contribution to the visual amenity of the adjoining park, foreshore and Pacific Boulevard.

#### 4.5 Landscaping

64. A landscape node will be provided adjacent to the new entry forecourt to integrate the building with the surrounding parkland. A detailed landscape design plan is yet to be prepared for these works but can be provided upon request. Otherwise, the existing turfed areas, trees and shrubs surrounding the existing building will largely be retained with the exception of some small garden beds directly adjacent to the existing building. It is not intended to clear any mature trees in order to establish the proposed additions, noting that the mature pandanus tree west of the building will remain as character feature tree.
65. Overall, the proposed development will be set amongst a landscaped and highly vegetated environment to provide visual amenity for site users and passersby.

#### 4.6 Transport, Access and Parking

66. The proposed transport, access and parking outcomes are discussed within the Traffic Impact Assessment prepared by Hayes Traffic Engineering in **Appendix 5**.
67. The proposed development does not provide any formalised car parking onsite. This outcome is the same as the existing arrangement, in which the adjoining public car parks to the north and south of the lease area are utilised by members of the public when accessing the beach, public park and KWSLSC alike. It is not proposed to alter the public car parks or the existing access to Pacific Boulevard from the subject site. Further, the existing loading dock on the western side of the lease area will also be retained.
68. The existing pedestrian pathways from the lease area, through the adjoining parkland will also be retained. There is no need to upgrade these facilities given the nature of the extension being for surf lifesaving operational use area only.
69. The enclosed Traffic Impact Assessment (**Appendix 5**) finds that the development will provide non-worsening of traffic vehicle movements to/from the site (and therefore non-worsening parking demand) given that the proposal is not intended to accommodate an increased patronage to the supporters club facilities onsite.

#### 4.7 Servicing and Refuse Management

The existing bin store arrangement is depicted in **Figure 17** below. Currently bins are stored outside the lease area, to the west of the building, at the termination of the private road on the subject site. The bins are serviced onsite in this area. The area is not screened and appears to be part of an informal arrangement with Council. Currently, the bin store present an eyesore for park users.

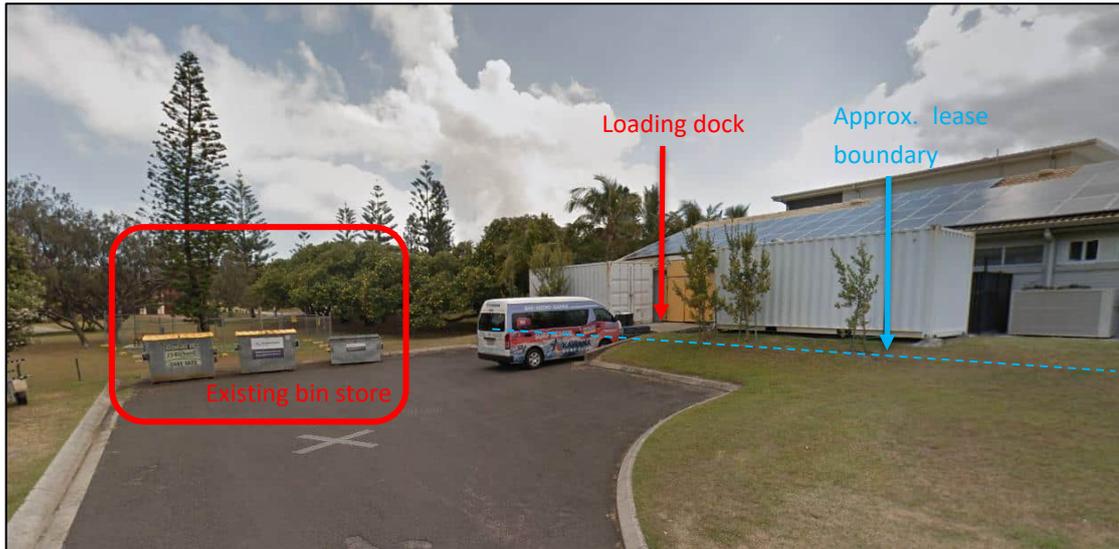


Figure 17 Existing bin store area (Source: Google Street View 2024)

70. It is proposed to make improvements to this situation by constructing a bin store enclosure onsite, adjacent to the existing servicing area (refer to **Figure 18** below). The bins will therefore be screened from public view when stored. The existing servicing arrangement will remain, which will ensure no impact on the external road network.

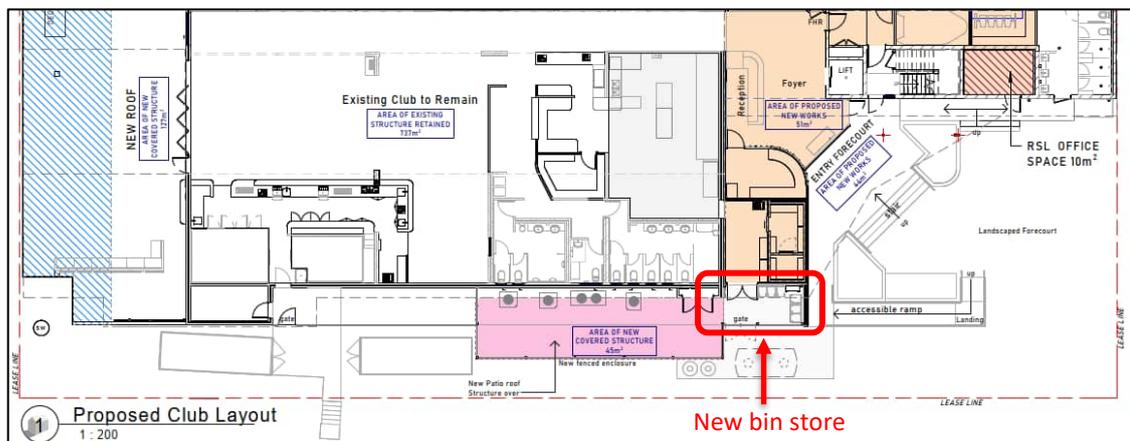


Figure 18 Proposed bin store (Source: Buderim Design Studio 2024)

#### 4.8 Stormwater Management

71. Please refer to the Stormwater Management Plan prepared by Daniel Yates in **Appendix 3**.
72. Stormwater quality measures are not required to be provided for the site under the SPP.
73. The site will not provide onsite detention to manage stormwater quantity flows. The development is identified by the Civil Engineer as being exempt from peak flow management requirements, on the basis that the increase in stormwater runoff between pre-development and post-development conditions as a result of the proposed development is negligible. The existing lawful points of discharge will be maintained.

## 5. Compliance with Legislative Requirements (Local and State)

74. This section of the EAR will demonstrate compliance with the local and state legislative requirements, namely:

- *Planning Act 2016*;
- State Planning Policy;
- South-East Queensland Regional Plan 2023; and,
- Sunshine Coast Planning Scheme 2014.

### 5.1 Planning Act 2016

75. **Chapter 2, Part 5, Section 36** of the *Planning Act 2016* sets out the criteria that a designator must be satisfied is achieved in order to make a designation.

76. **Table 4** below provides comment on the development’s compliance with the relevant criteria contained within **Section 36** of the *Planning Act 2016*.

**Table 4** Compliance with Section 36 of the Planning Act

Criteria	Response
<p>(1) To make a designation, a designator must be satisfied that—</p> <p style="margin-left: 20px;">(a) the infrastructure will satisfy statutory requirements, or budgetary commitments, for the supply of the infrastructure; or</p> <p style="margin-left: 20px;">(b) there is or will be a need for the efficient and timely supply of the infrastructure.</p>	<p>The infrastructure project is privately funded by the supporters club (Kawana Waters Surf Life Saving Supporters Association Inc) and through private donations. As such, the delivery of the infrastructure will not impact upon government budgetary commitments.</p> <p>The infrastructure will satisfy statutory requirements for the supply of the infrastructure, as demonstrated within this EAR.</p> <p>As discussed in <b>Section 4.2</b> (Project History), the efficient and timely delivery of the proposed infrastructure is sought in response to the rapid resident population growth and increased visitation to the area by tourists each year, resulting in the need for more lifesavers patrolling Kawana Beach.</p>
<p>(2) To make or amend a designation, if the designator is the Minister, the Minister must also be satisfied that adequate environmental assessment, including adequate consultation, has been carried out in relation to the development that is the subject of the designation or amendment.</p>	<p>This EAR contains a comprehensive environmental assessment, which addresses all State and local government planning controls and demonstrates that the proposal does not result in any environmental impacts.</p> <p>Consultation will be undertaken in accordance with the requirements listed within Schedule 4, Part 7 of the Ministers Guidelines and Rules.</p>

Criteria	Response
	Refer to <b>Section 7.3</b> (Proposed Consultation Strategy) for further information.
(3) The Minister may, in guidelines prescribed by regulation, set out the process for the environmental assessment and consultation.	This EAR has been prepared in accordance with Chapter 7 of the Ministers Guidelines and Rules.
(4) The Minister is taken to be satisfied of the matters in subsection (2) if the process in the guidelines is followed.	This EAR has been prepared in accordance with Chapter 7 of the Ministers Guidelines and Rules.
(5) However, the Minister may be satisfied of the matters in another way.	Not Relevant. Refer above.
(6) Sections 10 and 11 apply to the making or amendment of the guidelines as if the guidelines were a State planning policy.	Not Relevant. No guidelines or guideline amendments are proposed.
<p>(7) To make or amend a designation, a designator must have regard to—</p> <p>(a) all planning instruments that relate to the premises; and</p> <p>(b) any assessment benchmarks, other than in planning instruments, that relate to the development that is the subject of the designation or amendment; and</p> <p>(c) if the premises are in a State development area under the State Development Act—any approved development scheme for the premises under that Act; and</p> <p>(ca) if the premises are in a priority development area under the Economic Development Act 2012—any development scheme for the priority development area under that Act; and</p> <p>(d) any properly made submissions made as part of the consultation carried out under section 37; and</p> <p>(e) the written submissions of any local government.</p>	<p>a) This EAR provides a comprehensive assessment of all relevant planning instruments.</p> <p>b) All known relevant assessment benchmarks and other requirements have been addressed as part of this EAR.</p> <p>c) The premises is not located within a State Development Area.</p> <p>d) Following submission of the MID proposal, consultation undertaken by both the Minister and the entity will occur. In accordance with the MGR, if submissions are received during consultation, it will be demonstrated to the Minister how the submissions have been addressed.</p> <p>e) Refer response to (d) above.</p>

## 5.2 State Interests

### 5.2.1 State Planning Policy (SPP)

77. The State Planning Policy (SPP) represents the principal state land use planning instrument. The SPP outlines the states interest in land use planning and development while also providing assessment benchmarks and state wide policies. In accordance with Part B (Application and Operation), the SPP applies where designating premises for infrastructure. As such, the SPP has been addressed as part of this EAR.
78. **Table 5** below details all State Interest Policies contained within Part E of the SPP and identifies the policies relevant to this EAR.

**Table 5 State Interest Policies**

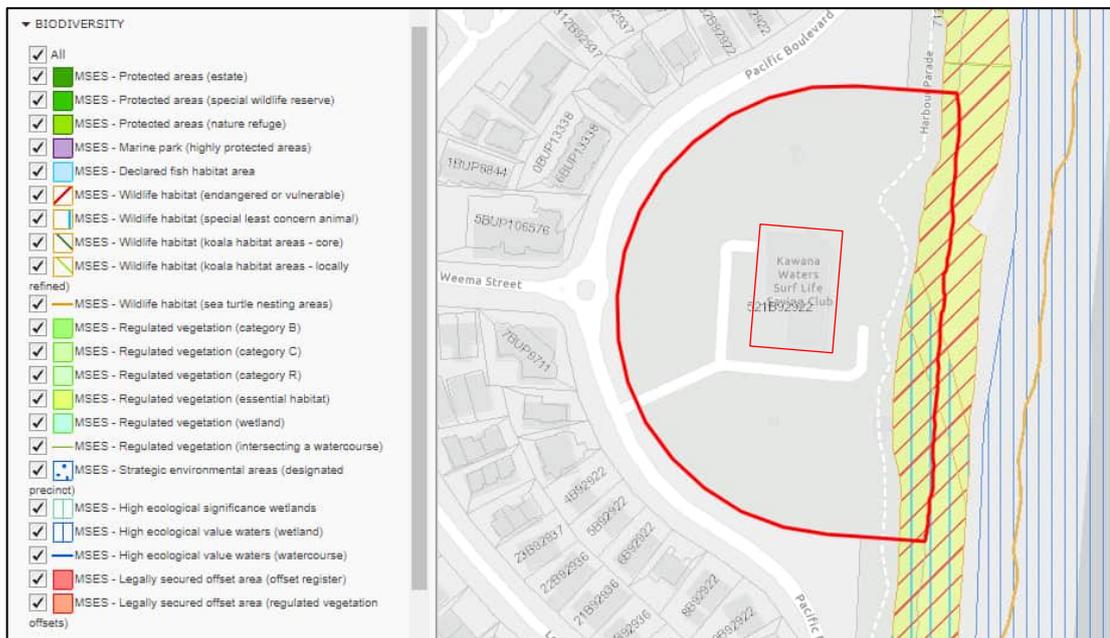
Sate Interest Policy	Applicability
<i>Liveable Communities and Housing</i>	
Housing Supply and Diversity	Not Applicable
Liveable Communities	Not Applicable
<i>Economic Growth</i>	
Agriculture	Not Applicable
Development and Construction	Not Applicable
Mining and Extractive Resources	Not Applicable
Tourism	Not Applicable
<i>Environment and Heritage</i>	
Biodiversity	Addressed in <b>Section 5.2.1.1</b> below
Coastal Environment	Addressed in <b>Section 5.2.1.2</b> below
Cultural Heritage	Not Applicable
Water Quality (Water Resource Catchments)	Not Applicable
<i>Safety Resilience and Hazards</i>	
Emissions and Hazardous Activities	Not Applicable
Natural Hazards, Risk and Resilience (Erosion Prone Area, Medium Storm Tide Inundation Area)	Addressed in <b>Section 5.2.1.3</b> below
<i>Infrastructure</i>	
Energy and Water Supply	Not Applicable
Infrastructure Integration	Not Applicable
Transport Infrastructure	Addressed in <b>Section 5.2.1.4</b> below
Strategic Airports and Aviation Facilities	Addressed in <b>Section 5.2.1.5</b> below
Strategic Port	Not Applicable

79. Compliance with the relevant State Interest Policies identified in **Table 5** above is discussed in the following sections of this report.
80. Whilst the 'Tourism' and 'Liveable Communities' policy elements are not relevant to the assessment of the application, it is considered that the proposed development advances the intent of these policy elements through providing infrastructure that supports the lifestyle needs of the community, as well as providing appropriate infrastructure to support and strengthen the tourism economy of the Kawana Beach Area.

#### 5.2.1.1 State Interest Policy – Biodiversity

81. This state interest aims to safeguard biodiversity at the national, State and local level, and to build ecological resilience. The current proposal has considered matters of national, State and local environmental significance.

82. The subject site (being the parent lot) is mapped as containing Matters of State Environmental Significance (MSES), including 'essential habitat' and 'wildlife habitat' comprising (potentially) 'special least concern animals' and 'endangered or vulnerable' animals. As shown in **Figure 19** below, this mapped MSES is not located within or within proximity to the lease area.



**Figure 19** SPP Biodiversity Mapping (State Planning Policy Interactive Mapping System 2024)

83. Accordingly, the proposed works will not impact on species of conservation significance or other matters of environmental significance. The proposed development does not conflict with any outcomes sought by the Biodiversity State Interest Policy on this basis.

#### 5.2.1.2 State Interest Policy – Coastal Environment

84. The coastal environment is highly dynamic and subject to influence from climate change. As such the state aims to protect the natural processes, landforms and native vegetation that shape the coast.
85. The whole of the site, including the lease area, is mapped within the Coastal Management District. A Coastal Hazard Assessment prepared by Burchills Engineering is enclosed as **Appendix 4**. The report provides an assessment of the potential coastal hazards that may be impacted by the proposed development as a result of erosion, storm tide inundation and the site's location within a Coastal Management District. The assessment determines that the proposed development can be established without:
- Negatively impacting upon coastal processes or surrounding dunal systems;
  - Impacting upon the protective function of landforms and vegetation;
  - Significantly impacting the risk or impacts to people or property;
  - Increasing the severity of coastal erosion either on or off site;
  - Impacting negatively upon coastal processes; or
  - Impacting negatively upon Matters of State Ecological Significance.
86. The Coastal Hazard Assessment (**Appendix 4**) further concludes that given the location of the existing KWSLSC being suitably setback from the beach foreshore and the fact that the proposed additions will not extend seaward past the existing building line, the proposed development works will not result in changes to the local marine environment or have long term negative impacts upon coastal processes.

87. Given the above, the proposal is seen to comply with the Coastal Environment State Interest Policy.

#### 5.2.1.3 State Interest Policy – Natural Hazards, Risk and Resilience

88. The SPP mapping identifies the subject site as being impacted by the ‘Flood hazard area – Local Government flood mapping area’. The SPP prescribes that if a site is identified as being impacted by this mapping layer, the SPP requirements for flood are triggered by the flood mapping contained in that local government’s Planning Scheme. Council’s overlay mapping does not identify the site as being located with a Flood Hazard area.

89. The SPP also identifies the site is also mapped within an erosion prone area. This is addressed in the Coastal Hazard Assessment in **Appendix 4**, which finds that the proposed development won’t have any negative impacts upon coastal processes and can appropriately mitigate all coastal hazards, inclusion the risk of erosion.

90. Given the above, the proposal complies with the Natural Risk and Resilience State Interest Policy.

#### 5.2.1.4 State Interest Policy – Transport Infrastructure

91. The SPP mapping identifies the subject site (parent lot) as containing active transport infrastructure, referring to the footpaths within the park adjacent to the lease area to the east. There is no transport infrastructure located within the lease area. Further, the proposed works will not impact the form or function of this footpath in any way, with all works occurring inside the lease area.

92. The proposed development does not conflict with any outcomes sought by the Biodiversity State Interest Policy on this basis.

#### 5.2.1.5 State Interest Policy – Strategic Airports and Aviation Facilities

93. As detailed within the policy, airports and aviation facilities play a key role in facilitating economic growth in Queensland, with all economy sectors relying on the safe and efficient movement of people and freight through strategic airports. As such, the State aims to ensure that development does not impact on the safe and efficient operation of these facilities. The subject site is located approximately 12km from the Sunshine Coast Airport.

94. The site is mapped within the obstacle limitation surface area (154.5 metres) and the 13km wildlife hazard buffer zone. The proposed additions have a maximum built form height of 8.28 metres from ground level and will not utilise cranes for the construction of the development that would penetrate the obstacle limitation surface limit of more than 154.5 metres in height. Further, the proposed surf lifesaving club additions:

- Will be constructed using low reflective materials, such that the built form will not include reflective surfaces that could distract or confuse pilots. Further, the development will not comprise excessively bright light sources;
- The use does not generate emissions that might impact air quality or movement; and,
- The use does not fundamentally attract wildlife or increase wildlife hazards in the area.

95. Given the above, the development complies with the Strategic Airports and Aviation Facilities State Interest Policy.

#### 5.2.2 South East Queensland Regional Plan 2023

96. The *South East Queensland Regional Plan 2023* (hereafter SEQRP) is the principal planning document for managing growth and development within the South East Queensland region, with an aim to

sustainably accommodate the projected population growth in the region to 2046. The subject site is located within the 'Urban Footprint' designation of the SEQRP.

97. According to the SEQRP, the 'Urban Footprint' incorporates the full range of urban uses including housing, industry, business, infrastructure, community facilities and other integral components of well-planned urban environments, such as local areas for sport and recreation and urban open space.
98. The proposed development satisfies the intent of the Urban Footprint, with the proposed renovation of the existing surf lifesaving club on the same site, ensuring that the development is consistent with the desired land use pattern for the local area. The site is also suitably positioned adjacent to the beach foreshore to service the intended community need, being for surf lifesaving and beach patrol activities.
99. It is noted that this EAR does not require assessment against the SEQ Regulatory Provisions on the basis that the development is not located within a Major Development Area.

### 5.3 State Development Assessment Provisions – Referral Agency

100. A review of the Development Assessment Mapping System (DAMS) confirms the below mapping layers apply to the lease area (including the expansion to the north of the current lease area):

- Coastal Protection - Coastal management district
- Coastal Protection - Coastal area - erosion prone area
- Coastal Protection - Coastal building line
- Water resources - Water resource planning area boundaries
- Native Vegetation Clearing - Category B area that is a least concern regional ecosystem
- Native Vegetation Clearing - Category X on the regulated vegetation management map
- Native Vegetation Clearing - Essential habitat
- Native Vegetation Clearing - Coastal bioregions and sub-regions

101. Schedule 10 of the *Planning Regulation 2017* confirms that under a standard Development Application process made in accordance with Section 51 of the *Planning Act 2016*, the development application would require referral for the following triggers:

- Schedule 10, Part 17, Division 3, Table 6 – State Code 8: Coastal Development and Tidal Works.

102. **Table 6** below details the referral triggers, applicable state codes, and the applicable specialist reports which addresses the relevant state codes.

**Table 6** Referral Trigger Assessment

Referral Trigger	Applicable State Code	Code Response Detail
Schedule 10, Part 17, Division 3, Table 6.	State Code 8: Coastal Development and Tidal Works.	<b>Appendix 4</b> – Coastal Hazard Assessment prepared by Burchills.

103. The proposed development is suitably located, despite being in the Coastal Management District and Erosion Prone Area when considering that the use constitutes coastal-dependant development. In accordance with the State Development Assessment Provisions (SDAP), '*coastal-dependant development means development that in order to function must be located in tidal waters or be able to access tidal water; and may include, but is not limited to: c. community facilities and sporting facilities which require access to tidal water in order to function, such as surf clubs, marine rescue, rowing and sailing clubs*'. The KWLSLC is coastal-dependant activity and is suitably located in a coastal area to perform the necessary community surf lifesaving functions.

104. It is noted that all building works will be undertaken landward of the Coastal Building Line and existing building.

#### 5.4 Local Government – *Sunshine Coast Planning Scheme 2014*

105. The subject site is located within the Sunshine Coast Council Local Government Area, with the *Sunshine Coast Planning Scheme 2014* forming the local government Planning Scheme, which applies to the site and region. Although the proposed designation will result in the development being Accepted Development, consideration against the Planning Scheme development controls has been undertaken as part of this EAR.

##### 5.4.1 Applicable Planning Scheme Elements

106. **Table 7** below provides a breakdown of the Planning Scheme particulars which relate to the proposed development and lease area specifically. Elements of the scheme, such as zoning and overlays, relating to the surrounding parkland within the remainder of the parent lot have been disregarded to maintain relevancy.

**Table 7** Planning Scheme Particulars

Planning Instrument	<i>Sunshine Coast Planning Scheme 2014</i>
Zone	Sport and Recreation Zone
Local Area / Precinct	Kawana Waters Local Plan Area
Overlays	<ul style="list-style-type: none"> <li>▶ Acid Sulfate Soils Overlay <ul style="list-style-type: none"> <li>○ Area 1: land at or below 5m AHD</li> </ul> </li> <li>▶ Airport Environs Overlay <ul style="list-style-type: none"> <li>○ Runway Separation Distances</li> <li>○ Obstacle Limitation Surface (OLS)</li> </ul> </li> <li>▶ Biodiversity, Waterways and Wetlands Overlay <ul style="list-style-type: none"> <li>○ Native Vegetation Area</li> </ul> </li> <li>▶ Coastal Protection Area Overlay</li> <li>▶ Height of Buildings and Structures Overlay <ul style="list-style-type: none"> <li>○ 8.5 metre height limit</li> </ul> </li> </ul>

##### 5.4.2 Use Definition

107. Under the Planning Scheme, the land use is defined as a 'Club', which is specifically defined as:

*Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink.*

##### 5.4.3 Strategic Framework

108. The Strategic Framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs within the Planning Scheme area for the life of the Planning Scheme.

109. From a spatial context, the subject site is located within an 'Urban Area', with the site being within proximity to a District Activity Centre (the Kawana Town Centre), as shown on Strategic Framework Map 1 Land Use Elements (**Figure 20**) below.

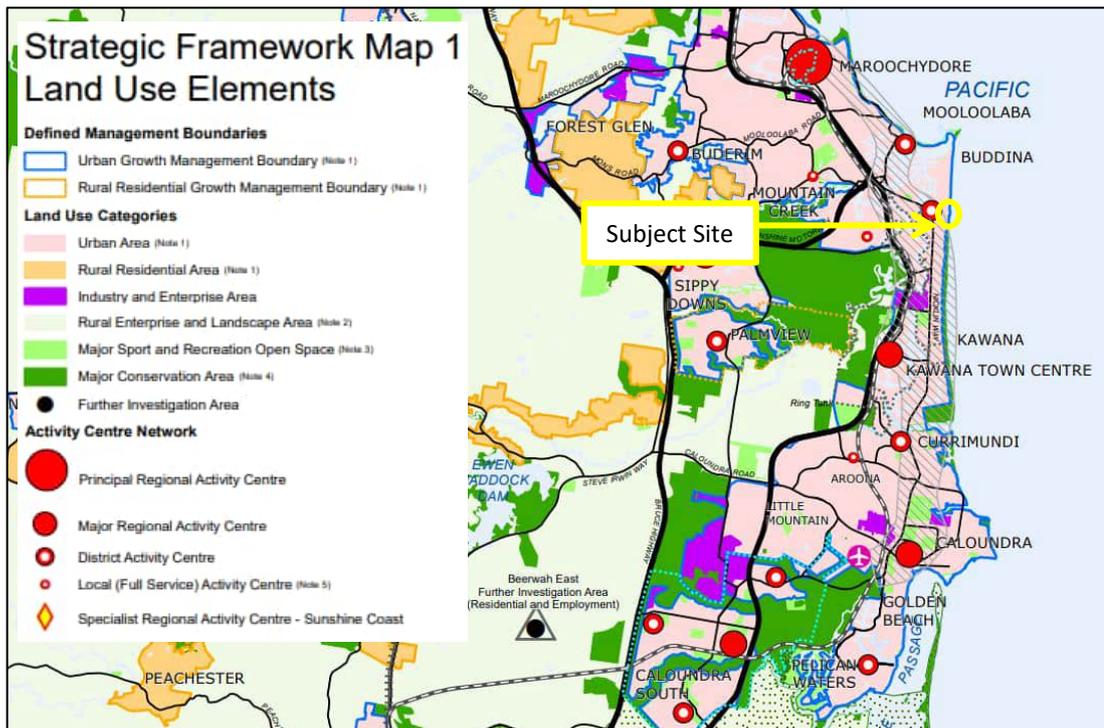


Figure 20 Extract of Strategic Framework Map 1 – Land Use Elements (Source: Sunshine Coast Council 2014)

110. For the purpose of describing the policy direction for the Planning Scheme, the strategic framework comprises the following themes that collectively represent the policy intent of the scheme:

- Settlement pattern
- Economic development
- Transport
- Infrastructure and services
- Natural environment
- Community identity, character and social inclusion
- Natural resources
- Natural hazards

111. Each theme comprises strategic outcomes, elements that refine and further describe the strategic outcomes and finally, specific outcomes sought for the elements.

112. The policy direction for the Planning Scheme, in the strategic framework, is largely reflected in the purpose and overall outcomes of the:

- Overlay codes;
- Local plan codes;
- Zone codes; and,
- Development codes.

113. An assessment of all relevant overlay codes is provided in **Section 5.4.4** (Overlays), an assessment of the zone codes is provided in **Section 5.4.5** (Zoning) an assessment of the local plan code is provided in **Section 5.4.6** (Kawana Waters Local Plan Area), and an assessment of all applicable development codes is provided in **Sections 5.4.7 – 5.4.15**. These sections of the report demonstrate the proposal’s compliance with the relevant codes and therefore the proposal’s compliance with the policy direction for the Planning Scheme in the strategic framework.

114. In reviewing the Strategic Framework, there are common themes that are reiterated throughout the document in relation to sport and recreation facilities and community facilities, which relate to the proposed expansion of the surf lifesaving club, with a Strategic Framework seeking:

- The creation of community meeting places that are integrated with community facilities and/or open space and sport and recreation facilities and which encourage the congregation of people and community interaction are established within or near activity centres;
- The provision of well-located sport and recreation and community facilities that contribute to active, healthy living and community wellbeing;
- The protection of and future provision of sport and recreation facilities, for use by residents and visitors;
- The provision of sport and recreation facilities and community facilities with access to the active transport network, including pedestrian and cycle paths that are effectively integrated with other travel modes and connect to activity centres to improve opportunities for active living;
- New investment and re-investment in high value industries, including sport and tourism;
- The provision of meeting places, community facilities and sport and recreation opportunities for all abilities;
- The provision of sport and recreation and community facilities that maintain, protect and enhance the values and attributes of open space and ecologically important areas; and,
- The development of new facilities that maintain and protect the amenity of surrounding areas and land uses.

115. The renovation and expansion of the existing KWSLSC advances these common themes, through the provision of an expanded surf lifesaving club facility that:

- Offers increased capacity to service the surf lifesaving/beach-related sporting needs of the community;
- Comprises new and improved community meeting spaces;
- Is located on the fringe of a District Activity Centre on the Sunshine Coast, with road and pedestrian/cycle connections to the Kawana Town Centre;
- Is well-connected to the wider region via the road network and public transit system;
- Is in a location with access to pedestrian footpaths, including a State mapped active transport footpath that provides a continuous regional pedestrian connection along the coastal foreshores of South-East Queensland. Further, local footpath connections to Nicklin Way and bus stops are available adjacent to the site along Pacific Boulevard;
- Is within proximity to the Priority Public Transport and Cycle Arterial Transport Corridor along Nicklin Way, 800 metres west of the site (walking distance);
- Is a privately funded investment into community and sport and recreation facilities in the region;
- Utilises an existing surf lifesaving club site with no expansion outside of the existing lease area to preserve the values and attributes of open space and ecologically important areas surrounding the site; and,
- Maintains and protects the amenity of surrounding areas and land uses by not seeking to increase the gross floor area of any entertainment use areas onsite (supporters club). The small (95m<sup>2</sup>) external deck extension will not result in any worsened impacts given the scale of the extension and separation from surrounding residential uses (min 70m).

116. Based on the above, the proposed development supports the overall intent of the Strategic Framework.

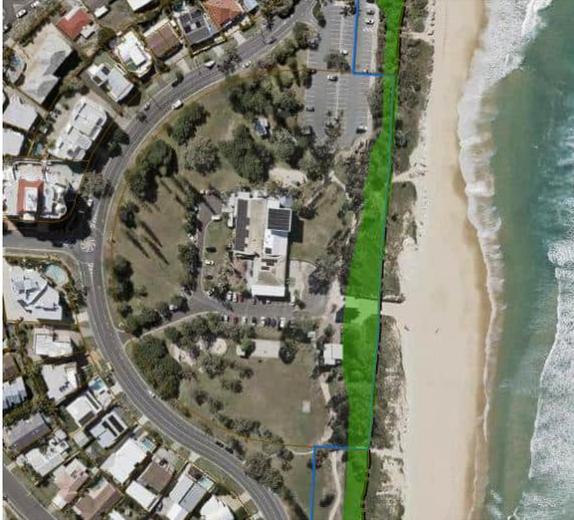
5.4.4 Overlays

117. **Table 8** below demonstrates the overlays that are relevant to the site under the Planning Scheme, with a response provided in relation to compliance with the assessment criteria.

**Table 8** Overlay Code Assessment

Overlay	Response
<b>Acid Sulfate Soils Overlay</b>	
 <p data-bbox="300 1003 564 1025">■ Land above 5m &amp; below 20m AHD</p> <p data-bbox="300 1048 507 1070">■ Land at or below 5m AHD</p>	<p data-bbox="906 450 1423 548">The Acid Sulfate Soils Overlay identifies the lease area as containing the potential for Acid Sulfate Soils on land at or below 5m AHD.</p> <p data-bbox="906 591 1423 862">Only minimal earthworks will be undertaken to clear the site once demolition has occurred, create new footings for the two (2) storey building extension and undertake landscaping. As such, the proposed works will not involve excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment or filling of land with 500m<sup>3</sup> or more of material.</p> <p data-bbox="906 904 1423 1003">In accordance with Table 5.10.1 <i>Overlays</i> of the Planning Scheme, the Acid Sulfate Soils Overlay Code is not required to be assessed in this instance.</p>
<b>Airport Environs Overlay</b>	
<p data-bbox="300 1122 1423 1187">The Airport Environs Overlay identifies the site as being within the runway separation distances area (within 13km of the runway) and within the obstacle limitation surface area (153.5m).</p> <p data-bbox="300 1229 1423 1400">The proposed development has a built form height of 8.28 metres from ground level and will not utilise cranes for the construction of the development that would penetrate the obstacle limitation surface limit of more than 153.5 metres in height. Further the proposed infrastructure does not include activities which will result in dust or gaseous plumes, nor will it include activities that will increase potential for bird and bat strike within the operational airspace.</p> <p data-bbox="300 1442 1134 1467">Accordingly, the development would comply with the Airport Environs Overlay Code.</p>	

### Biodiversity, Waterways and Wetlands Overlay



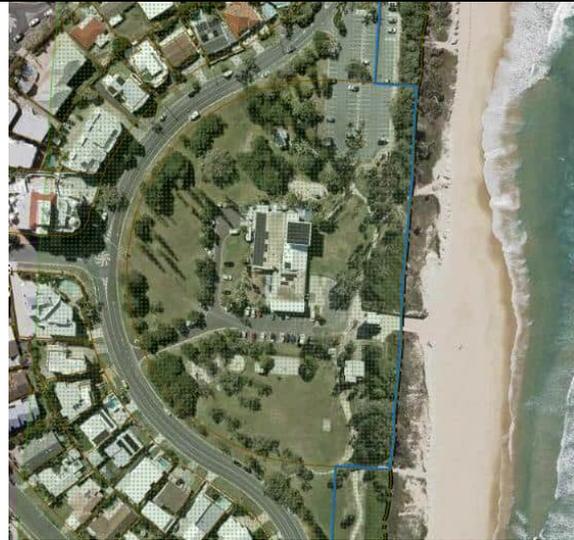
Native Vegetation Area



The subject site (being the parent lot) is mapped as containing Native Vegetation. As shown in the adjacent image, this mapped Native Vegetation is not located within or within proximity to the lease area.

Accordingly, the proposed works will not impact on significant vegetation or any species of conservation significance. The proposed development does not conflict with any outcomes sought by the Biodiversity, Waterways and Wetlands Overlay Code on this basis.

### Coastal Protection Overlay



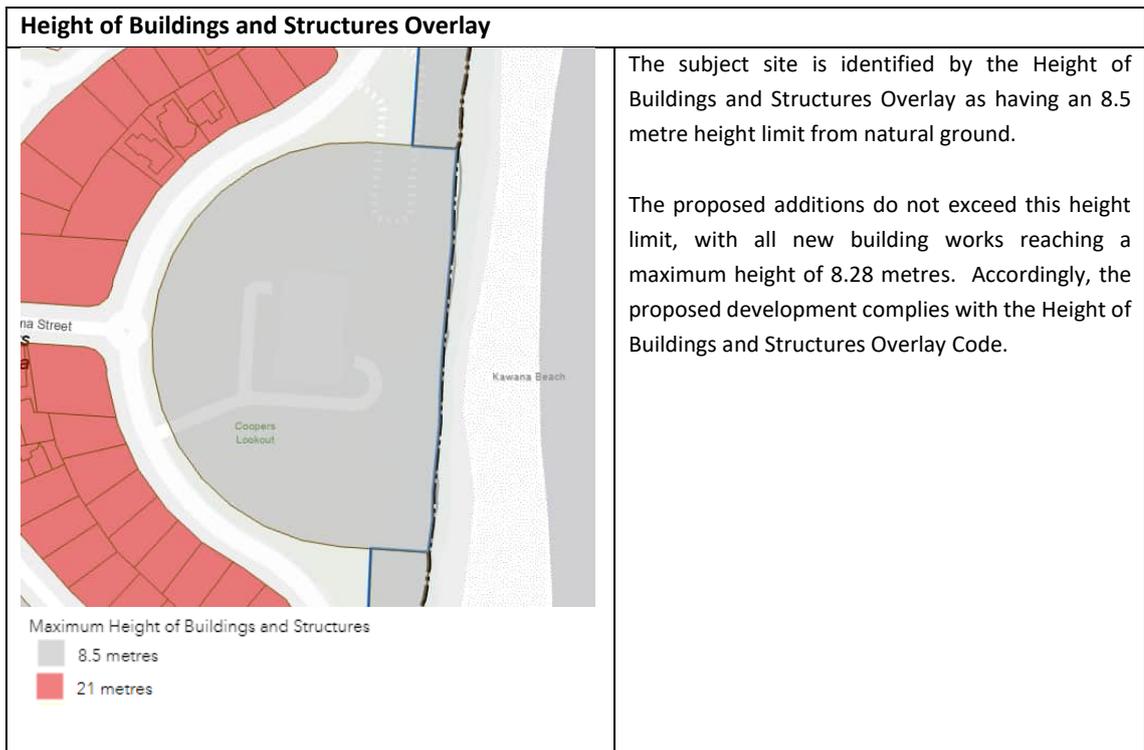
Coastal Protection Area



The subject site (including lease area) is identified as being within the Coastal Protection Overlay.

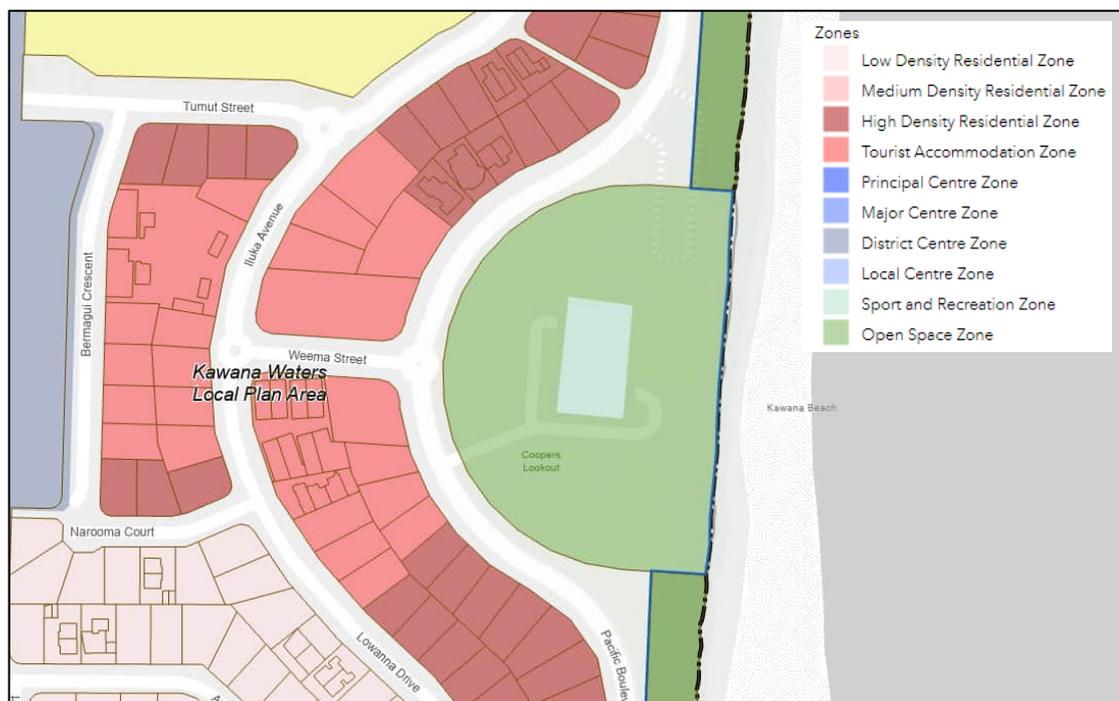
Please refer to the Coastal Hazard Assessment in **Appendix 4**, which includes a full assessment of the Overlay Code demonstrating compliance. The report finds that the proposed development will not result in an increase to the risk of people or property and will not increase the severity of coastal erosion either on or off site. Further, the overlay supports coastal-dependent development within erosion prone areas.

The proposed development complies with the Coastal Processes Overlay Code, as demonstrated by the specialist reporting supplied in **Appendix 4**.



#### 5.4.5 Zoning

118. The lease area is located within the Sport and Recreation Zone, with the remainder of the site being in the Open Space Zone (public recreation park), as shown in **Figure 21** below.



**Figure 21** Zone mapping (Source: SCC Site Report 2024)

119. In accordance with Table 6.2.13.2.1 (Consistent Uses and Potentially Consistent Uses in the Sport and Recreation Zone) the development of a 'Club' is a consistent land use and is preferred to occur in the zone.

#### 5.4.5.1 Sport and Recreation Zone Code

120. **Table 9** below will list the Overall Outcomes of the Sport and Recreation Zone Code, with commentary provided in relation to how the proposed expansion of the KWSLSC achieves the applicable outcomes.

**Table 9 Sport and Recreation Zone – Overall Outcome Assessment**

Overall Outcome	Comment
(a) development provides for a range of sport and recreation activities that meet the active recreation needs of residents and visitors including indoor sport and recreation, outdoor sport and recreation and park uses;	<p><b>Complies</b></p> <p>The proposed additions to the KWSLSC supports the use of Kawana Beach for sport and recreation activities by increasing the capacity of surf lifesavers in their role of patrolling the beach and conducting training programs and sporting events. This is achieved with the expansion and improvement of operational spaces within the club and increase of storage capacity, which will improve surf lifesaving functions and enable the club to increase its nippers training programs to better serve the recreation needs of the community.</p> <p>Overall, the proposed additions will assist in solidifying the site and adjacent beach foreshore as a destination for active recreation in the community.</p>
(b) the zone predominantly accommodates formalised recreation activities that support organised team and individual sports and recreation pursuits including sporting fields, golf courses, outdoor courts, indoor sports centres, public swimming pools, equestrian facilities, and active leisure facilities;	<p><b>Complies</b></p> <p>The proposed development supports the continued use of Kawana Beach for formalised team and individual recreation activities, in the form of nippers training and triathlon/swimming training and competitions.</p>
(c) ancillary uses and facilities that support the predominant recreation activities including caretaker's accommodation, clubs, certain community activities, function facilities, amenities blocks, kiosks, shelters, spectator stands and lighting infrastructure may be established in the zone where they support the ongoing safe, comfortable and efficient operation of sport and recreation activities;	<p><b>Complies</b></p> <p>The proposed additions to the existing club supports the ongoing safe, comfortable and efficient operation of sport and recreation activities on Kawana Beach.</p>
(d) sport and recreation open space may also be used for temporary or periodic uses, such as markets or outdoor entertainment events, where these uses are of a scale that can reasonably be accommodated by the existing open space facilities and do not unduly impact on the amenity and character of the surrounding area;	<p><b>Complies</b></p> <p>It is not currently proposed to undertake any temporary or periodic uses on the site.</p>
(e) the co-location and multiple use of sport and recreation fields and facilities by complementary recreation activities is encouraged;	<p><b>Complies</b></p> <p>Overall Outcome (e) is not applicable to the proposed infrastructure or KWSLSC site.</p>
(f) premises used for showgrounds in Eumundi, Kenilworth, Maleny and Nambour may provide accommodation in the form of a small scale camping ground or caravan park for short-term stays, which remains ancillary to the primary use	<p><b>Not Applicable</b></p> <p>Overall Outcome (f) is not applicable to the proposed infrastructure or KWSLSC site.</p>

Overall Outcome	Comment
of the showgrounds for sport and recreation purposes;	
(g) areas used for recreation activities complement, and where practicable, are connected to other parts of the broader regional open space network including land in the Open space zone and the Environmental management and conservation zone;	<p><b>Complies</b></p> <p>The lease area forms part of a site that comprises a large open space recreation park. As such, the lease area is surrounded by Open Space Zoned land that occupies the remainder of the site.</p>
(h) existing and planned recreation activities are protected from the intrusion of incompatible land uses that may compromise or conflict with the primary use of the sport and recreation open space for organised sport and recreation activities;	<p><b>Complies</b></p> <p>The proposed infrastructure delivery aims to retain the existing use of the lease area, being a sports club.</p> <p>The proposed expansion of the KWSLSC seeks to increase parts of the building associated with surf lifesaving functions. The area dedicated to other activities onsite (hospitality, gaming etc.) will remain unchanged.</p>
(i) development provides a high level of amenity and mitigates the potential for land use conflicts with existing and planned development in the locality;	<p><b>Complies</b></p> <p>The proposed development has been architecturally designed such that it delivers a visually appealing built form that is cohesive with the existing building onsite that is to remain. Further, the use does not create any emissions (incl noise), with the majority of sports club activities occurring indoors or down on the beach on adjacent Open Space Zoned land.</p> <p>In terms of land use compatibility, the proposed infrastructure delivery aims to retain the existing use of the site, being a surf lifesaving club. Further, the site adjoins Kawana Beach. Due to the nature of the use and this surrounding land use pattern, the proposed development does not present additional land use conflicts to that of the existing KWSLSC.</p>
(j) the scale, intensity and built form of development is compatible with the existing and intended scale and character of the streetscape and surrounding area;	<p><b>Complies</b></p> <p>The proposed expansion of the KWSLSC is consistent with/slightly less than the overall height of the existing building and does not seek to increase the maximum height of buildings and structures onsite presently. The proposed built form is consistent with the scale and bulk of the existing two (2) storey element of the building and seeks to deliver a visually cohesive built form. Refer to <b>section 4.4</b> (Architectural Design and Built Form) above for detail. Further, the lease area is setback approximately 60 metres from Pacific Boulevard and therefore will not impact the scale and character of the streetscape or surrounding area.</p>
(k) sport and recreation activities and other activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;	<p><b>Complies</b></p> <p>The proposed additions to the KWSLSC present a high quality architectural form, which positively contributes to the urban fabric of the area and maintains the character established by the existing building. Refer to <b>section 4.4</b> (Architectural Design and Built Form) for detail. This</p>

Overall Outcome	Comment
	<p>includes the use of lightweight cladding and skillion roof form to express the coastal design of the building.</p> <p>A high quality landscaping outcome is proposed at the entry forecourt. Currently, this area comprises minimal landscaping (compacted dirt), so the proposal will improve landscaping provision onsite overall.</p>
<p>(l) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;</p>	<p><b>Complies</b></p> <p>The design of the additions includes natural cooling elements including extended eaves to support shaded outdoor spaces and ample window openings to naturally cool the building with ocean breezes. The building also comprises minimal openings to the western elevation, to avoid the impacts of the harsh western summer sun.</p> <p>Overall, the development will be operated in a way that is responsive to the Sunshine Coast's sub-tropical climate and minimise the consumption of energy and water.</p>
<p>(m) development protects and enhances the open space character and amenity of sport and recreation areas;</p>	<p><b>Complies</b></p> <p>The expansion of the existing KWSLSC will not detract from the use of the adjoining Open Space Zone (public recreation park) for sport and recreation purposes or reduce the character and amenity of this area. All works will occur inside the lease area.</p> <p>It is instead intended to enhance the character and amenity of the adjoining beach by providing a revitalised surf lifesaving club building with improved operational capabilities and community spaces for use in association with the beach activities.</p> <p>The development has been architecturally designed and has progressed through a thorough design process to ensure that the development enhances the open space character of the area, without having a negative impact on the sensitive area.</p>
<p>(n) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on ecologically important areas, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management;</p>	<p><b>Not Applicable</b></p> <p>The lease area does not comprise any ecologically important areas.</p>
<p>(o) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, steep land, landslide hazard and bushfire hazard, where applicable;</p>	<p><b>Not Applicable</b></p> <p>The lease area is not identified as being subject to flood hazard, steep land landslide hazard or bushfire hazard on either the Council or SPP mapping.</p>
<p>(p) development encourages public and active transport accessibility and use and provides for pedestrian, cycle and vehicular movement</p>	<p><b>Complies</b></p> <p>The site has access to the active transport network, including public pedestrian footpaths that surround the site</p>

Overall Outcome	Comment
networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas;	<p>along Pacific Boulevard and within the public park surrounding the lease area.</p> <p>The site is also located ~800 metres walking distance from the Priority Public Transport and Cycle Arterial Transport Corridor along Nicklin Way.</p> <p>There are five (5) bus stops in close proximity to the subject site situated along Nicklin Way and within Kawana Shopping World. All stops service northbound, westbound and southbound travellers. The nearest bus stops (including Kawana Station) are a within 1km / 6-10 minute walk from the site.</p> <p>Overall, the development is provided with suitable movement networks that maximise connectivity, permeability and ease of movement to the sport and recreation facility and adjoining open space areas. It is not necessary to upgrade the existing public and active transport infrastructure surrounding the site.</p>
(q) development provides for infrastructure and services that are commensurate with the location and setting of the sport and recreation open space and the nature and scale of development that is intended to occur in the zone;	<p><b>Complies</b></p> <p>The subject site and existing building are connected to reticulated water, sewer, stormwater, telecommunications and electrical infrastructure.</p>
(r) development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure; and	<p><b>Not Applicable</b></p> <p>Under the Local Government Infrastructure Plan (LGIP) there is no identified trunk infrastructure planned for the site.</p>
(s) development provides for the following:- (i) a use listed as a consistent use in column 1 of Table 6.2.13.2.1 (Consistent uses and potentially consistent uses in the Sport and recreation zone) to occur in the Sport and recreation zone; and (ii) a use listed as a potentially consistent use in column 2 of Table 6.2.13.2.1 to occur in the Sport and recreation zone only where further assessment has determined that the use is appropriate in the zone having regard to such matter as its location, nature, scale and intensity.	<p><b>Complies</b></p> <p>The use of the site for a 'Club' is a consistent land use within the zone.</p>

#### 5.4.6 Kawana Waters Local Plan Area

121. The subject site is located within the Kawana Waters Local Plan Area. As demonstrated in **Figure 22** below, the Local Plan designates the site as the 'Kawana SLSC'. The lease area does not comprise any other local plan elements.
122. The parent lot is located in a greenspace area and comprises a coastal pathway and greenspace link to the east and a pedestrian/cycle through block link. The existing footpaths through the parent lot accommodate the required pedestrian/cycle path elements. The infrastructure proposal will not impact the form or function of the pathways or the greenspace link adjacent to the beach foreshore.

123. Further, the lease area and surrounding public park is identified as being a vantage point for significant views (ocean views). The proposed additions will not result in the loss or reduction of these views from the existing building or surrounding park, noting that the new additions are contained to the lease area only.
124. Overall, these mapping elements do not have any bearing on the development proposal and do not require further consideration as part of this assessment.

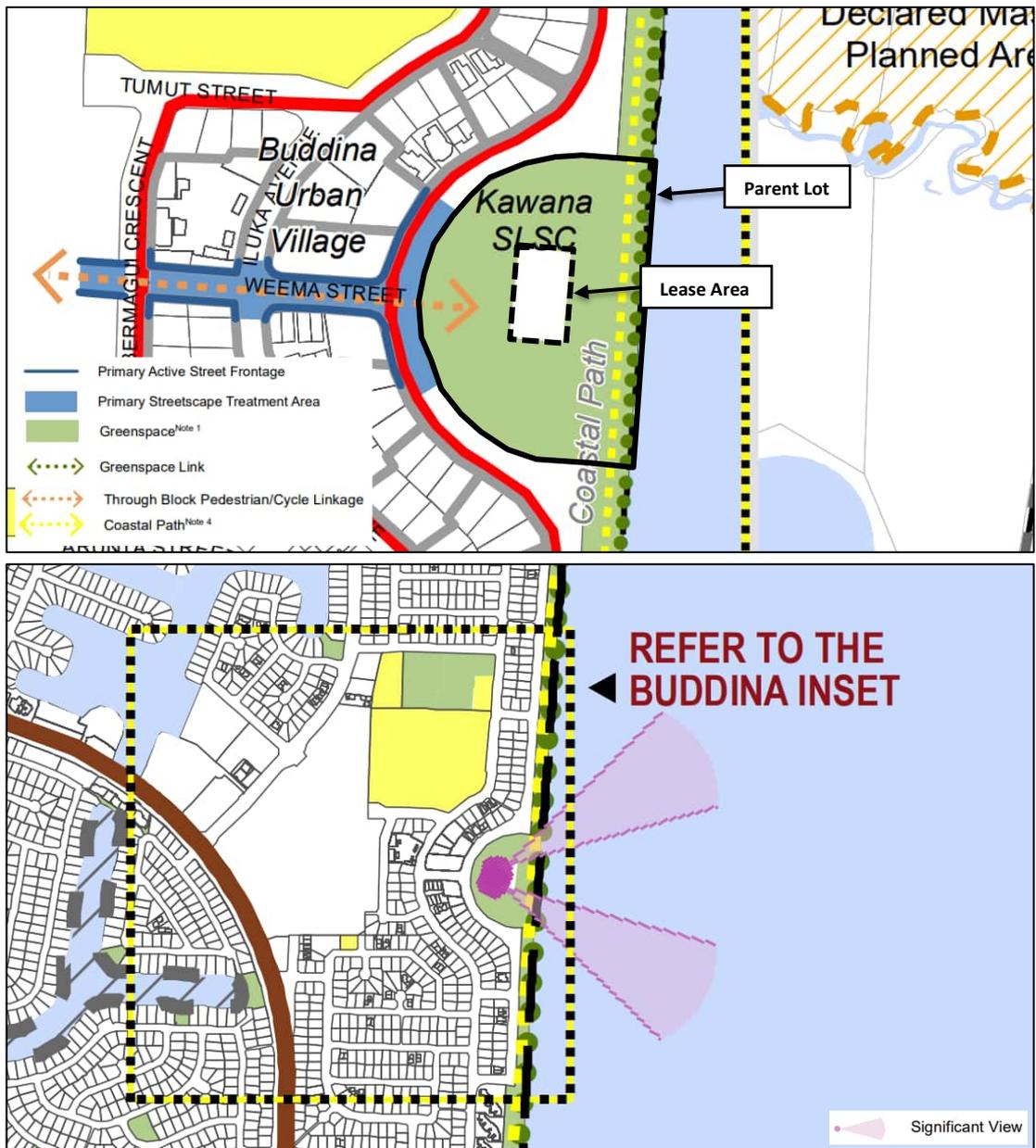


Figure 22 Figure 7.2.14A (Kawana Waters Local Plan Elements) (Source: SCC Planning Scheme 2014)

125. **Table 10** below will list the Overall Outcomes of the Kawana Waters Local Plan Code that are specifically relevant to the subject site or 'Club' land use, with commentary provided in relation to how the proposed expansion of the KWSLSC achieves the applicable outcomes. Outcomes relevant to other sites/zones have been omitted from the table for brevity.

**Table 10 Kawana Waters Local Plan Code – Overall Outcome Assessment**

Overall Outcome	Comment
(a) Kawana Waters is a diverse coastal urban area comprising a number of mature and emerging residential communities, supported by a proposed major regional activity centre at Kawana Town Centre and district activity centre in the vicinity of Kawana Shoppingworld, as well as the Sunshine Coast University Hospital, an industrial area and significant community, sport and recreation facilities.	<p><b>Complies</b></p> <p>The proposed redevelopment and expansion of the KWSLSC contributes to the vision of Kawana, through enhancing the existing sport and recreational facilities provided within the local plan area extent.</p>
(b) Opportunities for transit oriented development are maximised, particularly within and adjacent to the Kawana Town Centre (Kawana Waters Community Development Area) and at designated nodes along the CoastConnect Priority Public Transport Corridor in accordance with relevant zonings.	<p><b>Complies</b></p> <p>The KWSLSC will continue to use the existing road, pedestrian and cycle network, as well as the public transport networks presently available in the immediate surrounding area.</p>
(c) Urban development in the Kawana Waters local plan area is limited to land within the urban growth management boundary so as to protect environmental areas and landscape values and provide for the efficient provision of infrastructure and services.	<p><b>Complies</b></p> <p>The subject site is located within the urban growth management boundary.</p>
(r) The transport network is progressively upgraded to meet the needs of the local plan area and to reduce traffic pressure on Nicklin Way. Development does not compromise the provision and operation of the proposed Sunshine Motorway extension, Dedicated Public Transport Corridor (CAMCOS) or the CoastConnect Priority Public Transport and Bicycle Corridor.	<p><b>Not Applicable</b></p> <p>The site is not within proximity to Sunshine Motorway, the Dedicated Public Transport Corridor (CAMCOS) or the CoastConnect Priority Public Transport and Bicycle Corridor.</p>
(s) Development is designed and sited to protect and enhance the natural environmental and scenic values of the local plan area including wetland, dunal systems and riparian vegetation associated with major open space links along the coastal foreshore, Currimundi Creek, Mountain Creek and the Mooloolah River.	<p><b>Complies</b></p> <p>The lease area does not comprise any ecologically important areas. All works will occur within the boundaries of the lease area.</p>
(t) Development is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area. The coastal foreshore area provides an important continuous pedestrian, cycle and open space link, from the mouth of the Mooloolah River to Currimundi Lake.	<p><b>Complies</b></p> <p>The proposed expansion of the KWSLSC does not impact upon the open space areas accommodating the remainder of the subject site (parent lot). Further, the development will retain and protect the use of the coastal pathway within the parent lot to the east, as well as all other pedestrian/cycle networks on or near the site.</p>

126. Further to the response to the Overall Outcomes provided in **Table 10** above, **Table 11** below provides a code assessment against the relevant Assessment Benchmarks contained within Table 7.2.14.4.1 (*Performance outcomes and acceptable outcomes for assessable development in the Kawana Waters Local Plan Area Generally (All Zones)*) of the Local Plan Code.
127. **Table 11** below only addresses the sections of the code specifically relevant to the subject site or 'Club' land use, with commentary provided in relation to how the proposed expansion of the KWSLSC achieves the applicable outcomes. Outcomes relevant to other sites/zones have been omitted from the table for brevity.

**Table 11** Kawana Waters Code – Code Assessment

Performance Outcomes	Acceptable Outcomes	Response
<b>Development in the Maroochydore/Kuluin Local Plan Area Generally (All Zones)</b>		
<p>PO1 Development provides for buildings, structures and landscaping that are consistent with and reflect and enhance the coastal urban character of the Kawana Waters local plan area.</p>	<p>AO1.1 Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.</p> <p>AO1.2 Development uses understated colour schemes and low-reflective roofing and cladding materials.</p> <p>AO1.3 Development provides for existing mature trees to be retained and incorporated into the design of development.</p>	<p><b>Complies</b> Please refer to the Building Design Plans in <b>Appendix 2</b>. The proposed additions result in a cohesive built form with a high quality architectural design that includes lightweight and textured external building materials including weatherboard/ panel cladding and timber features.</p> <p>The design incorporates skillion roofs with extended eaves to articulate the rooflines and shade the walls of the building. Further, ample window glazing, transparent glass balustrades and bi-fold doors are used throughout to reduce the bulk of the building and provide a sense of openness.</p> <p>A landscape node will be provided adjacent to the new entry forecourt to integrate the building with the surrounding parkland. Otherwise, the existing turfed areas, trees and shrubs surrounding the existing building will largely be retained with the exception of some small garden beds directly adjacent to the existing building. It is not intended to clear any mature trees in order to establish the proposed additions, noting that the mature pandanus tree west of the building will remain as character feature tree.</p>
<p>PO2 Development contributes to the establishment of attractive and coherent streetscapes and gateways to:-</p>	<p>AO2.1 Development adjacent to a primary streetscape treatment area or gateway/entry point where identified on Figure 7.2.14A (Kawana Waters</p>	<p><b>Not Applicable</b> Whilst the site is located adjacent to a primary streetscape treatment area the lease area is not. Further, neither the site nor lease area are located near</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>(a) enhance the sense of entry to, and the coastal urban character of, the Kawana Waters local plan area;</p> <p>(b) enhance the landscape and visual amenity of Nicklin Way to better define the boundaries of individual neighbourhoods; and</p> <p>(c) enhance the landscape and visual amenity of other major roads in the local plan area.</p>	<p>local plan elements), or with frontage to Nicklin Way or Point Cartwright Drive:-</p> <p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of, the local plan area and emphasise corner locations; and</p> <p>(b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>AO2.2 Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of streetscapes and landscape design.</p>	<p>a gateway/entry point. Overall, the proposed additions have been designed to integrate with the existing building and blend into the site, so as to make a positive contribution to the streetscape where visible.</p> <p>Whilst the lease area does not have frontage to a streetscape, landscaping is provided onsite to add to the character of landscaped public spaces in the locality.</p>
	<p>AO2.2 Development uses understated colour schemes and low-reflective roofing and cladding materials.</p>	<p><b>Complies</b> Whilst the colour scheme has not yet been determined, the whole building will receive a revitalised paint finish that will consist of subdued coastal tones. All materials will comprise low-reflective finishes.</p>
<p>PO3 Development provides through block pedestrian linkages which:-</p> <p>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</p> <p>(b) provide a safe alternative to the street based pedestrian and cycle movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	<p>AO3 Development provides through block pedestrian linkages where identified on Figure 7.2.14A (Kawana Waters local plan elements).</p>	<p><b>Complies</b> The lease area does not comprise a through block pedestrian linkage on Figure 7.2.14A.</p> <p>The parent lot, however, does comprise a pedestrian/cycle through block link. The existing footpaths through the parent lot accommodate the required pedestrian/cycle path elements. The infrastructure proposal will not impact the form or function of the through block link in any way.</p>
<p>PO4 Development provides for a continuous pedestrian and cycle link along the coastal foreshore from the mouth of the Mooloolah River to Currimundi Lake.</p>	<p>AO4 Development integrates with and extends the coastal path where identified on the Figure 7.2.14A (Kawana Waters local plan elements).</p>	<p><b>Complies</b> The lease area does not comprise a coastal path on Figure 7.2.14A.</p> <p>The parent lot, however, does comprise a coastal path that extends along the beach foreshore, east of the lease area. The existing coastal path through the parent lot meets the Planning Scheme requirements for this connection. The infrastructure</p>

Performance Outcomes	Acceptable Outcomes	Response
		proposal will not impact the form or function of the coastal path in any way.
<p>PO5</p> <p>The major open space links and scenic qualities offered by the foreshore park and reserve system along the coastline, and wetland areas and remnant vegetation along Currimundi Creek, Currimundi Lake, Mountain Creek and the Mooloolah River, are protected and enhanced.</p>	<p>AO5.1</p> <p>Development protects and enhances the greenspace link where identified on the Figure 7.2.14A (Kawana Waters local plan elements).</p> <p>AO5.2</p> <p>Development provides for the retention and enhancement of native vegetation adjacent to the foreshore, Currimundi Creek, Currimundi Lake, Mountain Creek and the Mooloolah River.</p>	<p><b>Complies</b></p> <p>The lease area does not comprise a greenspace link on Figure 7.2.14A.</p> <p>The parent lot, however, does comprise a greenspace link that extends along the beach foreshore, east of the lease area. All works will be contained to the lease area, ensuring the total protection of the greenspace link during works.</p>
<p>PO6</p> <p>Development on land with frontage to the Mooloolah River and Currimundi Creek, or on land otherwise identified as a local ecological linkage on Figure 7.2.14A (Kawana Waters local plan elements), facilitates the provision of the local ecological linkage.</p>	<p>AO6</p> <p>No acceptable outcome provided.</p>	<p><b>Not Applicable</b></p> <p>The site does not have frontage to the Mooloolah River and Currimundi Creek, or on land otherwise identified as a local ecological linkage on Figure 7.2.14A.</p>
<p>PO7</p> <p>Development does not compromise the future provision and operation of transport networks including:-</p> <p>(a) the Dedicated Public Transport Corridor (CAMCOS), linking the North Coast Rail Line at Beerwah to Caloundra, Kawana Waters and Maroochydhore;</p> <p>(b) the Sunshine Motorway extension linking Caloundra Road with the Sunshine Motorway; and</p> <p>(c) the Maroochydhore to Caloundra Priority Public transport and Bicycle corridor along the Nicklin Way.</p>	<p>AO7</p> <p>No acceptable outcome provided.</p>	<p><b>Not Applicable</b></p> <p>The site does not adjoin the CAMCOS, Sunshine Motorway or the Priority Public transport and Bicycle corridor along the Nicklin Way.</p>

#### 5.4.7 Sport and Recreation Uses Code

128. Under the Planning Scheme, the applicable use code for the proposed infrastructure is the Sport and Recreation Uses Code. This section of the EAR provides an assessment against the Overall Outcomes, as well as Table 9.3.19.3.1 (Performance Outcomes and Acceptable Outcomes for Assessable Development). The Overall Outcomes are addressed below:

*(2) The purpose of the Sport and recreation uses code will be achieved through the following overall outcomes:-*

*(a) sport and recreation uses are established in appropriate locations that provide convenient access for users;*

**Response:**

129. The proposed expansion of the KWSLSC maintains the position of the existing facility, which offers convenient access via the road network, cycle and pedestrian routes, as well as public transport. Notably, the site is located on the fringe of the Kawana Town Centre (District activity centre). Due to the nature of the facility, the location of the KWSLSC within proximity to the Kawana Beach is ideal.
- 

*(b) sport and recreation uses are located and designed so as to be compatible with the preferred character of the local area;*

**Response:**

130. The subject site is identified in Figure 7.2.14A (Kawana Waters Local Plan Elements) as the 'Kawana SLSC'. It is proposed to expand an existing surf club in the same location and within the boundaries of the existing lease area. As such, the proposed works are likely to be in line with the community's expectations and are consistent the preferred character of the local area. The proposed additions result in a high quality urban design outcome for the site which will reflect the built form character of the existing building. Overall, the development is commensurate with the expected built form and urban design outcomes for a revitalised surf club in an urban environment.
- 

*(c) sport and recreation uses involving the establishment of major facilities provide high quality buildings, structures and facility design;*

**Response:**

131. The proposed expansion of the KWSLSC does not constitute the establishment of a major facility. In any case, the proposed additions achieve a high quality architectural form, which positively contributes to the urban fabric of Kawana and the surrounding open space parkland/beach foreshore.
- 

*(d) sport and recreation uses do not have an adverse impact upon the amenity of existing or proposed future residential areas or neighbouring premises; and*

**Response:**

132. The proposed expansion of the KWSLSC maintains the position of the existing facility, which does not directly adjoin any sensitive land uses in all directions. It is noted that there are existing residential uses on the western side of Pacific Boulevard, adjacent to the parent lot, however these are a minimum of 70 metres away from the lease area and building.
133. It is not proposed to increase the patronage to the supporters club facilities, including restaurant, gaming and bar areas, nor is it proposed to extend the operating hours of the premises. Further, the proposed redevelopment of the KWSLSC does not seek to provide any additional lighting external to the building.

134. Overall, the use of the premises will maintain and protect the amenity of surrounding areas and land uses in a non-worsening capacity. Refer to **Section 6.2.2** (Acoustic, Lighting and Odour Impacts of this EAR for an assessment of the noise and light impacts associated with the development proposal.

*(e) sport and recreation uses provide access, car parking, public transport and other services and utilities commensurate with the scale and nature of the use.*

**Response:**

135. A Traffic Impact Assessment (**Appendix 5**) has been provided in support of the application. The Traffic Impact Assessment indicates that there is sufficient public parking surrounding the site to accommodate the anticipated demand generated by the expansion of the KWSLSC. Further, the report indicates that the existing road and active transport networks are generally adequate to support the use. **Section 6.3.1** (Transport Network) of the EAR provides further detail in relation to the transport network and parking impacts associated with the development proposal.
136. Further, **Table 12** below provides a code assessment against the relevant Assessment Benchmarks contained within Table 9.3.19.3.1 (*Performance outcomes and acceptable outcomes for assessable development*) of the Sport and Recreation Uses Code.

**Table 12 Sport and Recreation Uses Code – Code Assessment**

Performance Outcomes	Acceptable Outcomes	Response
<b>Location and Facility Design</b>		
<p>PO1</p> <p>The sport and recreation use is located and designed so as to be:-</p> <p>(a) convenient to users; and</p> <p>(b) compatible with the preferred character of the local area.</p>	<p>AO1</p> <p>No acceptable outcome provided.</p>	<p><b>Complies</b></p> <p>The proposed expansion of the KWSLSC maintains the position of the existing facility, which offers convenient access via the road network, cycle and pedestrian routes, as well as public transport. Notably, the site is located on the fringe of the Kawana Town Centre, a highly accessible and well-connected urban area.</p> <p>It is proposed built form is consistent with the scale and character of buildings in the local area.</p>
<p>PO2</p> <p>The sport and recreation use:-</p> <p>(a) is effectively designed to meet the needs of users, having regard to the scale and nature of the use;</p> <p>(b) has buildings and structures that are fit for purpose; and</p> <p>(c) in the case of a major sport, recreation and entertainment facility, has buildings and structures that incorporate passive design responses</p>	<p>AO2</p> <p>No acceptable outcome provided.</p>	<p><b>Complies</b></p> <p>The proposed development has been effectively designed to meet the needs of Surf Lifesaving Queensland by increasing the operational capacity/capabilities of the club to perform beach monitoring and lifesaving functions at Kawana Beach. This is achieved with the expansion and improvement of operational spaces within the club and by expanding the storage capacity for</p>

Performance Outcomes	Acceptable Outcomes	Response
that acknowledge and reflect the region's sub-tropical climate.		watercraft and other lifesaving/training equipment onsite.
<p>PO3</p> <p>The sport and recreation use ensures that mechanical plant and equipment and storage areas associated with the use are designed and screened so as to provide an attractive address to streets and adjoining properties.</p>	<p>AO3</p> <p>No acceptable outcome provided.</p>	<p><b>Complies</b></p> <p>Please refer to the Building Design Plans in <b>Appendix 2</b>, which demonstrate that all storage areas and mechanical plant will be contained within semi-outdoor enclosures and therefore these building elements are not visible from the adjacent street or adjoining public park. It is noted that, currently, watercraft and equipment storage is located outdoors onsite, or on other properties in the area, visible from street view. It is intended to contain all storage needs within the new basement onsite.</p>
<b>Road System and Public Transport</b>		
<p>PO4</p> <p>The surrounding road system is capable of accommodating the additional traffic generated by the sport and recreation use without adverse impacts.</p>	<p>AO4</p> <p>No acceptable outcome provided.</p>	<p><b>Complies</b></p> <p>Pacific Boulevard is a Neighbourhood Collector Street and is capable of accommodating the traffic generated by the sport and recreation use without adverse impacts.</p> <p>It is not anticipated that the expansion of the existing facility will result in significantly increased traffic generation for the surrounding road network. Pacific Boulevard is a Neighbourhood Collector Street and is therefore suited to regular vehicle movements.</p> <p>Refer to the Traffic Impact Assessment in <b>Appendix 5</b> which discusses this further and addresses the Transport and Parking Code under the Planning Scheme.</p>
<p>PO5</p> <p>The sport and recreation use provides for public transport facilities and services, where required, to accommodate the needs of users, having regard to the scale and nature of the use.</p>	<p>AO5</p> <p>No acceptable outcome provided.</p>	<p><b>Complies</b></p> <p>The site has sufficient access to public transport infrastructure in the local area, noting that there are five (5) bus stops in close proximity to the subject site situated along Nicklin Way and within Kawana Shopping World. The nearest bus stops (including Kawana Station) are a within 1km / 6-10 minute walk from the site. The site is approximately 800 metres walking</p>

Performance Outcomes	Acceptable Outcomes	Response
		<p>distance to the Public Transport Priority Corridor on Nicklin Way.</p> <p>Refer to the Traffic Impact Assessment in <b>Appendix 5</b>, which discusses this matter further and addresses the outcomes sought by the Transport and Parking Code under the Planning Scheme.</p>
<b>Additional Requirements for Outdoor Sport and Recreation and Major Sport, Recreation and Entertainment Facility.</b>		
<p>PO6</p> <p>Any structure associated with the use does not result in a significant loss of amenity for surrounding development, having regard to:-</p> <p>(a) the extent and duration of lighting and overshadowing;</p> <p>(b) privacy and overlooking impacts;</p> <p>(c) impacts on views and vistas; and</p> <p>(d) the scale of the structure relative to its surroundings.</p>	<p>AO6</p> <p>No acceptable outcome provided.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not relate to a Major Sport, Recreation and Entertainment Facility.</p>

#### 5.4.8 Nuisance Code

137. The Nuisance Code is applicable to the assessment of all development assessed under the *Sunshine Coast Planning Scheme 2014*.
138. **Section 6.2.2** (Acoustic, Lighting and Odour Impacts) of this EAR provides commentary in relation to the impacts associated with the development.
139. The proposed development complies with the Assessment Benchmarks contained within Table 9.4.3.3.1 (Performance Outcome and Acceptable Outcomes for Assessable Development) of the Nuisance Code, as follows:
- The nearest residences are more than 70 metres away from the site, ensuring sufficient separation between the club and residential uses;
  - The supporters club facilities currently accommodate live entertainment or amplified music from time to time. This occurs indoors and will continue to do so. The proposed expansion of the existing building seeks primarily to increase surf lifesaving operational areas provided onsite, which do not involve live entertainment or amplified music. In any case, the premises is able to comply with the acoustic criteria nominated by the code – **AO1.1-AO1.2**;
  - The proposal does not result in the establishment of a sensitive land use onsite – **AO2, PO10**;
  - The site is not located in a prescribed mixed use area and does not result in the establishment of a sensitive land use onsite – **AO3**;
  - The site is not located in a special entertainment precinct – **AO4-AO8**;
  - The development does not involve activities that create odorous air emissions – **AO9.1-AO9.2**;
  - The proposed development will be designed (at detailed design stage) to comply with the code requirements relating to the position and angles of external lighting, light spillage from internal building areas and brightness of lighting used. Overall, it is not intended to provide excessive lighting external to the building, beyond what is already present onsite or required to light the

entry/service area for safety and wayfinding. The majority of light spill from the property will originate from the internal building areas. The built form comprises minimal window openings facing the west (towards residential areas) – **AO11.1**;

- The vehicle access to the lease area and servicing areas are contained within the site (parent lot). Servicing will not occur within proximity to any residents – **AO11.2**; and,
- The additions will be constructed using low reflective materials – **AO11.3**.

#### 5.4.9 Safety and Security Code

140. The Safety and Security Code is applicable to the assessment of all development assessed under the *Sunshine Coast Planning Scheme 2014*.

141. The proposed development complies with the Assessment Benchmarks contained within Table 9.4.5.3.1 (Performance Outcome and Acceptable Outcomes for Assessable Development) of the Safety and Security Code, as follows:

- The building is generally constructed to the boundaries of the lease area. Further, the entry forecourt will be provided with landscape treatments to ensure that there is a clear delineation between public and private space – **AO1**;
- The premises will be provided with identifying signage to ensure the premises is easily identifiable – **AO2**;
- The existing building and proposed additions provide for casual surveillance of the surrounding public park to be achieved by providing active uses (bar, restaurant) with ample window openings and outdoor dining area that overlook the park and adjacent beach foreshore. Further, the existing building and proposed additions provide upper level member's areas with balconies with transparent balustrading to enable external areas to be further monitored – **PO3**;
- The building is partially visible from the street. The adjoining public recreation park and carparks are in the line of sight of windows, doors and balconies of the proposed development, where they are unable to be seen from a street – **AO4**;
- Fencing/walls greater than 1.5 metres in height are not provided onsite – **PO5**;
- The development does not include dense landscaping buffers and zones. As such, the pedestrian movement areas onsite and the pedestrian pathways surrounding the lease area remain open and do not contain obvious concealment areas – **AO6**;
- The development is able to comply with the requirements of the relevant codes/standards (including AS/NZS 1158 and AS/NZS 4282), including broader CPTED recommendations. Specifically, the development will contain appropriate lighting within potential concealment areas – **AO7.1-AO7.4**;
- The development contains windows and openings, which project towards public spaces along the beachfront and in the surrounding parkland – **AO8.1**;
- The proposed new additions do not result in the delivery of a blank façade fronting a road reserve or public space. Any existing blank walls will be finished with vandal proof paint as part of the wider renovation – **AO8.2**;
- The development will include appropriate security controls (i.e. toughened glass at ground level) that deter unlawful entry to the facility – **AO8.3**;
- Vandal proof materials and anti-graffiti paint will be used to ensure the protection of the building from vandalism – **AO8.4**;

- The development does not contain publicly accessible concealment areas. All pedestrian control points will be well lit and will contain sufficient directional signage to direct users to the main entry of the building – **AO8.5**;
- All pedestrian control points will be well lit and contain signage to ensure a high level of legibility, as well as ensuring safe entry and exit of the facility is maintained. The main building entrance provides clear sightlines from the building foyer to the street. Staff will use this entry. – **AO9.1-AO9.2**;
- The development does not result in the delivery of ‘barriers’ adjacent to frontages, with the development being mostly built to the boundary of the lease area – **AO10.1**;
- It is not required to upgrade any surrounding cycle or pedestrian movement network – **AO10.2**;
- All pedestrian, cycle and vehicle movement areas are located and integrated in a way which ensures maximum surveillance to these areas is provided from the building whilst maintaining separation for safety. The proposed development will not alter this outcome – **AO10.3**;
- The development will include provide wayfinding signage within pedestrian zones. A detailed signage plan has not been prepared in support of the application material – **AO10.4**;
- The development has been designed to ensure that pedestrians can enter, navigate and leave the site as efficiently as possible. The main pedestrian entry to the site facing the west is visible from Pacific Boulevard – **AO11**;
- The development will not provide any public parking facilities – **AO12.1-AO12.5**;
- It is proposed to maintain use of the existing loading dock and service areas – **AO13**;
- The existing public toilet facilities attached to the southern end of the building will be maintained in their current state. These facilities are well lit and contain appropriate way finding devices. The facilities are also locked up at night – **AO14.1**;
- Bicycle parking facilities are not proposed – **AO14.2**;
- ATMs will not be provided on the outer edge of the building – **AO14.3**;
- The premises to be extended is not fundamentally for an entertainment use, being a sporting club with associated food and drink outlet activities that are existing – **AO15**; and,
- The subject site is not listed on the contaminated land or environmental management registers (refer to **Appendix 11**). The site has historically been used for a surf lifesaving club facility and was undeveloped park/foreshore land prior to this – **AO16**.

#### 5.4.10 Sustainable Design Code

142. The Sustainable Design Code is applicable to the assessment of all development assessed under the *Sunshine Coast Planning Scheme 2014*. The Sustainable Design Code seeks for new development to achieve the following Overall Outcome, which is reiterated by Performance Outcomes PO1-PO5 of the code:

*(2) The purpose of the Sustainable design code will be achieved through the following overall outcomes:-*

*(a) development is located, designed, constructed and operated in accordance with best practice subtropical and sustainable design principles in order to:-*

*(i) take advantage of local climatic and environmental conditions;*

*(ii) optimise energy efficiency;*

*(iii) minimise reliance on non-renewable energy sources; and*

*(iv) facilitate and promote alternative energy supply through the use of renewable energy sources.*

143. In terms of compliance, the development complies with Overall Outcome (a) of the code above, as well as PO1-PO5 of the code, as detailed below:

**Response:**

144. The proposed development provides a desirable north-east orientation for windows and outdoor use areas and contains minimal openings to the west to protect the building from the harsh western summer sun. The ample openings to the north and east seek to capture the cooling ocean breezes to take advantage of local climatic and environmental conditions and optimise energy efficiency for cooling. These windows and doors are operable and will comprise tinted glazing to enable building occupants to control the temperature/exposure to breezes and sun where required. The proposed new roof over the existing outdoor dining area will also support the climatic control of the premises. Extended roof eaves/awnings over the windows/walls of the building further aids the shading, cooling and rain protection of the built form and pedestrian movement areas on and near the site.
145. The development proposes to provide a comprehensive approach to sustainability across the construction and design stages of the development to minimise its environmental impacts, elements proposed include modern plant and water saving technologies, which reduces the overall environmental impact and reduces the overall energy demand (refer to **Section 4.8** [Stormwater Management] above).

**5.4.11 Waste Management Code**

146. The Waste Management Code is applicable to the assessment of all development assessed under the *Sunshine Coast Planning Scheme 2014*. The Waste Management Code seeks for new development to achieve the following Overall Outcomes, which are reiterated by Performance Outcomes PO1-PO5 of the code:

*(2) The purpose of the Waste management code will be achieved through the following overall outcomes:-*

- (a) development provides opportunities to minimise waste generation and increase re-use and recycling;*  
*(b) development provides for waste management facilities which are conducive to the storage of waste in an environmentally acceptable, nuisance free and aesthetically pleasing manner;*  
*(c) waste storage facilities are functionally appropriate for users of the facilities; and*  
*(d) waste collection services are undertaken in a safe, efficient and unobstructed manner.*

147. In terms of compliance, the development complies with Overall Outcomes (a)-(d) of the code above, as well as AO1, AO2, PO3, AO4.1 and PO5 of the code, as detailed below:

**Response:**

148. The development proposes waste storage, collection and servicing, with refuse minimisation strategies, which ensures compliance with the Assessment Benchmarks contained within Table 9.4.10.3.1 (Performance Outcomes and Acceptable Outcome for Assessable Development) of the Waste Management Code.
149. The bins will be stored within a new enclosure attached to the building at ground level and will therefore be screened from street view when stored. It is proposed to maintain the existing bulk bin (general and recycling) capacity used by KWSLSC on the basis that the increased floor area largely relates to new storage space and surf lifesaving operational spaces, which are not waste generating activities. Overall, sufficient bin storage capacity is available within the service areas of the building to meet the demand generated by the use.

150. The bins will be serviced onsite (within the parent lot) away from Pacific Boulevard. Whilst servicing cannot be accommodated in the lease area, the proposal to move the bin store into the building is an improvement to the visual amenity of the park. The waste servicing arrangement is to be retained with non-worsening impacts.

#### 5.4.12 Transport and Parking Code

151. The Transport and Parking Code is applicable to the assessment of all development assessed under the *Sunshine Coast Planning Scheme 2014*.

152. The Traffic Impact Assessment (**Appendix 5**) demonstrates compliance with the relevant Assessment Benchmarks contained within Table 9.4.8.3.1 (Requirements for Accepted Development and Performance Outcomes and Acceptable Outcomes for Assessable Development) and Table 9.4.8.3.2 (Performance Outcome and Acceptable Outcomes for Assessable Development) of the Transport and Parking Code.

153. In terms of general compliance with the code, the development complies with the Overall Outcomes of the code, as detailed below:

*(2) The purpose of the Transport and parking code will be achieved through the following overall outcomes:-*

*(a) development is consistent with the objectives of the strategic transport network, which are to:-*

*(i) provide for a highly permeable and integrated movement network;*

*(ii) improve coordination between land use and transport so as to maximise the potential for walking, cycling and public transport use and reduce reliance on private motor vehicle travel;*

*(iii) achieve acceptable levels of access, convenience, efficiency and legibility for all transport users, with the needs of pedestrians considered in the first instance, then cyclists, public transport and then motorists;*

*(iv) preserve the amenity of sensitive land uses;*

*(v) limit road construction to the minimum necessary to meet the endorsed levels of service for ultimate development of the Sunshine Coast; and*

*(vi) provide for staging of Council's limited trunk road construction program to maximise sustainability.*

#### **Response:**

154. As detailed within the **Section 3.4.4** (Existing Infrastructure) of this report and within the Traffic Impact Assessment (**Appendix 5**), the site is located within 1km of the nearest bus stops and is approximately 800 metres walking distance to the Public Transport Priority Corridor on Nicklin Way. Further, existing public pedestrian footpaths surround the lease area, situated within the surrounding public park. This includes a State mapped active transport footpath that provides a continuous regional pedestrian connection along the coastal foreshores of South-East Queensland. Local footpath connections to Nicklin Way and bus stops are available adjacent to the site along Pacific Boulevard. It is noted that no upgrades are required to the existing networks to facilitate the operation of the KWSLSC post expansion.

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*(b) the environmental, economic and social impacts of transport on the natural and urban environment are minimised;*

**Response:**

155. The development is not of a scale which would require modification of the exiting transport networks and therefore there will be no further environmental, economic and social impacts as a result of the development.

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*(c) transport infrastructure is designed and constructed to acceptable standards and operates in a safe and efficient manner that meets community expectations, prevents unacceptable off-site impacts and reduces whole of life cycle costs, including reduced ongoing maintenance costs;*

**Response:**

156. The development does not require modification of the exiting transport networks.

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*(d) development provides for on-site parking, access, circulation and servicing areas that are safe, convenient and meet the reasonable requirements of the development;*

**Response:**

157. It is not proposed to provide new onsite car parking or alter the existing access arrangements. Further, the development maintains the existing servicing arrangement, which is safe, convenient and meets the reasonable requirements of the development without impacting on the function of Pacific Boulevard.

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*(e) development provides for parking areas that are shared between many uses rather than separate parking areas attached to each building where peak parking times of the uses occur at different times and where the parking area is sufficient to meet the anticipated demands of all uses;*

**Response:**

As detailed within the Traffic Impact Assessment (**Appendix 5**), the development does not provide a new car parking area onsite on the basis that the adjoining public car parks have historically been shared with the KWSLSC. This is on the basis that beachgoers/park users and KWSLSC patrons/members are often the interchangeable.

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*(f) development provides appropriate buffering between sensitive receptors and the major road network and rail corridors; and*

*(g) development provides for major intersections and access points to be designed and constructed to reflect the natural values, character and identity of the Sunshine Coast.*

**Response:**

158. The development does not require modification of the exiting transport networks.

#### 5.4.13 Landscape Code

159. The Landscape Code is applicable to the assessment of all development assessed under the *Sunshine Coast Planning Scheme 2014*.

160. In terms of general compliance with the code, the development complies with the Overall Outcomes of the code, as detailed below:

*(2) The purpose of the Landscape code will be achieved through the following overall outcomes:-*

*(a) development provides landscapes that retain, as far as practicable, existing vegetation and topographic features for their biodiversity, ecological, wildlife habitat, recreational, aesthetic and cultural values;*

**Response:**

161. The lease area does not comprise any native vegetation or wildlife habitat, consisting primarily of palms and garden beds planted with exotic species.

162. The existing turfed areas, trees and shrubs surrounding the existing building will largely be retained with the exception of some small garden beds directly adjacent to the existing building. It is not intended to clear any mature trees in order to establish the proposed additions, noting that the mature pandanus tree west of the building will remain as character feature tree.

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*(b) development provides landscapes that create new landscape environments that coordinate and complement the natural elements of climate, vegetation, drainage, aspect, landform and soils;*

**Response:**

163. A landscape node will be provided adjacent to the new entry forecourt to integrate the building with the surrounding parkland. A detailed landscape design plan is yet to be prepared for these works but can be provided upon request. All landscape species used onsite will be low maintenance and will be a native species, and therefore are suitable for the climate and the environment.

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*(c) development provides landscapes that complement the vegetation mix of the original regional ecosystem of the site, where practicable, in order to protect and enhance native flora and fauna and encourage ecological connectivity;*

**Response:**

164. A detailed landscape design plan is yet to be prepared for these works but can be provided upon request. All landscape species used onsite will be native to the area and complementary to the species found in the surrounding parkland.

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*(d) development provides landscapes that rehabilitate areas of poor environmental quality and provide mechanisms for long term protection of works;*

**Response:**

165. The lease area does not comprise any areas that require rehabilitation.

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*(e) development provides landscapes that successfully integrate the built form with the local urban landscape character, contribute to the local streetscape, enhance the sub-tropical qualities of the Sunshine Coast and mitigate the impact of increased urbanisation;*

**Response:**

166. A landscape node will be provided adjacent to the new entry forecourt to integrate the building with the surrounding parkland. Otherwise, the existing turfed areas, trees and shrubs surrounding the existing building will largely be retained.
167. Overall, the proposed landscape works will contribute to the surrounding public parkland, enhance the sub-tropical qualities of the Sunshine Coast and mitigate the impact of increased urbanisation on the site.

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*(f) development provides landscapes that minimise the consumption of energy and water, and encourage the use of local native plant species and landscape materials, where practicable;*

**Response:**

168. A detailed landscape design plan is yet to be prepared for these works but can be provided upon request. All landscape species used onsite will be native to the area and low maintenance so as to minimise the consumption of energy and water.

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*(g) development provides landscapes that enhance personal safety and security;*

**Response:**

169. The landscaping outcome will not inhibit sightlines into or through the development.

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*(h) development provides landscapes that are functional, durable and provide for the efficient use of water and energy; and*

*(i) development provides landscapes that are practical and low maintenance, with ongoing management considered as an integral part of the overall landscape design.*

**Response:**

170. A detailed landscape design plan is yet to be prepared for these works but can be provided upon request. All landscape species used onsite will comprise native species, which will ensure energy and water consumption is minimised and species which are practical and low maintenance.

**5.4.14 Works, Services and Infrastructure Code**

171. The Works, Services and Infrastructure Code is applicable to the assessment of all infrastructure and Engineering works assessed under the *Sunshine Coast Planning Scheme 2014*.

172. The proposed development will be required to obtain an Operational Works Development Permit for any Civil Engineering work associated with the expansion of the KWSLSC.

173. Overall, the proposal is able to comply with the Assessment Benchmarks contained within Table 9.4.11.3.1 (Performance Outcome and Acceptable Outcomes for Assessable Development) for the Works, Services and Infrastructure Code and an assessment of this code will be undertaken by a Civil Engineer when an application for Operational Works is submitted to Council.

#### 5.4.15 Stormwater Management Code

174. The Stormwater Management Code is applicable to the assessment of all development assessed under the *Sunshine Coast Planning Scheme 2014*.

175. The Stormwater Management Plan (**Appendix 3**) addresses the relevant Assessment Benchmarks contained within Table 9.4.6.3.1 (Performance Outcome and Acceptable Outcomes for Assessable Development) for the Stormwater Management Code.

## 6. Environmental Assessment

### 6.1 Outline

177. In accordance with the MGR, this section of the report provides an assessment of the Environmental Impacts associated with the proposed infrastructure. In accordance with Schedule 3 of the MGR, the following is required to be addressed:

- Any adverse impacts on surrounding properties and how these impacts are proposed to be managed.
- Any off-site impacts such as traffic, noise, infrastructure capacity and how these impacts are proposed to be managed.
- Any construction impacts and how these impacts are proposed to be managed.

178. The section of the report will also address any Environmental Impacts and relevant Heritage and Native Title matters.

179. Assessment contained within this section is supported by specialist documentation referred to herein and contained within the Appendices of this EAR.

### 6.2 Impact on Surrounding Properties

180. The below section will detail the potential impacts upon surrounding properties, particularly:

- Visual Impacts;
- Acoustic Impacts;
- Lighting Impacts; and,
- Odour Impacts.

#### 6.2.1 Visual Impacts

181. As demonstrated by the Building Design Plans in **Appendix 2**, the proposed additions contribute to the creation of a high-quality architectural design onsite. The additions will integrate with the existing building, continuing/reflecting the existing wall alignments and roof forms where possible. The proposed new two (2) storey built form reflects the architectural design of the existing two (2) storey section of the building. The two (2) storey addition comprises a skillion roof with extended roof eaves, as well as panel cladding to the external walls and an upper level balcony with glazed balustrades overlooking the park.

182. Further, the proposed awning/roof over the existing outdoor dining area on the northern side of the building will reflect the pitched roof alignment of the part of the building to which it will be attached. Finally, the proposed entry forecourt will provide a more prominent public entrance to the building with glazed door entry and signage to aid wayfinding. The new entrance will comprise panel cladding to the external walls to integrate with the weatherboard cladding on the existing building sections that are to remain.

183. Ample articulation is achieved through the provision of projecting roof eaves and blade walls, recessed balconies, covered outdoor dining areas and a covered entry forecourt with a high ceiling. The proposed additions include large windows and bifold doors with deck and balcony areas that are favourably orientated to the east, which will present with a high level of openness and provide a 'lightweight' appearance to the built form. Further, lightweight external cladding is used to articulate the walls to reduce the appearance of any blank walls.

184. Whilst the colour scheme has not yet been determined, the whole building will receive a revitalised paint finish that will consist of subdued coastal tones. Overall, the proposed development will be a significant improvement to the existing urban design of the building, making a positive contribution to the visual amenity of the adjoining park, foreshore and Pacific Boulevard.
185. As the proposed development results in an increased floorplate over the upper level and additional roofing over ground level outdoor areas, the proposed additions effectively increase the scale and bulk of the building when compared to the existing outcome. The proposed additions do not exceed the overall height of the existing building onsite or the height limit prescribed by the local Planning Scheme for the site. The proposed built form also has a considerably reduced height and bulk compared to the 3-7 storey unit developments adjacent to the site to the west. Further, the built form remains contained to the lease area.
186. Overall, the built form is in character with the existing building, delivering a visually cohesive design, and is consistent with the urban fabric of Pacific Boulevard. The scale of the proposed development is also consistent with the reasonable expectations of the local community, given the size of the existing building onsite. Finally, due to the separation between the lease area and nearby buildings (min 70m), ocean views (easterly) from these properties will not be impacted by the proposed development.
187. The development site is limited in its ability to accommodate deep planted landscapes given the extent of built form and hardstand, which occupies the majority of the lease area. The only opportunity to increase landscaping onsite exists within the new entry forecourt. This area will be landscaped with garden beds (using a combination of existing and new planting) to integrate the building with the surrounding parkland.
188. The proposed built form will provide a positive contribution to the character of the Kawana Beach foreshore and won't result in any visual amenity impacts on surrounding properties or the local area more broadly.

#### 6.2.2 Acoustic, Lighting and Odour Impacts

189. The DHLGPPW Pre-Lodgement Written Advice (**Appendix 1**) has not identified any concerns relating to increased noise impacts to nearby residential properties resulting from the proposed expansion of the KWSLSC. This is likely on the basis that the proposed additions primarily relate to the expansion of indoor surf lifesaving operational areas, which do not involve hospitality activities or entertainment.
190. The small 95m<sup>2</sup> extension to the existing deck associated with the supporter's club will result in negligible noise impacts, when considering that this unenclosed deck is already in use by the supporter's club and that the nearest residential uses are minimum 70 metres away from the lease area boundary, separated by the park and a road. Overall, given that the KWSLSC is not located within proximity to any sensitive land uses, noise impacts are not expected to result from the proposed expansion of the club building.
191. Further, the proposed development can be conditioned to comply with the adopted noise criteria under the *Environmental Protection (Noise) Policy 2008* at the nearest surrounding residential land uses.
192. The proposed development does not seek to provide any additional lighting external to the building on the north, east or south building elevations. Some additional external lighting will be required on the western side of the building to ensure wayfinding and increase the safety of the building entrance and service area. Overall, the additional external lighting will not impact the foreshore. Further, given that

the site is located more than 70 metres away from the nearest residences to the west, the lighting from the site will not cause nuisance to those dwellings.

193. It is proposed that the hours of operation will to be limited to the existing arrangement (10am to midnight, Monday to Sunday (for the supporter's club to ensure non-worsening of noise/light impacts to surrounding residential uses. The surf lifesaving activities commence onsite from 5.30am in order to begin beach patrols at sunrise and cease at sundown.
194. The proposed land use is not considered an odour causing activity or otherwise an activity that would emit other harmful airborne particles or emissions. Bins will be stored within the lease area in a new enclosure and serviced onsite (parent lot) away from the street to avoid adverse amenity / nuisance impacts for surrounding sites.

### 6.3 Off Site Impacts

195. The below section will detail the potential impacts upon the surrounding infrastructure network, particularly:

- Transport Network – Road Infrastructure, Traffic and Access;
- Services Network – Stormwater, water and sewer infrastructure; and
- Services Network – Telecommunications and Electricity Infrastructure.

#### 6.3.1 Transport Network

196. Based on the assessment of car parking/traffic generation contained within the Traffic Impact Assessment (**Appendix 5**), it is determined that the proposed expansion of the KWSLSC will not result in any external traffic impacts. This is because it is expected that the development will provide non-worsening of traffic vehicle movements, when considering that the increased floor area associated with the redevelopment of the KWSLSC relates to primarily to members areas only, the majority of which is for additional equipment and vehicle storage. As such, the function of the nearby intersections will not be adversely impacted by the proposed development.
197. Vehicular access to the lease area is via the subject site (parent lot) and car parking is provided by the adjoining public car parks at present. Further, a service vehicle area is provided within the parent lot directly adjacent to the building, such that servicing functions are contained wholly within the site. It is not proposed to alter any of these arrangements.
198. The Traffic Impact Assessment (**Appendix 5**) provides an assessment of the likely car parking demand generated by the proposed expansion of the KWSLSC. The report concludes that the redevelopment is not expected to result in car parking impacts significantly greater than those expected in and around popular beach locations, which commonly do not provide onsite car parking and rely on adjoining public car parks. Further, the report highlights that the KWSLSC operates a courtesy bus service that covers the local area, greatly reducing the demand for onsite car parking.
199. The site is suitably serviced by the existing active and public transport networks that surround the site, as discussed in **Section 3.4.4** (Existing Infrastructure) of this report and it is not required to upgrade these facilities.

#### 6.3.2 Services Network – Stormwater, Water and Sewer Infrastructure

200. A Stormwater Management Plan is enclosed as **Appendix 3**. The report provides details in relation to the proposed stormwater management strategy for the development. Currently, stormwater is discharged to the existing Council field inlets within the site. The infrastructure connects into the road

drainage network within Pacific Boulevard and Weema Street to the west. It is proposed to retain this arrangement.

201. The report concludes that it is not considered necessary to include onsite detention (exempt from peak flow management requirements). Stormwater quality measures are not required to be provided for the site under the SPP.

202. The proposed development will maintain the existing site connections to Unitywater's reticulated water and sewer infrastructure. As site is located in an urban area there is ample capacity in the water and sewage networks to accommodate the demand of the proposed floor area.

#### 6.3.3 Services Network – Telecommunications and Electricity Infrastructure

203. The proposed development will maintain the existing connections to the NBN telecommunications infrastructure available to the site via the fibre optic network.

204. Overhead electrical infrastructure is provided from Pacific Boulevard, through the subject site (parent lot) to the lease area and existing building. It is intended to maintain the existing connection.

#### 6.4 Construction Impacts

205. All construction activities will be undertaken in accordance with the management procedures of a Construction Management Plan developed by the chosen contractor.

#### 6.5 Environmental Impacts

206. The below section of the EAR will detail the potential impacts in relation to:

- Acid Sulfate Soils; and,
- Coastal Hazard/Erosion.

##### 6.5.1 Acid Sulfate Soils

207. The lease area is identified as being subject to Council's Acid Sulfate Soils Overlay, with the land being identified as containing the potential for Acid Sulfate Soils on land at or below 5m AHD.

208. Only minimal earthworks will be undertaken to clear the site once demolition has occurred, create new footings for the two (2) storey building extension and undertake landscaping. As such, the proposed works will not involve excavating large amounts of soil or sediment onsite. Further, it is not required to fill the site to accommodate the building additions.

209. Overall, the works will not result in the disturbance of Acid Sulfate Soils. Further, generally speaking, the management of Acid Sulfate Soils does not pose a development constraint that cannot be appropriately managed through conventional methods during construction.

##### 6.5.2 Coastal Erosion

210. The subject site is identified as being within an Erosion Prone Area and in the Coastal Management District on the Queensland Government's Development Assessment Mapping System. Council's overlay mapping also includes the site in a Coastal Protection Area. A Coastal Hazard Assessment is enclosed as **Appendix 4** and includes full assessments of Council's *Coastal Processes Overlay Code* and *State Code 8: Coastal Development and Tidal Works*, demonstrating compliance with the codes. In terms of environmental impacts, the Coastal Hazard Assessment finds that the development will not increase the severity of coastal erosion either on or off site.

211. On this basis, the assessment determines that the proposed development can be established without:

- Negatively impacting upon coastal processes or surrounding dunal systems;
- Impacting upon the protective function of landforms and vegetation;
- Significantly impacting the risk or impacts to people or property;
- Increasing the severity of coastal erosion either on or off site;
- Impacting negatively upon coastal processes; or
- Impacting negatively upon Matters of State Ecological Significance.

## 6.6 Heritage and Native Title

### 6.6.1 Historical Heritage

212. A review of the National, Queensland and Local Heritage Register confirms that the subject site is not identified on any heritage registers.

### 6.6.2 Native Title

213. *Kabi Kabi First Nation Traditional Owners Native Title Claim Group* (Fed Court No QUD20/2019). There is no indigenous Land Use Agreement registered over the site. Preliminary consultation has been undertaken with the *Kabi Kabi First Nation Traditional Owners Native Title* party as well as the *Kabi Kabi People Aboriginal Corporation* as part of the MID process undertaken to date. Further consultation will be carried out with the Kabi Kabi organization(s) in accordance with the MGR.

### 6.6.3 Cultural Heritage

214. The *Aboriginal Cultural Heritage Act 2003* (ACHA) requires anyone who carries out a land-use activity to exercise a duty of care to ensure the activity does not harm Aboriginal cultural heritage. Compliance with the gazetted Cultural Heritage Duty of Care Guidelines is considered to have met cultural heritage duty of care. The proposed development will be undertaken in accordance with the guidelines to the extent relevant.

215. Preliminary consultation has been undertaken with the relevant Native Title party (Kabi Kabi) as part of the MID process undertaken to date. Further consultation will be carried out with the Kabi Kabi organisation in accordance with the MGR.

216. A search of the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP) Cultural Heritage Database was conducted on 16 July 2024 for the subject site and surrounds (100m radius) (Reference Number: 164182) (refer to **Appendix 10**). The DSDSATSIP search identified no registered Aboriginal cultural heritage sites on the subject site or within a buffer of 100 metres from the site.

## 7. Consultation Strategy

217. The MGR requires an infrastructure entity to consult with all affected stakeholders about the proposed designation of infrastructure. The following sections of this report outline the affected stakeholders, the outcome of preliminary engagement activities and the proposed consultation strategy.

## 7.1 Stakeholders

218. The relevant stakeholders that may have an interest in the proposed Infrastructure Designation are as follows:

- Government Departments
  - Sunshine Coast Council
  - Department of Housing, Local Government, Planning and Public Works
- Elected Representatives
  - Local Councillor: Cr Joe Natoli – Sunshine Coast Council (Division 4)
  - State Member for Kawana: Jarrod Bleijie MP
  - Federal Member for Fisher: Mr Andrew Wallace MP
- Other Stakeholders
  - Members of the public (park users, KWSLSC patrons etc)
  - Local operators/businesses
  - Kawana Waters RSL Sub Branch
- Native Title Party
  - Kabi Kabi First Nation Traditional Owners Native Title Claim Group (Cultural Heritage Party for the area)
  - Kabi Kabi Peoples Aboriginal Corporation (Cultural Heritage Body for the area)

## 7.2 Preliminary Stakeholder Engagement

219. In accordance with DHLGPPW's Written Advice dated 16 July 2024 (**Appendix 1**), the following Preliminary Stakeholder Engagement activities were required to be undertaken prior to requesting the Endorsement to lodge a MID proposal:

- Consultation with the local Council;
- Consultation with Native Title parties / Traditional Owners; and,
- Letters/emails sent to local, state and federal elected members.

220. As outlined in **Section 2.2.2** (Preliminary Stakeholder Engagement) of this EAR, Sunshine Coast Council issued preliminary comments (refer **Appendix 8**) after the Preliminary Stakeholder Engagement period had ended. Despite the comments not being provided during the engagement period, a response to Council's comments has been provided below in **Section 7.2.1** of this report for completeness.

221. Additionally, two (2) responses were received expressing support of the proposal during this period, from local Councillor Joe Natoli and the from a representative of the Kawana Waters RSL. These are also provided in **Appendix 7** for viewing. No matters of concern were raised by any members of the community.

### 7.2.1 Response to Sunshine Coast Council Preliminary Comments

222. **Table 13** below includes Council's preliminary comments received on 14 August 2024 (**Appendix 10**) as well as a response to each matter raised.

**Table 13** Response to Council Preliminary Comments

Comment	Response
<p><b>Possible need for further landowner’s consent</b> The proposal plans identify ‘existing’ and ‘informal overflow’ car parking external to the lease area. If these car parking spaces are being relied on to service the club and justify the proposed extension of gross floor area, Council queries whether consent is needed for the application to include the whole of the subject site and not just the lease area.</p>	<p>The ‘informal overflow’ car parking external to the lease area has been removed from the plans. As per the Traffic Impact Assessment (<b>Appendix 5</b>), the existing public car parks to the north and south of the lease area adequately service the post development traffic/parking generation.</p>
<p><b>Coastal protection</b> Council has previously worked with KWSLSC to ensure a collaborative approach to coastal hazard adaptation for the area and will continue to do so.</p> <p>Council acknowledge that the proposed additions are unlikely to directly affect or conflict with the outcomes of their forthcoming coastal hazard adaption plan.</p> <p>Given the increase to the existing GFA, Council requests further information be provided to demonstrate the development will not “intensify the use of an existing urban development site in the erosion prone area”. This is a reference to an Acceptable Outcome of Council’s Coastal Protection Overlay Code.</p>	<p>Please refer to the Coastal Hazard Assessment in <b>Appendix 4</b> which addresses all matters raised by Council. Further commentary is provided in <b>Section 6.5.2</b> (Coastal Erosion) of this EAR above.</p> <p>The Coastal Hazard Assessment in <b>Appendix 4</b> demonstrates compliance against the Assessment Benchmarks of Council’s Coastal Protection Overlay Code. Compliance with the Performance Outcomes is demonstrated where compliance with the Acceptable Outcomes cannot be attained. Notably, while the proposed expansion will fundamentally intensify the use of an existing urban development site in the erosion prone area (Acceptable Outcome AO2) the proposal satisfies the corresponding Performance Outcome, as it mitigates any increase in the risk to people and property from adverse coastal erosion impacts (PO2). This is demonstrated within the Coastal Hazard Assessment in <b>Appendix 4</b>.</p>
<p><b>Stormwater management</b> Council are seeking the provision of a Stormwater Management Plan prepared by a suitably qualified RPEQ demonstrating how stormwater quantity and quality will be managed, demonstrating compliance with the relevant codes, policies and standards.</p>	<p>The Stormwater Management Plan (<b>Appendix 3</b>) details the proposed stormwater management solution for the site and demonstrates compliance with the relevant codes, policies and standards (incl. QUDM).</p> <p>It is noted that a lawful point of discharge exists and the RPEQ determines that the increase in stormwater runoff between pre-development and post-development conditions as a result of the proposed development is negligible.</p>
<p><b>Car parking</b> Council requests that a Traffic Impact Assessment be undertaken to assess the car parking demand and impact of proposed expansion to the floor area of the building. The assessment is also to detail any proposed new works and provide an assessment of the servicing arrangements.</p>	<p>The Traffic Impact Assessment (<b>Appendix 5</b>) provides justification for the proposed car parking outcome and addresses the servicing arrangement used onsite.</p>
<p><b>Kawana Waters Local Plan Area</b> Council identifies the site as having the following elements on the local plan elements map:</p> <ul style="list-style-type: none"> <li>• A primary streetscape treatment area;</li> <li>• Greenspace and greenspace link;</li> </ul>	<p>With the exception of “significant views”, these local plan elements are relevant to the wider parent lot and not the lease area. Specifically, the lease area does not contain any ecological linkages/important vegetation and does not form part of the major open</p>

Comment	Response
<p><b>Possible need for further landowner's consent</b></p> <p>The proposal plans identify 'existing' and 'informal overflow' car parking external to the lease area. If these car parking spaces are being relied on to service the club and justify the proposed extension of gross floor area, Council queries whether consent is needed for the application to include the whole of the subject site and not just the lease area.</p>	<p>The 'informal overflow' car parking external to the lease area has been removed from the plans. As per the Traffic Impact Assessment (<b>Appendix 5</b>), the existing public car parks to the north and south of the lease area adequately service the post development traffic/parking generation.</p>
<ul style="list-style-type: none"> <li>• Through block pedestrian and cycle linkages;</li> <li>• Coastal path; and</li> <li>• Significant views (from the site).</li> </ul> <p>Council are seeking for the applicant to demonstrate how it will protect and enhance the natural environmental and scenic values of the local plan area, including major open space links along the coastal foreshore and the green space link.</p> <p>Council are seeking information about how the proposal accommodates public and active transport accessibility.</p>	<p>space link (i.e. the surrounding public park). Further, the lease area is not adjacent to the primary streetscape treatment area (more than 60m away). The Infrastructure Entity has no control over the parts of the site outside the lease area. All new additions will be contained to the lease area.</p> <p>Further, the proposed additions will not result in the loss or reduction of ocean views from the existing building or surrounding park, noting that the new additions are contained to the lease area.</p> <p>The site has access to the active transport network, including public pedestrian footpaths that surround the site along Pacific Boulevard and within the public park surrounding the lease area. The site is also located close to bus stops in the Kawana Town Centre and the Priority Public Transport/Cycle Arterial Transport Corridor along Nicklin Way. The proposed additions are not required to make any changes to the active transport facilities surrounding the site, as the existing premises is well serviced in this regard.</p>
<p><b>Building design – General</b></p> <p>Council are seeking information about how the development ensures all buildings, structures and landscaping are consistent with, reflect and enhance the coastal urban character of the Kawana Waters local plan area. Confirmation is needed that the proposed development will be of a scale, intensity and built form compatible with the surrounding area.</p> <p>Design to comprise the following:</p> <ul style="list-style-type: none"> <li>• An understated colour schemes that reflects the coastal urban character.</li> <li>• Visible roof materials that are of a low reflective material.</li> <li>• Awnings on all windows and openings for weather protection.</li> <li>• Eave overhangs to shade walls and to soften the built form.</li> <li>• Signage that is low key and suits the character of the location.</li> </ul>	<p>The proposed additions are designed to reflect the elements of the existing building, in terms of roof shapes and external building materials. The additions therefore include the use of lightweight external cladding materials and a skillion roof form to express the coastal design of the building.</p> <p>Whilst the colour scheme has not yet been determined, the whole building will receive a revitalised paint finish that will consist of subdued coastal tones. All materials will comprise low-reflective finishes.</p> <p>As the proposed development results in an increased floorplate over the upper level and additional roofing over ground level outdoor areas, the proposed additions effectively increase the scale and bulk of the building when compared to the existing outcome. The proposed additions do not exceed the overall height of the existing building onsite or the height</p>

Comment	Response
<p><b>Possible need for further landowner's consent</b></p> <p>The proposal plans identify 'existing' and 'informal overflow' car parking external to the lease area. If these car parking spaces are being relied on to service the club and justify the proposed extension of gross floor area, Council queries whether consent is needed for the application to include the whole of the subject site and not just the lease area.</p>	<p>The 'informal overflow' car parking external to the lease area has been removed from the plans. As per the Traffic Impact Assessment (<b>Appendix 5</b>), the existing public car parks to the north and south of the lease area adequately service the post development traffic/parking generation.</p>
<ul style="list-style-type: none"> <li>Views are captured and highlighted, and not detrimentally impacted.</li> </ul>	<p>limit prescribed by the local Planning Scheme for the site. The proposed built form also has a considerably reduced height and bulk compared to the 3-7 storey unit developments adjacent to the site to the west. Overall, the built form is in character with the existing building, delivering a visually cohesive design, and is consistent with the urban fabric of Pacific Boulevard. The scale of the proposed development is also consistent with the reasonable expectations of the local community.</p> <p>The significant views from the site will be enhanced by the greater upper level floor space, providing better access to views for members of the public. The proposed additions do not impact views from any surrounding site or from the public park.</p> <p>The proposed new roof over the existing outdoor dining area will support the climatic control of the premises. Extended roof eaves/awnings over the windows/walls of the building further aids the shading, cooling and rain protection of the built form and pedestrian movement areas on and near the site.</p> <p>Signage will be low key and suit the character of the location/existing building.</p> <p>Landscaping provision is addressed below.</p>
<p><b>Building design – Eastern façade</b></p> <p>The proposed projecting blade walls over the upper level of the new two (2) storey built form addition (referred to by Council as "vertical overhang panels") are not supported by Council as it is believed that they block important views from the upper level of the existing club and the new addition.</p>	<p>The projecting blade walls remain in the design at present. This comment from Council is being considered further by the Infrastructure Entity.</p>
<p><b>Building design – Southern façade</b></p> <p>Council are seeking for the southern façade of the upper level to comprise windows, in lieu of being solid.</p>	<p>The projecting blade walls remain in the design at present. This comment from Council is being considered further by the Infrastructure Entity.</p>
<p><b>Building height</b></p> <p>Council states that the proposed additions will result in the building increasing in height beyond the existing built form.</p>	<p>The building is not increasing in height beyond the existing built form. The existing building is 8.518 metres in height. The proposed additions do not exceed 8.281 metres in height. This is an incorrect reading of the plans.</p>

Comment	Response
<p><b>Possible need for further landowner's consent</b></p> <p>The proposal plans identify 'existing' and 'informal overflow' car parking external to the lease area. If these car parking spaces are being relied on to service the club and justify the proposed extension of gross floor area, Council queries whether consent is needed for the application to include the whole of the subject site and not just the lease area.</p>	<p>The 'informal overflow' car parking external to the lease area has been removed from the plans. As per the Traffic Impact Assessment (<b>Appendix 5</b>), the existing public car parks to the north and south of the lease area adequately service the post development traffic/parking generation.</p>
<p><b>Landscaping</b></p> <p>Council requests a detailed landscape plan to be provided. An arborist report is also requested to demonstrate how the existing pandanus tree proximate to the new extension will be successfully retained and protected.</p> <p>Council are also seeking:</p> <ul style="list-style-type: none"> <li>• Planting to be established in front of the south wall (outside of the lease area);</li> <li>• Shade trees between the carparks (outside of the lease area);</li> <li>• Retention of existing vegetation and utilisation within the landscape design;</li> <li>• A new Banksia integrifolia to replace a pandanus tree previously removed;</li> <li>• Landscaping generally that screens and softens the building, notably along the western elevation;</li> <li>• Landscaping (outside lease area) which connects the development to pedestrian infrastructure in Weema Street and to the coastal pathway;</li> <li>• Landscaping along the primary streetscape treatment area (outside lease area);</li> <li>• In-ground planting rather than planting in engineered garden beds and structures;</li> <li>• Landscape design measures to reduce light spill; and</li> <li>• Making good any damage associated with the works to adjacent parkland.</li> </ul>	<p>A high quality landscaping outcome is proposed at the entry forecourt. This landscaping will help soften the building and make a positive contribution to the existing landscapes onsite and improve the building's interface with the surrounding parkland.</p> <p>A detailed landscape design plan is yet to be prepared for these works but can be provided upon request by the Minister. Consideration will be made by the Infrastructure Entity for the inclusion of a Banksia integrifolia in the final planting plan, as well as for any additional landscaped areas that can be reasonably accommodated in the lease area.</p> <p>It is not intended to clear any mature trees in order to establish the proposed additions (some small garden beds only), noting that the mature pandanus tree west of the building will remain as character feature tree. Overall, the building is already surrounded by landscapes and it is intended to maintain this landscaping provision into the future.</p> <p>It is not possible to undertake new planting outside of the lease area as KWSLSC does not have consent for new works outside of the lease area. As such, it is not possible to undertake planting in front of the southern amenities block wall, in the car parks, along Pacific Boulevard/Weema Street, in the surrounding public park land generally.</p> <p>The Infrastructure Entity will make good any damage in the surrounding parkland associated with the works.</p>
<p><b>Safe and accessible pathways</b></p> <p>The coastal foreshore area provides an important continuous pedestrian, cycle and open space link. Council believe that the KWSLSC does not provide for adequate connections to this network and the proposal does not offer any improvements to these connections or show the existing or new pathways link to the building.</p>	<p>It is not possible to undertake new footpath works outside of the lease area as KWSLSC does not have consent for this.</p> <p>Whilst the main entry point to the building is orientated towards the car park to the south/west, there is an existing building entrance to the northern side of the building where patrons can access the supporter's club areas directly. This appropriate as most patrons from the general public will be seeking</p>

Comment	Response
<p><b>Possible need for further landowner's consent</b></p> <p>The proposal plans identify 'existing' and 'informal overflow' car parking external to the lease area. If these car parking spaces are being relied on to service the club and justify the proposed extension of gross floor area, Council queries whether consent is needed for the application to include the whole of the subject site and not just the lease area.</p>	<p>The 'informal overflow' car parking external to the lease area has been removed from the plans. As per the Traffic Impact Assessment (<b>Appendix 5</b>), the existing public car parks to the north and south of the lease area adequately service the post development traffic/parking generation.</p>
<ul style="list-style-type: none"> <li>• The entry location of the surf club is shown to be separate to the coastal path and only</li> <li>• accessible via the carpark;</li> <li>• The through block pedestrian link from the west is not achieved; and</li> <li>• There is no pedestrian connection to the Boulevard.</li> </ul>	<p>the supporter's club part of the building and not the surf lifesaving operational spaces at the south/west ends of the building.</p> <p>A footpath connection between the supporter's club dining areas and the coastal pathway exists as shown below:</p> 

Comment	Response
<p><b>Possible need for further landowner's consent</b></p> <p>The proposal plans identify 'existing' and 'informal overflow' car parking external to the lease area. If these car parking spaces are being relied on to service the club and justify the proposed extension of gross floor area, Council queries whether consent is needed for the application to include the whole of the subject site and not just the lease area.</p>	<p>The 'informal overflow' car parking external to the lease area has been removed from the plans. As per the Traffic Impact Assessment (<b>Appendix 5</b>), the existing public car parks to the north and south of the lease area adequately service the post development traffic/parking generation.</p>
	<p>Given that it is proposed to build to the northern and southern boundaries of the lease area, it is not possible to provide an additional through block link. The existing arrangement is sufficient to accommodate the necessary access to the coastal pathway in any case.</p> <p>Further, it stands to reason that the through block link from Weema Street to the coastal pathway be accommodated within the public park, which has far greater capacity for footpath networks to be established than the restricted lease area.</p>
<p><b>Turtle habitat</b></p> <p>Council are seeking consideration of the nesting habitat for sea turtles on Kawana Beach and in the associated dune system (Loggerhead and Green Turtles). Council requires the inclusion of turtle sensitive lighting and design measures.</p>	<p>A detailed lighting design is yet to be prepared for the development. When this design is prepared, it will ensure compliance with the Sea Turtle Sensitive Area Code (DSDMIP, May 2019), which includes lighting recommendations specifically.</p>

### 7.3 Proposed Consultation Strategy

223. **Tables 14 and 15** below identify the consultation activities that are to be carried out as part of the 20-business day public consultation process for the proposed Infrastructure Designation.

**Table 14 Consultation Strategy**

Activity	Description	Affected party
Sign on Land	<ul style="list-style-type: none"> <li>• Place sign on the site.</li> <li>• Sign Notice will be in accordance with the template provided by DHLGPPW and will outline: <ul style="list-style-type: none"> <li>- The proposed Ministerial designation.</li> <li>- Land to which the proposed designation applies.</li> <li>- Type of infrastructure for which the land is proposed to be designated.</li> <li>- How the draft EAR can be viewed or accessed.</li> <li>- How to make a submission to the Minister within the 20-business day consultation period.</li> <li>- The day by when submissions may be made to the Minister.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Kawana Waters local community.</li> </ul>
Webpage/Social Media	<ul style="list-style-type: none"> <li>• ASTP webpage/social media will outline: <ul style="list-style-type: none"> <li>- The proposed Ministerial designation.</li> <li>- Land to which the proposed designation applies.</li> <li>- Type of infrastructure for which the land is proposed to be designated.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• General community</li> </ul>

Activity	Description	Affected party
	<ul style="list-style-type: none"> <li>- How the draft EAR can be viewed or accessed.</li> <li>- How to make a submission to the Minister within the 20 business day consultation period.</li> <li>- The day by when submissions may be made to the Minister.</li> <li>• Provide links (or upload) EAR for Sunshine Coast Council's and DHLGPPW to upload on their respective websites</li> </ul>	
Publish Public Notice (physical)	<ul style="list-style-type: none"> <li>• Post a public notice and plans within the KWSLSC foyer/reception area</li> </ul>	<ul style="list-style-type: none"> <li>• Club patrons and members</li> </ul>
Publish Public Notice (news)	<ul style="list-style-type: none"> <li>• Digitally publish public notice in the local newspaper (e.g. Sunshine Coast Daily).</li> <li>• Public notice will address requirements of Schedule 4, Section 7 of Minister's Guidelines and Rules, will be in accordance with the template provided by DHLGPPW, and will outline: <ul style="list-style-type: none"> <li>- The proposed Ministerial designation.</li> <li>- The land to which the proposed designation applies.</li> <li>- Type of infrastructure for which the land is proposed to be designated.</li> <li>- How the Environmental Assessment Report can be viewed or accessed.</li> <li>- How to make a submission about the proposed Ministerial designation.</li> <li>- The day by when submissions may be made to the minister.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Sunshine Coast local community</li> </ul>
Letter to Stakeholders	<ul style="list-style-type: none"> <li>• Notice to be sent via Registered Mail or publicly available email to the identified stakeholders (refer to <b>Table 15</b> below).</li> <li>• The Letter will be in accordance with the template provided by DHLGPPW and will outline: <ul style="list-style-type: none"> <li>- proposed Ministerial designation</li> <li>- land to which the proposed designation applies</li> <li>- type of infrastructure for which the land is proposed to be designated</li> <li>- how the draft EAR can be viewed or accessed</li> <li>- how to make a submission to the Minister within the 20 business day consultation period</li> <li>- the day by when submissions may be made to the Minister</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• All parties identified in <b>Table 15</b> below.</li> </ul>
Consideration of Submissions	<ul style="list-style-type: none"> <li>• If submissions are received during the consultation period, provide to the Minister evidence of consultation undertaken and any further or amended technical reporting to address matters raised in the submissions. Any State agency comments are also required to be addressed.</li> </ul>	<ul style="list-style-type: none"> <li>• All</li> </ul>

**Table 15 Stakeholders for Consultation**

Stakeholder	Description
Elected representatives	<p>The following elected representatives will be sent letters via publicly available email or via registered post:</p> <ul style="list-style-type: none"> <li>○ Local Councillor: Cr Joe Natoli – Sunshine Coast Council (Division 4)</li> <li>○ State Member for Kawana: Jarrod Bleijie MP</li> <li>○ Federal Member for Fisher: Mr Andrew Wallace MP</li> </ul>

Native title party/ Traditional owners	The following will be sent letters via publicly available email or via registered post: <ul style="list-style-type: none"> <li>○ Kabi Kabi First Nation Traditional Owners Native Title Claim Group; Traditional owners - Cultural Heritage Body</li> <li>○ Kabi Kabi Peoples Aboriginal Corporation; Traditional owners - Cultural Heritage Party</li> </ul>
Kawana Waters RSL Sub Branch	The following will be sent letters via publicly available email or via registered post: <ul style="list-style-type: none"> <li>○ Nominated representative of the Kawana Waters RSL Sub Branch</li> </ul>

224. In addition to the above, the Minister will also undertake consultation by writing to Sunshine Coast Council and any other relevant stakeholder inviting submission on the MID. DHLGPPW will also seek comments from the relevant State Agencies.

## 8. Conclusion and Recommendations

225. The Infrastructure Entity for the proposed Ministerial Infrastructure Designation is the Kawana Waters Surf Life Saving Club Inc. This EAR has been prepared by ADAMS + SPARKES Town Planning for and on behalf of the Infrastructure Entity.
226. In accordance with Section 2, Part 5 of the *Planning Act 2016*, Kawana Waters Surf Life Saving Club Inc seeks approval from the Minister for the Department of Housing, Local Government, Planning and Public Works to designate Lease D on SP176785 over part of Lot 521 on B92922, for the purpose of 'community and cultural facilities, including community centres, galleries, libraries and meeting halls' and 'sporting facilities'.
227. This EAR has been prepared in accordance with Chapter 7, Part 1, as well as Schedule 3 of the Ministers Guidelines and Rules and contains a detailed response on how the proposed infrastructure complies with:
- *Planning Act 2016* – Section 36 (Criteria for making or amending designations);
  - State Government – State Planning Policy, South East Queensland Regional Plan, State Development Assessment Provisions; and,
  - Local Government – *Sunshine Coast Planning Scheme 2014*.
228. In addition, this EAR details known and anticipated impacts that may occur as a result of the development, with the findings indicating that the expansion of the KWSLSC presents a suitable land use outcome. The impacts addressed as part of the Environmental Assessment include:
- Visual impacts;
  - Impacts upon surrounding properties;
  - Impacts on surrounding infrastructure networks;
  - Construction Impacts;
  - Environmental impacts; and,
  - Heritage and Native Title impacts.
229. We look forward to progressing the application through the Infrastructure Designation process contained within Schedule 7, Part 1 of the Ministers Guidelines and Rules.

**ADAMS + SPARKES**

**TOWN PLANNING**



**Cameron Adams**  
**MANAGING DIRECTOR**



**Aspen Dunn**  
**SENIOR TOWN PLANNER**

## Appendix 1

Department of Housing, Local Government, Planning and Public Works Pre-Lodgement Advice



Our reference: MPL-0624-0159

Department of  
**Housing, Local Government,  
Planning and Public Works**

16 July 2024

Cameron Adams  
Managing Director  
Adams & Sparkes Town Planning  
Sent by email: cameron@astpd.com.au

Dear Mr Adams

### **Pre-lodgement written advice – proposed designation – Kawana Waters Surf Life Saving Club Expansion**

This pre-lodgement record provides a summary of relevant matters based on the supporting information provided in the pre-lodgment request. This record is provided in good faith and provides initial advice regarding likely issues relevant to the proposed request to designate premises for the development of infrastructure (designation).

If the proposal is changed from that which was provided in the pre-lodgement request, you may wish to seek further or amended pre-lodgment advice from Department of Housing, Local Government, Planning and Public Works (DHLGPPW).

#### **Meeting details**

---

Information provided: 10 July2024

#### **Site details**

---

Street address: 99 Pacific Boulevard, BUDDINA, QLD, 4575

Real property description: Lease D on SP176785 over part of Lot 521 on B92922

Local government area: Sunshine Coast Regional Council (the council)

Existing use: The site contains the existing Kawana Water Surf Life Saving Club

Relevant site history: Council's records show a range of building works to the existing club since 2007.

On 24 November 2011, a Material Change of Use application was approved by the council for Indoor sport and recreation and Entertainment. This application has lapsed.

#### **Proposed infrastructure details**

---

Type of infrastructure: Item 3: community and cultural facilities, including community centres, galleries, libraries and meeting halls

Item 17: sporting facilities

- Infrastructure description: Kawana Waters Surf Life Saving Club Expansion
- State interests relevant to the assessment:
- MSES - Wildlife habitat (endangered or vulnerable), MSES - Wildlife habitat (special least concern animal), MSES - Regulated vegetation (essential habitat).
  - Coastal environment - Coastal management district
  - Natural hazards, risk and resilience – flood hazard area, erosion prone area.
  - Transport infrastructure – Active transport corridor.
  - Strategic airport and aviation facilities - Obstacle limitation surface area, Wildlife hazard buffer zone (13km).
  - Water quality - Climatic regions - stormwater management design objectives.

### Supporting information

Plan / Report title	Author	Ref no.	Version / date
Pre-lodgement Meeting Request	Adam and Sparkes Town Planning	240607	12 June 2024
Prelodgement Meeting Notes	Sunshine Coast Regional Council	FM6082/20	14 May 2024
Proposal plans	Buderim design studio	A01-A35 Revision H	02 June 2024

### Written advice

Item	Advice
<b>Infrastructure entity overview of designation proposal</b>	
1.	<p>The proposed works facilitate the modifications and extensions to the existing Kawana Waters Surf Life Saving Club.</p> <p>The current 20-year lease ending 30 June 2025 (to be extended) allows for a lease area of 2,092m<sup>2</sup> with the proposed extensions to remain within the existing lease area.</p> <p>The proposed renovations are to remove existing lifesaving storage area and construct a two-storey building to optimise the available space for better storage of equipment and increase the present surf lifesaving training facilities.</p> <p>Additionally, upgrades to the Surf Club entrance are also proposed to meet Disability Discrimination Act 1992 requirements.</p>
<b>Tenure arrangements</b>	
2.	<p>The proposed expansion is being maintained within the existing lease area. Owners consent should be provided as part of the request for endorsement to lodge the MID.</p> <p>The proposed development may rely on infrastructure (car parking, stormwater management etc.) outside of the existing lease area. The MID proposal should address the landowner's requirements as it relates to the preferred tenure and ongoing maintenance arrangements for any infrastructure required to service the club outside the MID / lease boundary. Confirmation would be required that any land outside the lease area can be utilised for the club's purposes, if required to service the development.</p> <p>Where an expansion of the existing lease area is required, provide evidence the new lease has been agreed and arrangements in place that ensures the lease can be established for future registration with titles. This includes owner's consent as</p>

	part of the request for endorsement to lodge the MID.
<b>Supporter's club details</b>	
3.	<p>The MID proposal should include / address the existing supporter's club arrangements and any proposed future expansion of the existing supporter's club. As a general guide, the area allocated for supporter's club should be less than 50% of the total gross floor area (GFA) of the overall club and any increase in supporter club activities should be less than 15% of the existing supporter's club GFA.</p> <p>Provide a breakdown / schedule of areas of the existing and proposed floor areas of the club, for both supporter's and surf club facilities.</p> <p>The MID proposal should also include / address:</p> <ul style="list-style-type: none"> <li>• Purpose of the proposed expansion.</li> <li>• Evidence of any formal agreements whereby the surf club utilises supporter's club areas for surf club activities.</li> <li>• Details of the surf life saving scope and function within the community addressing the urgent need to improve the facilities for the benefit of the community.</li> <li>• Existing and proposed increase in club membership.</li> <li>• Operational details for the existing and future club room areas, including details of the anticipated use by various community groups, the surf club, and the supporter's club.</li> <li>• Hours of operation and any mitigation measures required to minimise the amenity impact.</li> <li>• Consideration of future operational models that ensure the ongoing commitment to provide surf life saving facilities for the public benefit as the primary function of the club. This may include limitation on the extent of floor areas for the exclusive use of the supporter's club.</li> </ul>
<b>Erosion prone area</b>	
4.	<p>The site is in the erosion prone area and a coastal management district. The MID proposal should be supported by a coastal hazard assessment and address the impact to natural coastal processes as a result of the proposed development, and measures to minimise impacts to built infrastructure while ensuring natural coastal processes are maintained.</p>
<b>Water quality</b>	
6.	<p>The proposal results in an increase to impervious area. The EAR should be supported by a Stormwater Management Plan that demonstrates a lawful point of discharge, no net worsening to adjoining and downstream properties and compliance with the SPP water quality benchmarks.</p>
<b>Traffic</b>	
	<p>A traffic impact assessment should be provided in support of the MID proposal that addresses the following:</p> <ul style="list-style-type: none"> <li>• Details on existing and proposed membership numbers</li> <li>• Current access, parking, and servicing arrangements for the club</li> <li>• impacts on the local and state road network and any required upgrades/mitigation works</li> <li>• any proposed changes to the access arrangements to the site</li> <li>• provision of car parking and on-site manoeuvring for all expected vehicles</li> <li>• public and active transport including cycle parking and the cycle/pedestrian path network.</li> </ul>
<b>Recommended technical reporting</b>	

7.	<p>It is recommended that the entity consider the following matters when preparing the infrastructure designation request:</p> <ul style="list-style-type: none"><li>• Land tenure and owners consent</li><li>• Architectural plans</li><li>• Coastal hazard assessment</li><li>• Stormwater management plan</li><li>• Traffic impact assessment.</li></ul>
----	---

## General information

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### Preliminary stakeholder engagement requirements

Preliminary stakeholder engagement should include, but not be limited to, consultation with the council, Native Title and/or traditional owners for the area, and letters to local, state and federal members (as a minimum). Any preliminary stakeholder engagement material should describe and illustrate the proposal and provide 10 business days for comment. Please provide draft material to DHLGPPW for review prior to commencing preliminary stakeholder engagement activities.

### Endorsement to lodge a MID proposal

Endorsement to lodge a MID proposal can be sought following completion of preliminary stakeholder engagement activities. When seeking endorsement please provide the information contained within Attachment 3.1 of the [MID Operational Guidance](#) via email to [infrastructuredesignation@dasilgp.qld.gov.au](mailto:infrastructuredesignation@dasilgp.qld.gov.au).

### MID proposal

Should the proposal be endorsed, to apply for the designation, submit a MID proposal via the [online portal](#) that includes/addresses:

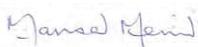
- the required material for making a MID specified in Schedule 3 of the [Minister's Guidelines and Rules](#)
- the matters raised in these pre-lodgement minutes.

### Formal consultation stage

Formal consultation will include a 20 business day public consultation period which is to include as a minimum: sign/s on the land, a notice in the paper and letters to surrounding landowners, elected representatives and Native Title and/or Aboriginal or Torres Strait Islander party/parties for the area. Requirements for the formal consultation stage will be determined following endorsement to lodge a MID proposal.

If you require any further information, please contact, Mr Alan Houston, Senior Planner on 3452 7627 or [alan.houston@dasilgp.qld.gov.au](mailto:alan.houston@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



**Marisa Menin**  
**A/MANAGER**

Appendix 2

Building Design Plans prepared by Buderim Design Studio

# PROPOSED RENOVATIONS TO THE KAWANA WATERS SURF CLUB 99 PACIFIC BOULEVARD, BUDDINA. QLD. 4575



Phone - 54454031  
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e-mail - info@buderimdesignstudio.com  
7 Balyata Street Warana. Q.4575  
Damian Collins QBCC Lic. No. 1190103

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Figured dimensions have precedence over those scaled.  
All dimensions to be verified on site at setout.

**CONSULTANTS**  
Certifier Pure Building Approvals Pty Ltd  
Email: admin@purebuildingapprovals.com.au  
Phone: 07 5451 0579

**Engineers**  
-Structural Tonkin  
Email: Ricky.Worn@tonkin.com.au  
Phone: 61 7 3293 6701  
-Hydraulic PDD Plumbing Design and Drafting  
4/34 Technology Drive Warana, 4575  
Phone: 07 5437 7660

Issue	Amendment Log	Date
A	2025 Concept	22/07/2024
B	Planning Assessment	23/07/2024
C	Area assessment	28/08/2024
D	Minor Revision	29/08/2024

Project number	230902	Date	20/05/2021	Drawn by	DC
Client: <b>Kawana Waters SLSC</b> Surf Facility Upgrade Cooper Lookout Park. 99 Pacific Blvd. Buddina. Qld. 4575					

Project Cover Sheet

<b>A01</b>	Rev. <b>D</b>
Scale. (A3 sheet)	

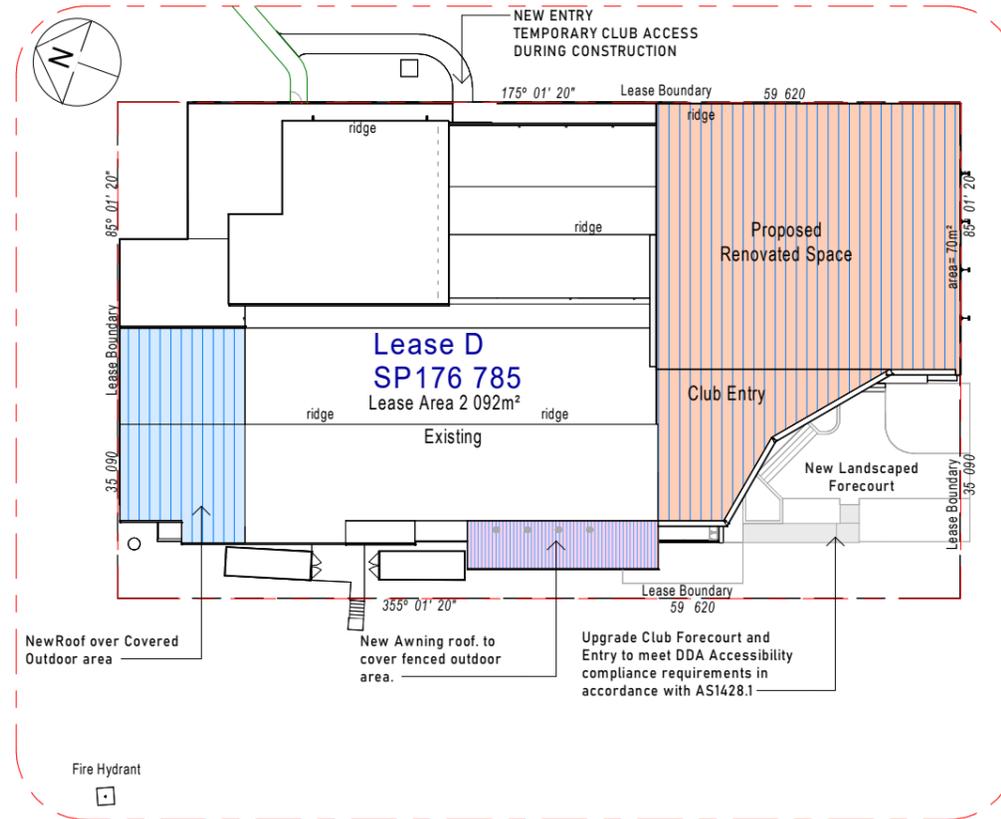
## Property Description

Lot 521  
 RP B92922  
 Lease D on SP176785  
 Address Cooper Lookout Park,  
 Pacific Blvd Buddina

## Areas

Lease area 2 092m<sup>2</sup>  
 Building Coverage Existing 1 075m<sup>2</sup>  
 Proposed Coverage 1292m<sup>2</sup>

Proposed Coverage  
 Leased area= 61.7%



Car Parking:  
 30 bays in existing carpark to the South of Lease area.  
 94 bays in existing car park to the North of the Lease area

## Construction Generally

The Builder shall be responsible for maintaining stability of the structure until completion of construction and shall ensure that no part of the structure is overstressed by construction loading. Structural drawings are to be read in conjunction with all Consultants drawings and Specifications. All materials and workmanship shall be in accordance with the following codes of practice except where verified by the specifications and /drawings.

- AS1684.2 - 1999 Residential Frame Construction
- AS1720 - Timber Structures
- Timber Queensland Technical Data Sheets
- AS3600 - Concrete Structures
- AS4100 - Steel Structures
- AS3700 - Masonry Structures
- Building Code of Australia

Remove all vegetation and topsoil from within the area that the building is to occupy, cut or fill to levels shown in the drawings. Material to be used as fill should be approved by the Engineer and compacted as specified.

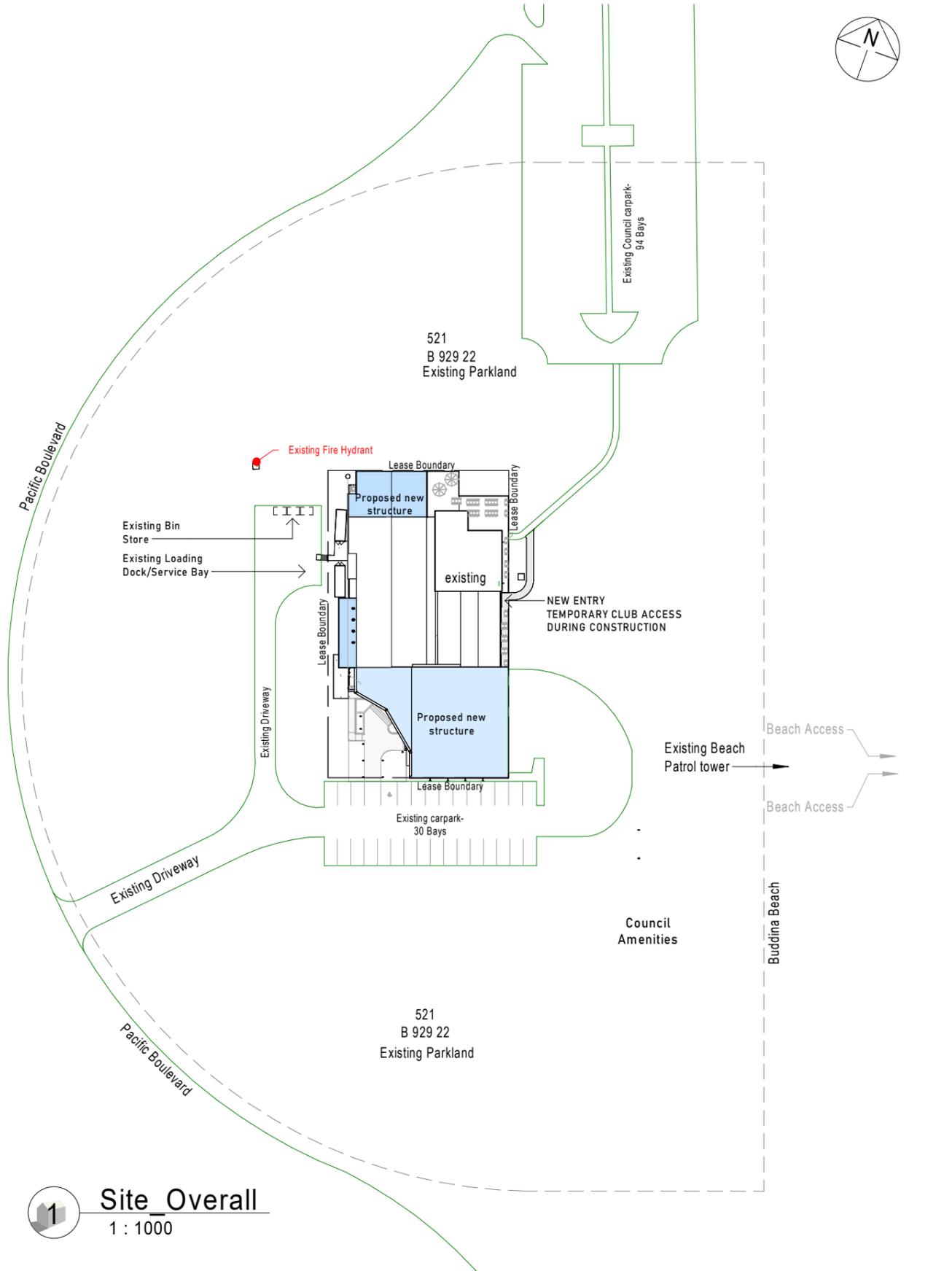
Termite treatment to AS3660 - 1993 Locate structural elements where indicated in the drawings.

Construct floors, frames, roof structures and other elements of the building as shown in the drawings. Fit fascias, barge and gutters as shown in the drawings. Externally, wrap the building in a suitable membrane, and clad, veneer and roof as shown in the drawings.

Openings in external wall cladding exposed to the weather must be flashed using materials that comply with AS2904 Plasterboard to AS/NZ 2589.1:1997 Internally, sheet walls with 10 mm plasterboard to dry areas and with water-resistant plasterboard or 6mm fibre-cement sheet to wet wall areas, or otherwise as shown in the drawings. Sheet ceilings 10mm Plaster board with batten spacings @ 450mm c/c

3 Site  
 1 : 500

OVERALL AREA SCHEDULE				
LEVEL	EXISTING LIFE SAVING	EXISTING SUPPORTERS	PROPOSED LIFE SAVING	PROPOSED SUPPORTERS
GROUND	338m <sup>2</sup>	737m <sup>2</sup>	381m <sup>2</sup>	737m <sup>2</sup>
UPPER	nil	106m <sup>2</sup>	328m <sup>2</sup>	106m <sup>2</sup>
<b>TOTAL</b>	<b>338m<sup>2</sup></b>	<b>843m<sup>2</sup></b>	<b>709m<sup>2</sup></b>	<b>843m<sup>2</sup></b>
<b>OVERALL TOTALS</b>	<b>1181m<sup>2</sup></b>		<b>1552m<sup>2</sup></b>	



1 Site Overall  
 1 : 1000

**buderim design studio**  
 building design

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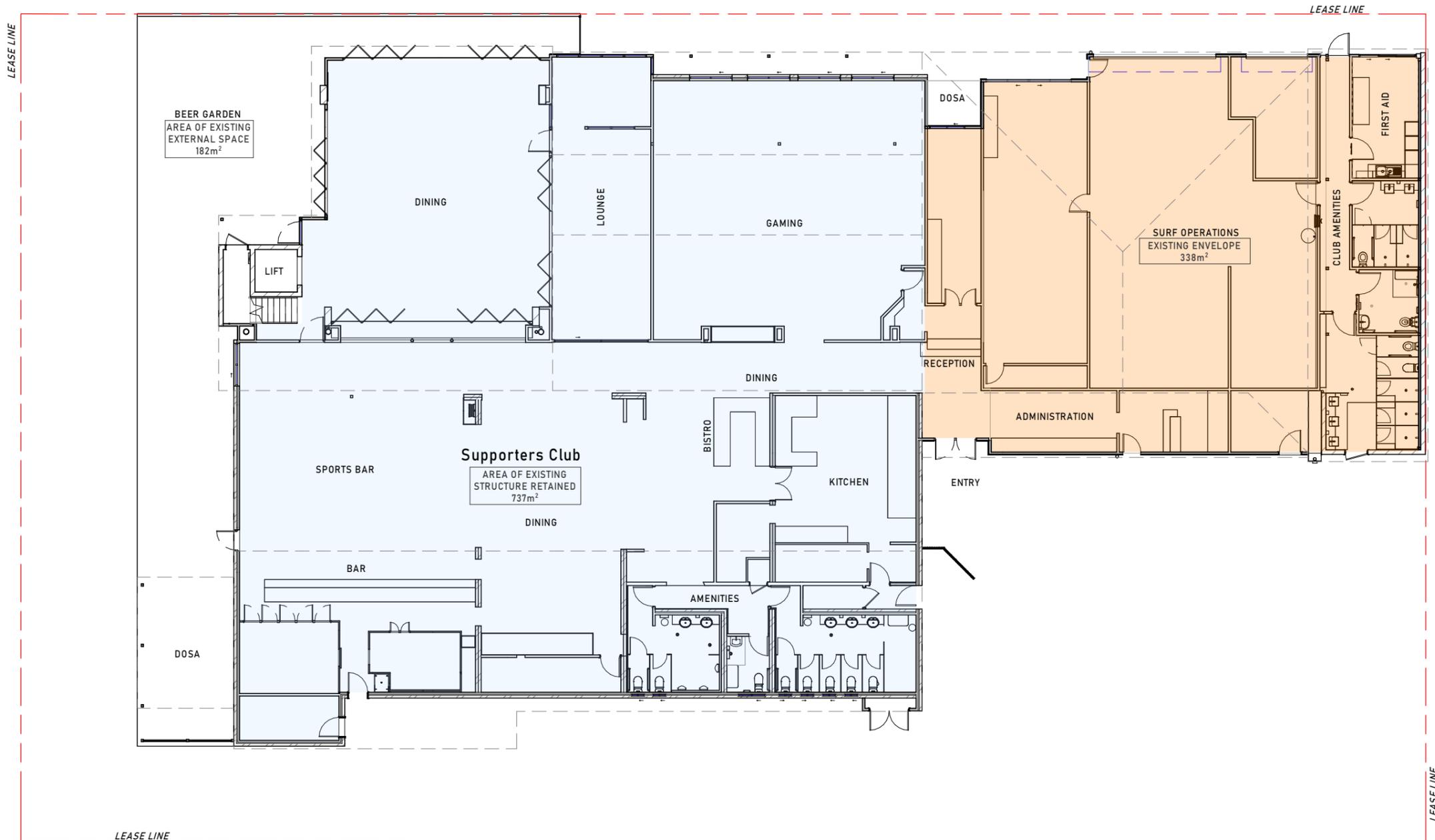
CONSULTANTS	Contact
Certifier	Pure Building Approvals Pty Ltd Email: admin@purebuildingapprovals.com.au Phone: 07 5451 0579
Engineers	Tonkin Email: Ricky.Worn@tonkin.com.au Phone: 61 7 3293 6701
-Structural	PDD Plumbing Design and Drafting 4/34 Technology Drive Warana, 4575 Phone: 07 5437 7680
-Hydraulic	

Issue	Amendment Log	Date
A	2025 Concept	22/07/2024
B	Planning Assessment	23/07/2024
C	Area assessment	28/08/2024
D	Minor Revision	29/08/2024

Project number 230902 Date 20/05/2021 Drawn by DC

Client:  
**Kawana Waters SLSC**  
 Surf Facility Upgrade  
 Cooper Lookout Park. 99 Pacific Blvd.  
 Buddina. Qld. 4575

Site Overview	
<b>A02</b>	Rev. <b>D</b>
Scale. (A3 sheet) <b>As indicated</b>	



**1** Existing Plan Ground Floor  
1 : 200

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building design  
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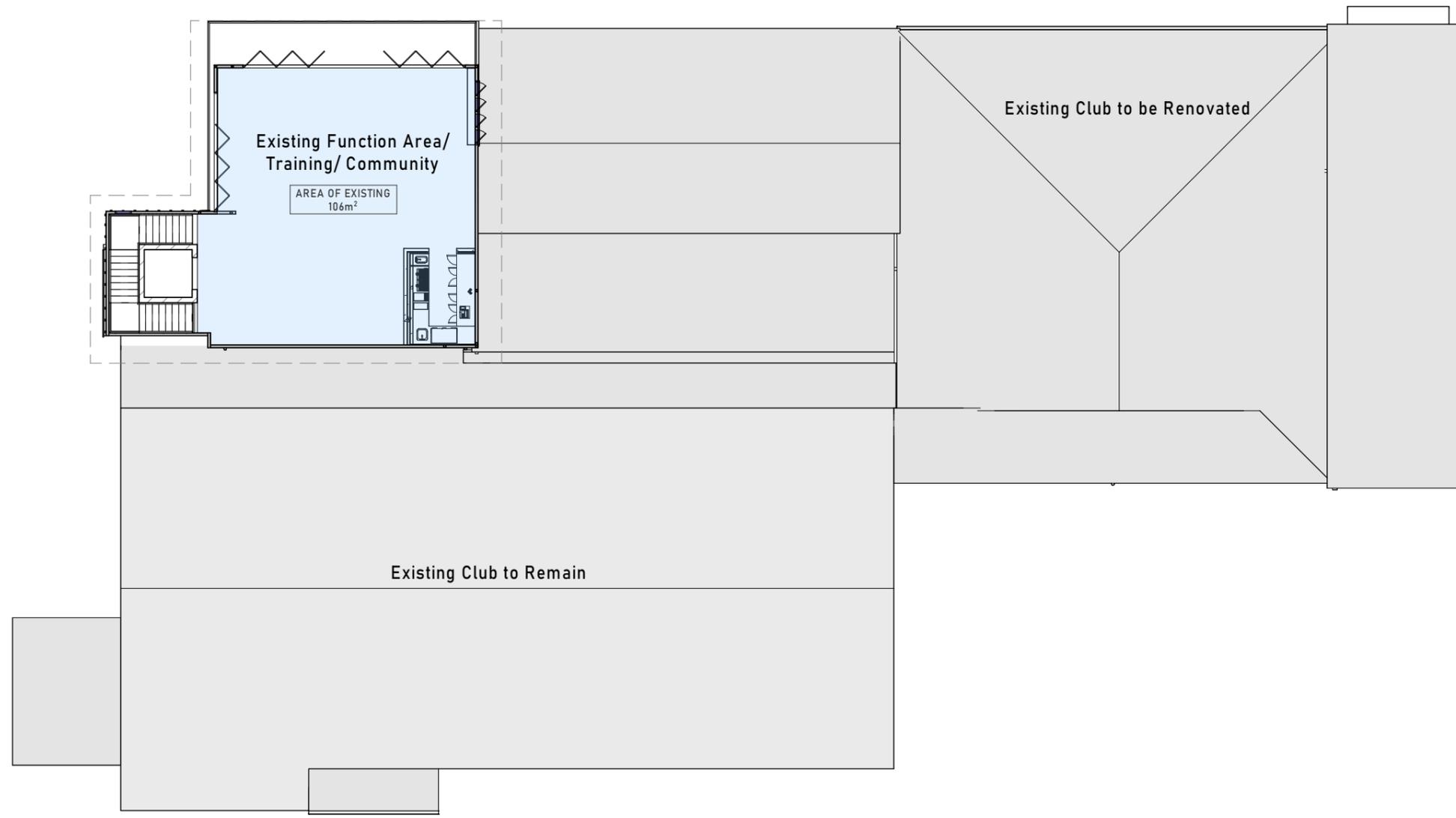
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Project number 230902 Date 20/05/2021 Drawn by DC  
Client:  
**Kawana Waters SLSC**  
Surf Facility Upgrade  
Cooper Lookout Park, 99 Pacific Blvd.  
Buddina, Qld. 4575

Existing Plan	
<b>A03</b>	Rev. <b>D</b>
Scale. (A3 sheet) 1 : 200	



1 Upper Floor Existing  
1 : 200

**buderim design studio**  
building design

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**Contact**

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Project number **230902** Date **20/05/2021** Drawn by **DC**

Client:  
**Kawana Waters SLSC**  
**Surf Facility Upgrade**  
**Cooper Lookout Park, 99 Pacific Blvd.**  
**Buddina, Qld. 4575**

Existing Upper Floor	
<b>A03.1</b>	Rev. <b>D</b>
Scale. (A3 sheet) <b>1 : 200</b>	

29/08/2024 10:06:25 PM

**DEDICATED SUPPORTERS CLUB BUILDING FLOOR AREA**

LEASED AREA (SITE) 2092m<sup>2</sup>  
 EXISTING AREAS (GFA) 737m<sup>2</sup>  
 UPPER LEVEL 106m<sup>2</sup>  
**EXISTING INTERNAL GFA 843m<sup>2</sup>**  
 EXTERNAL AREA  
 COVERED OUTDOOR AREA 127m<sup>2</sup>

**TOTAL SUPPORTERS  
 (INTERNAL GFA + EXTERNAL) 970m<sup>2</sup>**

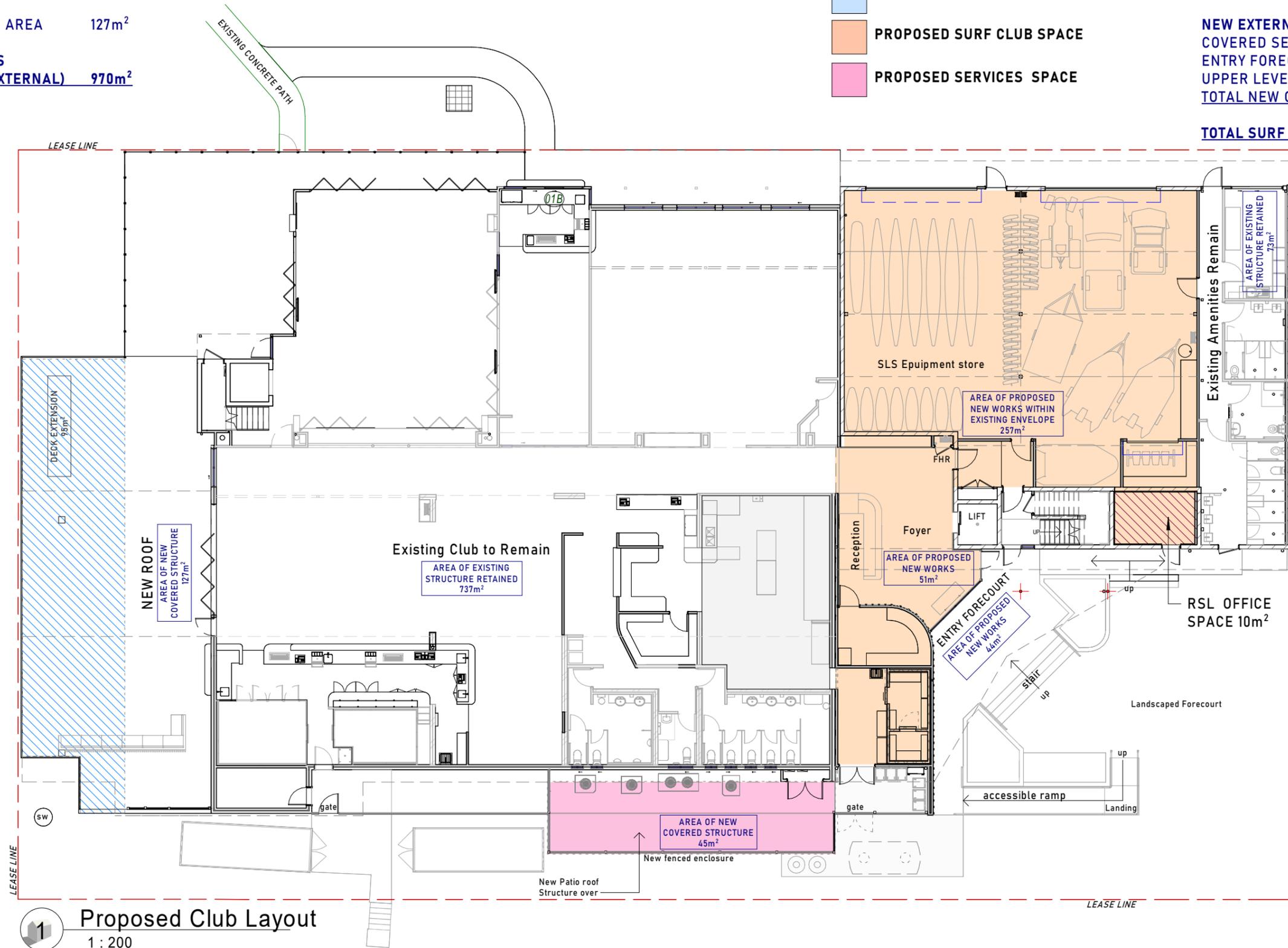
**LEGEND**

- EXISTING SUPPORTERS CLUB SPACE
- PROPOSED SUPPORTERS CLUB SPACE
- PROPOSED SURF CLUB SPACE
- PROPOSED SERVICES SPACE

**DEDICATED SURF AREA BUILDING FLOOR AREA**

LEASED AREA (SITE) 2092m<sup>2</sup>  
 EXISTING AREAS (GFA) 338m<sup>2</sup>  
 NEW AREA (INCL UPPER LEVEL) 709m<sup>2</sup>  
**NEW EXTERNAL COVERED AREAS**  
 COVERED SERVICES 45m<sup>2</sup>  
 ENTRY FORECOURT 44m<sup>2</sup>  
 UPPER LEVEL BALCONY 09m<sup>2</sup>  
**TOTAL NEW COVERED AREAS 98m<sup>2</sup>**

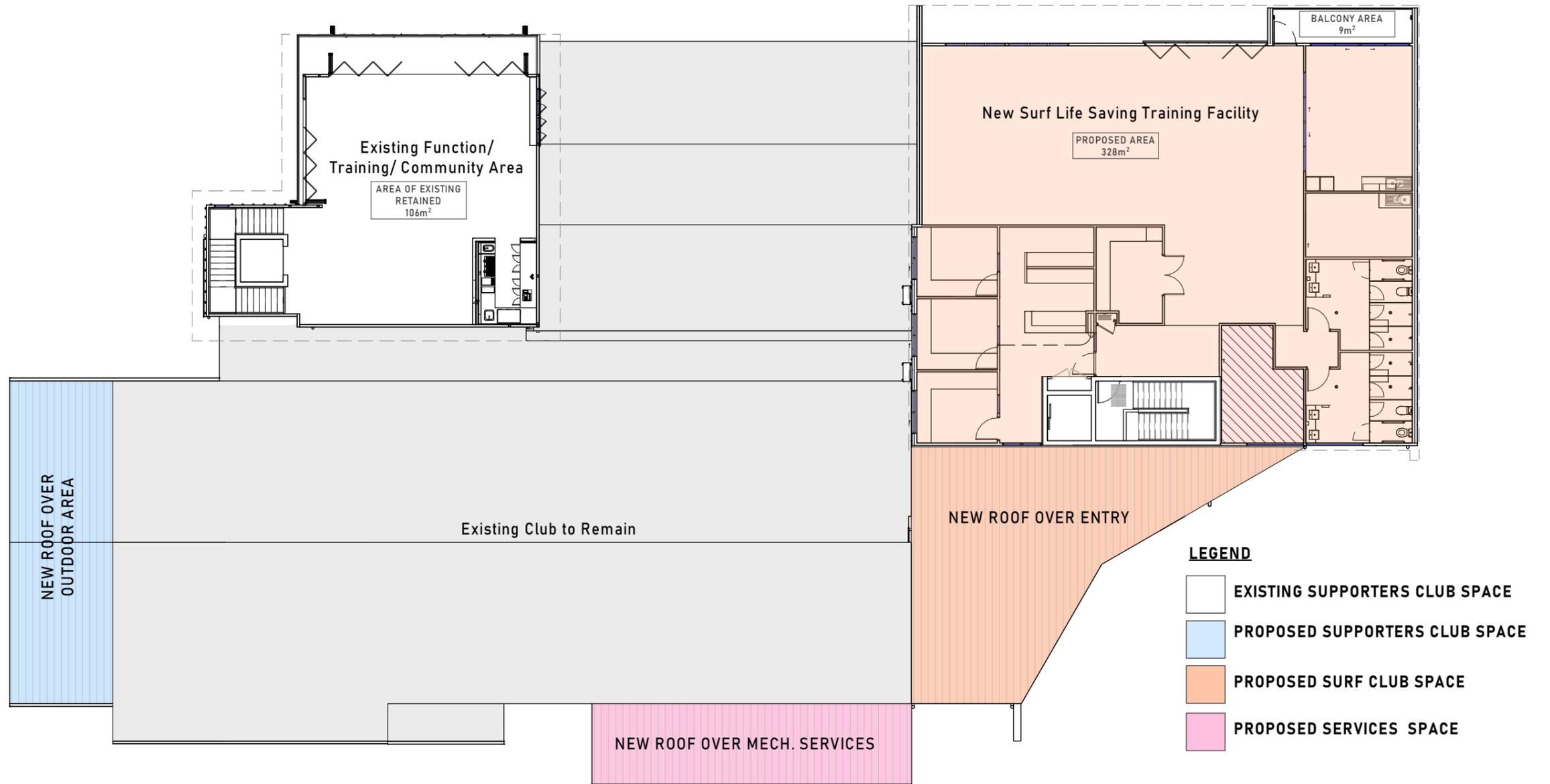
**TOTAL SURF AREA 807m<sup>2</sup>**



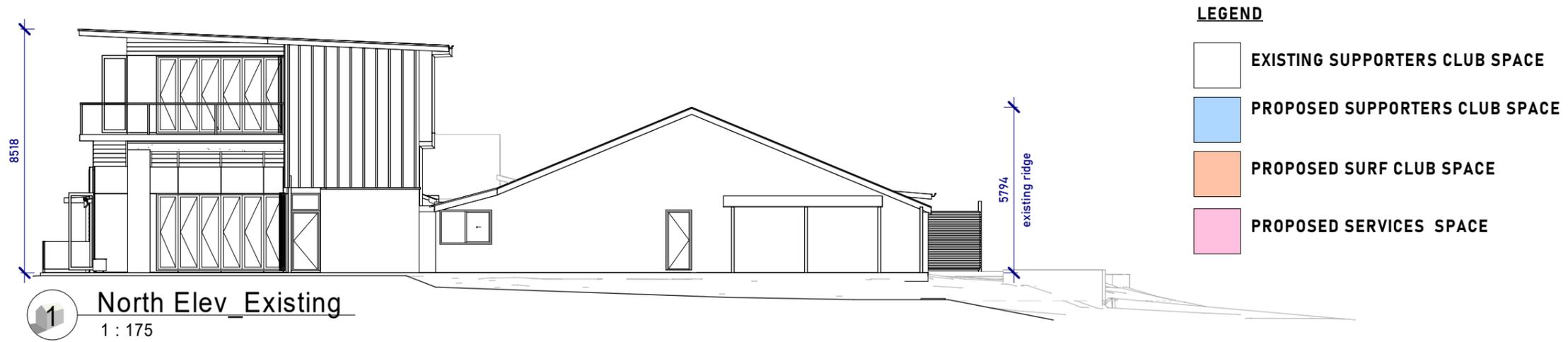
**1 Proposed Club Layout**  
 1 : 200

<p><b>buderim design studio</b> building design</p> <p>Phone - 54454031                  Mob - 0408 702 271                  e-mail - info@buderimdesignstudio.com                  7 Balyata Street Warana. Q.4575                  Damian Collins QBCC Lic. No. 1190103</p>	<p>© Copyright                  These drawings are copyright and always remain the property of Buderim Design Studio. They are not to be reproduced wholly or in part without the written consent of Buderim Design Studio.</p> <p>Figured dimensions have precedence over those scaled.                  All dimensions to be verified on site at setout.</p>	<p><b>CONSULTANTS</b></p> <p><b>Certifier</b>                  Pure Building Approvals Pty Ltd                  Email: admin@purebuildingapprovals.com.au                  Phone: 07 5451 0579</p> <p><b>Engineers</b>                  -Structural                  Tonkin                  Email: Ricky.Worn@tonkin.com.au                  Phone: 61 7 3293 6701                  PDD Plumbing Design and Drafting                  4/34 Technology Drive Warana, 4575                  Phone: 07 5437 7680</p> <p>-Hydraulic</p>	<p><b>Contact</b></p>	<p><b>Issue</b>   <b>Amendment Log</b>   <b>Date</b></p> <p>A   2025 Concept   22/07/2024                  B   Planning Assessment   23/07/2024                  C   Area assessment   28/08/2024                  D   Minor Revision   29/08/2024</p>	<p>Project number   <b>230902</b>   Date   <b>20/05/2021</b>   Drawn by   <b>DC</b></p> <p>Client:  <b>Kawana Waters SLSC</b>                  Surf Facility Upgrade                  Cooper Lookout Park. 99 Pacific Blvd.                  Buddina. Qld. 4575</p>	<p><b>Proposed Club Layout</b></p> <p style="font-size: 2em; font-weight: bold;">A04</p> <p>Rev.   <b>D</b></p> <p>Scale. (A3 sheet)                  1 : 200</p>	
						<p>29/08/2024 10:06:30 PM</p>	

REFER TO DRAWING A04 FOR GFA INFORMATION



**1** Upper Floor\_Proposed  
1 : 200



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Issue	Amendment Log	Date
A	2025 Concept	22/07/2024
B	Planning Assessment	23/07/2024
C	Area assessment	28/08/2024
D	Minor Revision	29/08/2024

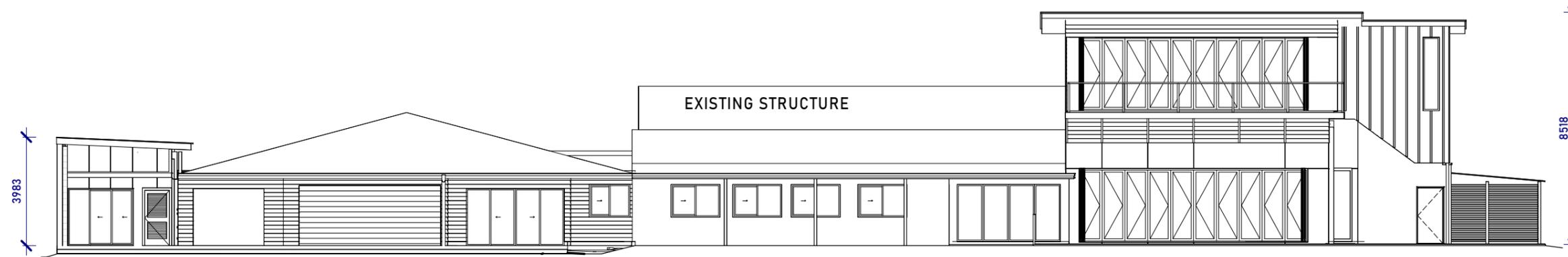
Project number **230902** Date **20/05/2021** Drawn by **DC**

Client:  
**Kawana Waters SLSC**  
Surf Facility Upgrade  
Cooper Lookout Park, 99 Pacific Blvd.  
Buddina, Qld. 4575

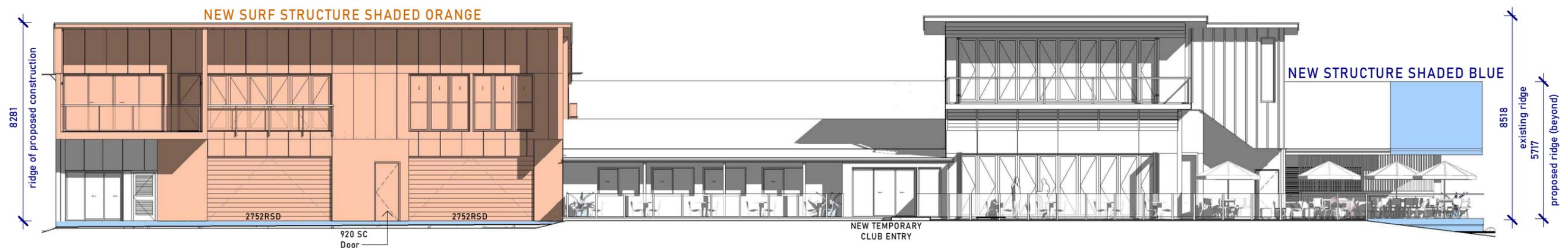
North Elevation Overview	
<b>A11</b>	Rev. <b>D</b>
Scale. (A3 sheet) <b>1 : 175</b>	

**LEGEND**

- EXISTING SUPPORTERS CLUB SPACE
- PROPOSED SUPPORTERS CLUB SPACE
- PROPOSED SURF CLUB SPACE
- PROPOSED SERVICES SPACE



**1** East Elev\_ Existing  
1 : 175



**2** East Elev\_Proposed  
1 : 175



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B	Planning Assessment	23/07/2024
C	Area assessment	28/08/2024
D	Minor Revision	29/08/2024

Project number 230902 Date 20/05/2021 Drawn by DC  
 Client:  
**Kawana Waters SLSC**  
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 Cooper Lookout Park. 99 Pacific Blvd.  
 Buddina. Qld. 4575

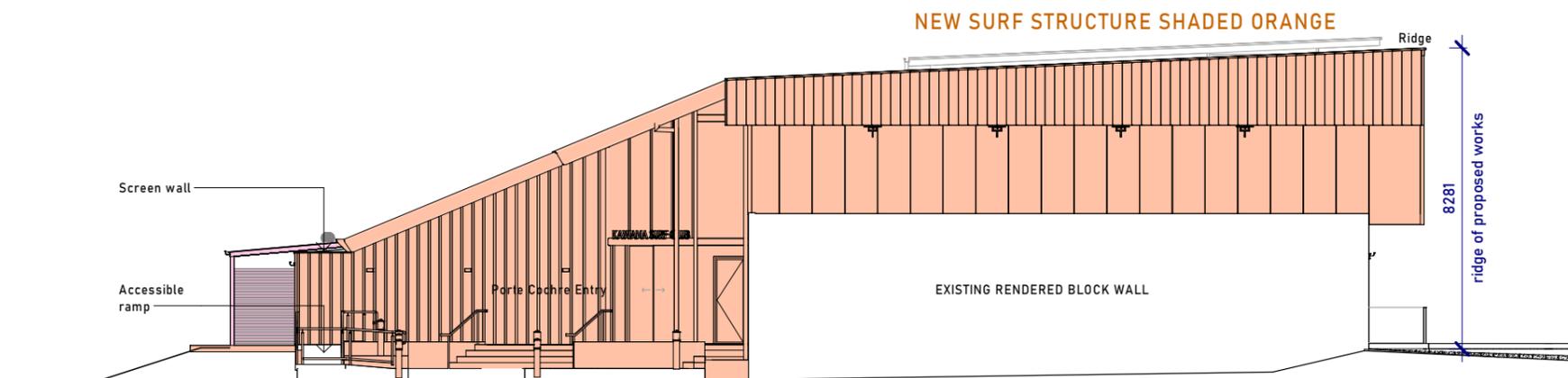
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<b>A13</b>	Rev. <b>D</b>
Scale. (A3 sheet) 1 : 175	

**LEGEND**

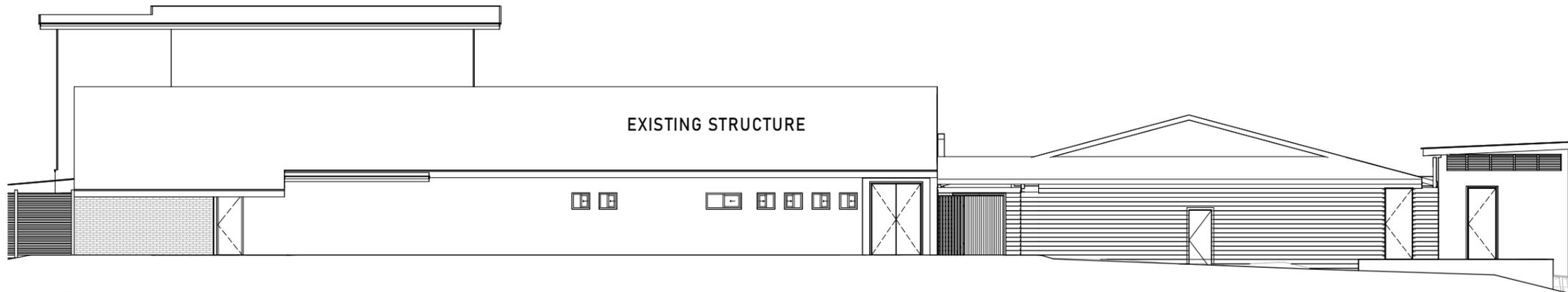
- EXISTING SUPPORTERS CLUB SPACE
- PROPOSED SUPPORTERS CLUB SPACE
- PROPOSED SURF CLUB SPACE
- PROPOSED SERVICES SPACE



**1** South Elev\_ Existing  
1 : 175

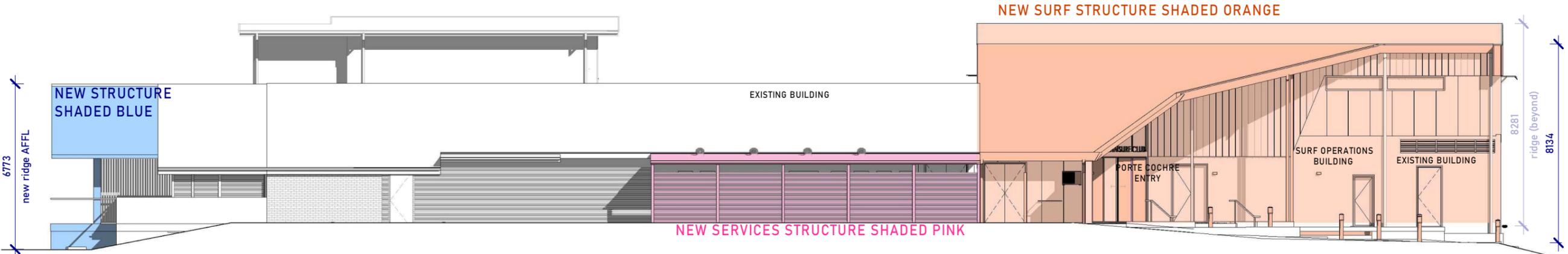


**2** South Elev\_Proposed  
1 : 175



- LEGEND**
- EXISTING SUPPORTERS CLUB SPACE
  - PROPOSED SUPPORTERS CLUB SPACE
  - PROPOSED SURF CLUB SPACE
  - PROPOSED SERVICES SPACE

**1** West Elev\_ Existing  
1 : 175



**2** West Elev\_ Proposed  
1 : 175

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Project number **230902** Date **20/05/2021** Drawn by **DC**

Client:  
**Kawana Waters SLSC**  
Surf Facility Upgrade  
Cooper Lookout Park, 99 Pacific Blvd.  
Buddina, Qld. 4575

<b>West Elevation Overview</b>	
<b>A17</b>	Rev. <b>D</b>
Scale. (A3 sheet) <b>1 : 175</b>	

Appendix 3  
Stormwater Management Plan prepared by Daniel Yates



# **SITE BASED STORMWATER MANAGEMENT PLAN**

**PROPOSED RENOVATIONS TO THE KAWANA WATERS  
SURF CLUB, 99 PACIFIC BOULEVARD, BUDDINA, QLD**

**AUGUST, 2024**

**ABN 94 630 616 718**



## DOCUMENT CONTROL

Report Title: Site Based Stormwater Management Plan

Project Name: Proposed Renovations to the Kawana Waters Surf Club

Project Site: 99 Pacific Boulevard, Buddina, Qld

Document No.: 20240812SMP01B

Revision: B

Issue Date: 22 August, 2024

Issue Status: For DA Approval

Report Author: Daniel Yates

Report Certifier: Daniel Yates (RPEQ 28333)

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# EXECUTIVE SUMMARY

This Site Based Stormwater Management Plan (SBSMP) has been prepared in support of a development application for the proposed expansion of the Kawana Waters Surf Club at 99 Pacific Boulevard, Buddina, Queensland. The real property description for the site is Lease D on SP176785 over part of Lot 521 on B92922.

## STORMWATER QUALITY

The assessment benchmarks for water quality outlined in Part E of the State Planning Policy (SPP, July 2017, p. 46) apply for a development application for operational works for an urban purpose that involves disturbing a land area 2,500 m<sup>2</sup> or greater. Given the proposed Surf Club expansion only proposes to construct an additional 268 m<sup>2</sup> of building footprint, the proposed development does not trigger the need for any Stormwater Quality Improvement Devices (SQIDs) under the provisions of the SPP (July 2017). Therefore, no SQIDs will be required for the proposed development.

## STORMWATER QUANTITY

The Lawful Point of Discharge for the site will be Council's existing underground drainage network and will remain unchanged for the proposed development. The additional 268 m<sup>2</sup> of building footprint will replace 137 m<sup>2</sup> of external impervious area (pavement and hardstand) and 131 m<sup>2</sup> of external pervious areas (grass or garden). As such, the proposed development constitutes a 9% increase in impervious area for the 1,403 m<sup>2</sup> total building footprint and will not change the Lawful Point of Discharge or the existing drainage patterns for the site.

According to Modified Rational Method calculations (refer **Appendix C**) undertaken in accordance with Sunshine Coast Council *Flooding and Stormwater Management Guidelines* (Version 1, September 2020) this 131 m<sup>2</sup> increase in impervious area will result in a negligible increase in stormwater runoff between pre and post-development conditions. Therefore, no on-site detention will be required for the proposed development.

These stormwater quantity outcomes demonstrate compliance with the 'Stormwater Management' related advice received from Sunshine Coast Council received 14<sup>th</sup> August 2024 during the pre-lodgment phase.

# 1. INTRODUCTION

This Site Based Stormwater Management Plan (SBSMP) has been prepared in support of a development application for the proposed expansion of the Kawana Waters Surf Club at 99 Pacific Boulevard, Buddina, Queensland. The real property description for the site is Lease D on SP176785 over part of Lot 521 on B92922.

This SBSMP assesses the proposed development runoff and its impact to stormwater quality and quantity. The objectives of this SBSMP are to ensure the development will have no adverse impact on the existing stormwater drainage system and the quality of receiving waters downstream during the operational phase of the development. In order to achieve these objectives, this SBSMP will:

- Describe the environmental setting of the development site and surrounds.
- Describe the nature of the proposed development as it relates to stormwater quality.
- Identify the measures required to manage stormwater quality to meet the SPP (2017) water quality objectives.
- Calculate the peak flows for both pre and post-development conditions for the site.
- Identify the peak flow management measures required to meet stormwater quantity objectives for lawful point of discharge (e.g. on-site detention, if required).

# 2. EXISTING CONDITIONS

The site is a leased area of 2,092 m<sup>2</sup> (Lease D on SP176785) and the existing Surf Club building has a footprint of approximately 1,135 m<sup>2</sup>. The existing Surf Club building is presented within the dashed orange lease boundary on **Figure 1**. Refer to **Appendix A** for the existing Surf Club floor plan.



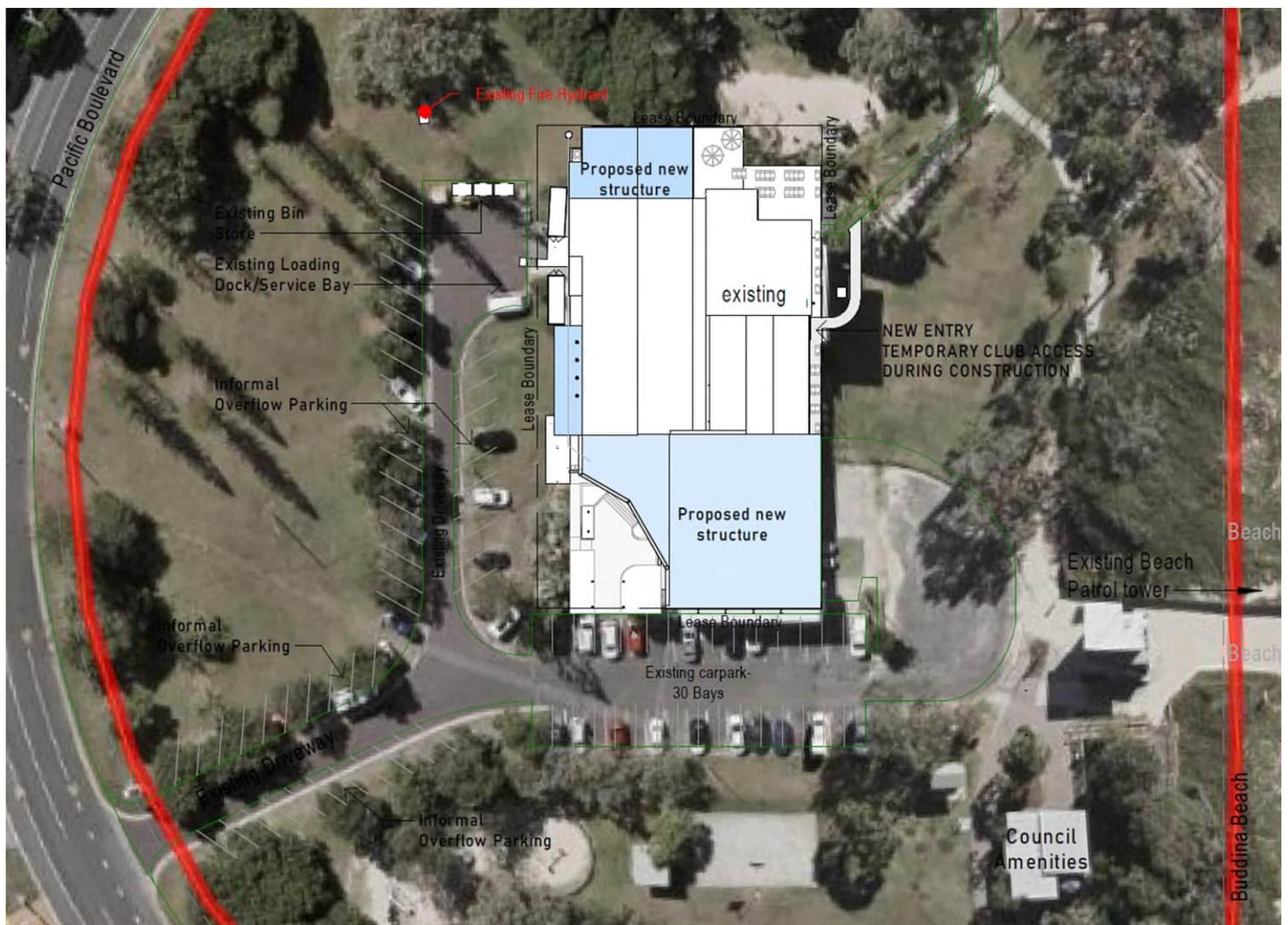
Figure 1 – Existing Surf Club and surrounds

As depicted in **Figure 1**, the Surf Club is located approximately 100 m from the coastline. The broader Lot 521 on B92922 has an area of approximately 2.456 ha and comprises of the Surf Club lease area site (Lease D on SP176785), and surrounding open space area zoned for public recreational use. This surrounding open space area is predominantly vegetated with grass and scattered trees, except for the existing Surf Club carpark, a separate beach access carpark to the north, a shared path and assorted park and beach amenities.

The lot falls generally from east to west towards Pacific Boulevard from a ridgeline located approximately 40 m to the east that follows the coastal foreshore and vegetated dunes. As such, the site is at the top of its catchment. Pacific Boulevard is lined with medium to high density residential buildings. The site is not located within a master drainage study area.

### 3. PROPOSED DEVELOPMENT

The proposed expansion works will renovate 286 m<sup>2</sup> of the existing 1,135 m<sup>2</sup> building and construct an additional 268 m<sup>2</sup> of building footprint resulting in a new building footprint of approximately 1,403 m<sup>2</sup>. The additional 268 m<sup>2</sup> of building footprint will replace 137 m<sup>2</sup> of external impervious area (pavement and hardstand) and 131 m<sup>2</sup> of external pervious grassy areas. As such, the proposed development constitutes a 9% increase in impervious area for the 1,403 m<sup>2</sup> footprint of the new building. The proposed development is depicted on **Figure 2** below.



**Figure 2 – Proposed Development**

Drawing No. 230902-A04 (Revision B, dated 23/07/2024) is provided in **Appendix B** presenting the 'Proposed Club Layout'. The works areas shown on Drawing No. 230902-A04(B) are summarised in terms of their impact to existing impervious and pervious areas in **Table 1**.

**Table 1 – Proposed development areas**

<b>Building Element</b>	<b>Total Works Area<sup>1</sup> (m<sup>2</sup>)</b>	<b>Existing Pervious Area<sup>2</sup> (m<sup>2</sup>)</b>	<b>Existing Impervious Area (m<sup>2</sup>)</b>
New Covered Structure (Services Space)	45	36	9
New Covered Entry Forecourt (Surf Club Space)	44	0	44
New Reception/Foyer Area (Surf Club Space)	52	0	52
New Covered Outdoor Area (Supporter Club Space)	95	95	0
Existing Outdoor Area now covered (Supporter Club Space)	32	0	32
Renovated SLS Equipment Store (Surf Club Space)	286	0	286
Existing Amenities to remain	73	0	73
Existing Club to remain	776	0	776
<b>TOTAL</b>	<b>1403</b>	<b>131</b>	<b>1272</b>
% of total new footprint	100%	9%	91%

1. Proposed works area assumed 100% impervious.

2. Pervious areas include grassed or otherwise vegetated areas, assumed 0% impervious.

## 4. EXISTING STORMWATER DRAINAGE SYSTEM

### Existing Infrastructure

The site is drained by Council's existing underground drainage network via four field inlets within the surrounding carpark and open space areas bordering the lease area. This drainage network follows the ground contours and connects into the road drainage network within Pacific Boulevard and Weema Street to the west. Refer to **Figure 3** below for details of Council's stormwater drainage network<sup>1</sup> and 2014 LIDAR survey<sup>2</sup> (1m DEM) presented as a green raster with 0.25 m contour intervals.

### Lawful Point of Discharge

A Lawful Point of Discharge exists for the site as defined in the *Sunshine Coast Planning Scheme 2014*. The proposed works will be required to maintain pre-development flow conditions by maintaining existing connections from building drainage to the existing stormwater drainage network. As such, the Lawful Point of Discharge for the site will be Council's existing underground drainage network and will remain unchanged for the proposed development.

<sup>1</sup> Sourced from Sunshine Coast Council's REST server layers (URL: <https://gislegacy.scc.qld.gov.au/arcgis/rest/services/>).

<sup>2</sup> Sourced from Department of Natural Resources and Mines (URL: <https://elevation.fsd.org.au/>)

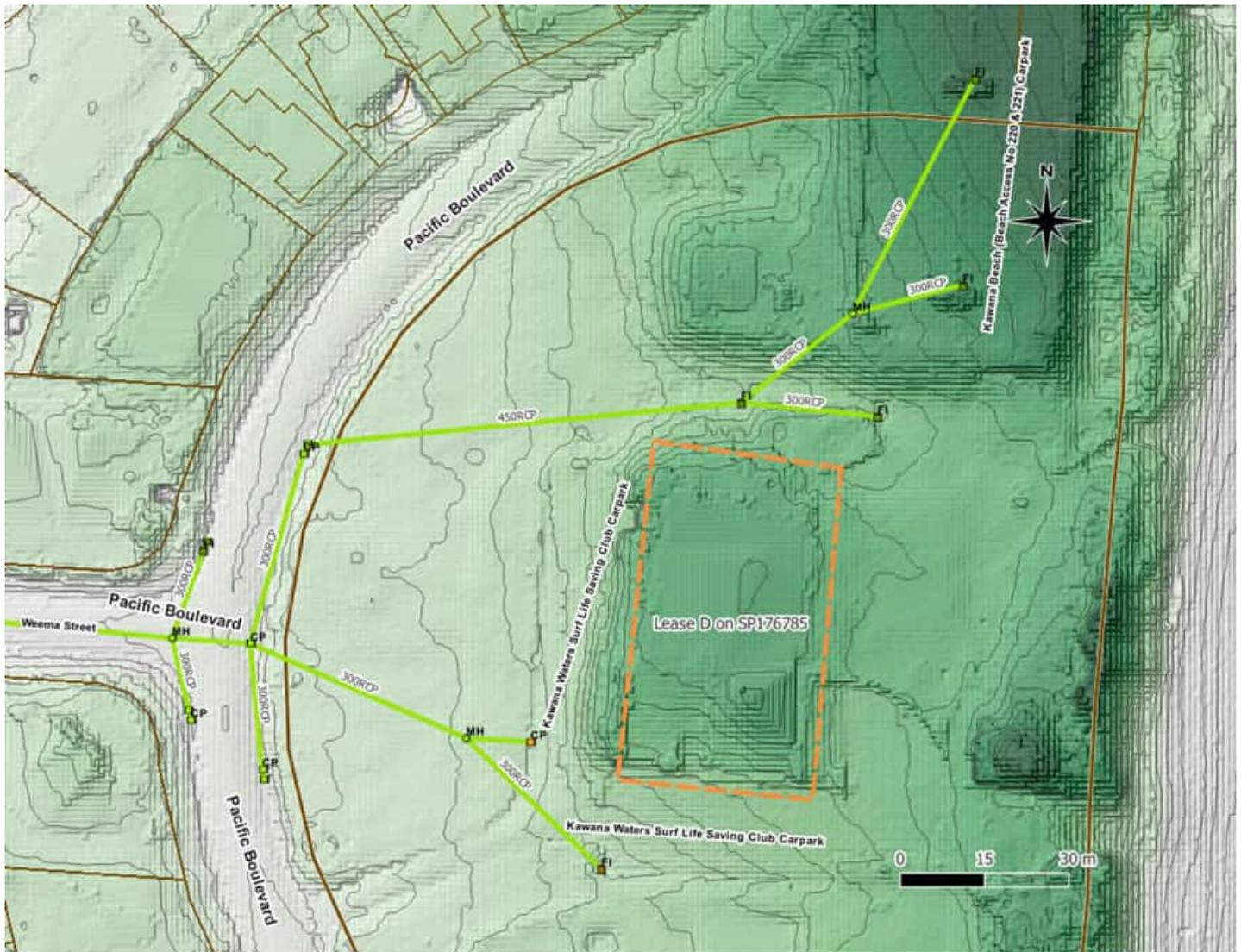


Figure 3 – Existing Drainage System

## 5. STORMWATER QUALITY

The assessment benchmarks for water quality outlined in Part E of the State Planning Policy (SPP, July 2017, p. 46) apply for a development application for operational works for an urban purpose that involves disturbing a land area 2,500 m<sup>2</sup> or greater. Given the proposed Surf Club expansion only proposes to construct an additional 268 m<sup>2</sup> of building footprint, the proposed development does not trigger the need for any Stormwater Quality Improvement Devices (SQIDs) under the provisions of the SPP (July 2017). Therefore, no SQIDs will be required for the proposed development.

## 6. STORMWATER QUANTITY AND DRAINAGE

A roof and allotment drainage system is to be designed to comply with the following standards.

- *AS/NZS 3500.3:2021 Plumbing and Drainage Part 3: Stormwater Drainage.*
- *Queensland Urban Drainage Manual, Version 4 (IPWEA, 2017).*
- *Sunshine Coast Planning Scheme 2014.*

The adopted AEPs for the minor and major drainage system have been interpreted from Section 7.3.1 of QUDM (IPWEA, 2017) considering the proposed development is essentially a recreational

zoned building within a dedicated open space area. As such, the following design storms have been adopted:

- 39% AEP (2-year ARI) for the minor drainage system
- 1% AEP (100-year ARI) for the major drainage system

## Peak Flow Estimation

A peak flow estimation was undertaken in accordance with the Sunshine Coast Council (SCC) *Flooding and Stormwater Management Guidelines*, Version 1 (September 2020). As such, pre-development and post-development peak flows were calculated using the SCC *spreadsheet tool: Sunshine Coast Council peak flow estimation method*<sup>3</sup> (November, 2020), which adopts the SCC Modified Rational Method as prescribed in *A Review of Simple Peak Flow Estimation Methods for use on the Sunshine Coast following the release of ARR 2016* (Version 1.0, January 2020). These calculations are provided in **Appendix C**.

Rainfall IFD data was obtained from the Bureau of Meteorology for the nearest grid data for site at:

- Latitude 26.6875 (S)
- Longitude 153.1375 (E)

Given the size of the investigation area (1,403 m<sup>2</sup>), flat grade (~0.5%) and high impervious fraction (91%) of the pre-development conditions, the SCC Sheet Flow Methodology for deriving Time of Concentration was adopted. The centroid distance to the catchment outlet was estimated to be 50 m (0.05 km). The two adopted surface types for the pre-development flow calculations were 'Paved' (91%) and 'Average Grassed' (9%), yielding a pre-development Time of Concentration (ToC) of 5-minutes and a 10-year Runoff Coefficient (C<sub>10</sub>) of 0.89.

An impervious percentage of 100% was adopted for the 1,403 m<sup>2</sup> footprint of the proposed development, yielding a post-development Time of Concentration (ToC) of 5-minutes and a 10-year Runoff Coefficient (C<sub>10</sub>) of 0.90. The summary of the SCC Modified Rational Method calculations for pre and post-development peak flow estimates are presented in **Table 2**.

**Table 2 – Proposed development areas**

Parameter	Pre-development	Post-development
Time of Concentration (mins)	5	5
Percentage Impervious	91%	100%
Runoff Coefficient (C <sub>10</sub> )	0.89	0.90
39% AEP (Minor Storm) Rainfall intensity (mm/hr)	155	157
39% AEP (Minor Storm) Discharge Coefficient	0.823	0.833
<b>39% AEP (Minor Storm) Peak Flow (m<sup>3</sup>/s)</b>	<b>0.050</b>	<b>0.051</b>
1% AEP (Major Storm) Rainfall intensity (mm/hr)	334	341
1% AEP (Major Storm) Discharge Coefficient	0.978	0.990
<b>1% AEP (Major Storm) Peak Flow (m<sup>3</sup>/s)</b>	<b>0.127</b>	<b>0.132</b>

<sup>3</sup> Accessed via the SCC website (URL: <https://www.sunshinecoast.qld.gov.au/living-and-community/community-safety/disasters/councils-roles-and-plans/flooding-and-stormwater-management-guidelines>).

As per the peak flow calculations provided in **Appendix C** and summarised in **Table 2** above, the increase in stormwater runoff between pre-development and post-development conditions as a result of the proposed development is considered to be negligible. Therefore, no on-site detention will be required for the proposed development.

These stormwater quantity outcomes demonstrate compliance with the 'Stormwater Management' related advice received from Sunshine Coast Council received 14<sup>th</sup> August 2024 during the pre-lodgment phase.

## 7. DETAILED DESIGN AND STAGING

Detailed design shall be undertaken generally in accordance with the content of this SBSMP to ensure the proposed development will have no adverse impact on the existing stormwater drainage system and the quality of receiving waters downstream during the operational phase of the development.

Given the size of the proposed development and negligible earthworks associated with it, development staging is not anticipated to be a consideration, nor influence the ability to achieve the objectives of this SBSMP.

## 8. CONCLUSION

This Site Based Stormwater Management Plan (SBSMP) has been prepared in support of a development application for the proposed expansion of the Kawana Waters Surf Club at 99 Pacific Boulevard, Buddina, Queensland. The real property description for the site is Lease D on SP176785 over part of Lot 521 on B92922.

Drawing No. 230902-A02 (Revision B, dated 23/07/2024) is provided in **Appendix B** presenting the 'Proposed Club Layout'. The proposed expansion works will renovate 286 m<sup>2</sup> of the existing 1,135 m<sup>2</sup> building and construct an additional 268 m<sup>2</sup> of building footprint resulting in a new building footprint of approximately 1,403 m<sup>2</sup>.

A roof and allotment drainage system is to be designed to comply with the following standards.

- *AS/NZS 3500.3:2021 Plumbing and Drainage Part 3: Stormwater Drainage.*
- *Queensland Urban Drainage Manual, Version 4 (IPWEA, 2017).*
- *Sunshine Coast Planning Scheme 2014.*

In accordance with QUDM (IPWEA, 2017) the adopted AEPs for the minor and major drainage system are:

- 39% AEP (2-year ARI) for the minor drainage system
- 1% AEP (100-year ARI) for the major drainage system

The proposed development does not trigger the need for any Stormwater Quality Improvement Devices (SQIDs) under the provisions of the SPP (July 2017). Therefore, no SQIDs will be required for the proposed development.

The proposed development constitutes a 9% increase in impervious area for the 1,403 m<sup>2</sup> total building footprint and will not change the Lawful Point of Discharge or the existing drainage patterns for the site. According to Modified Rational Method calculations (refer **Appendix C**) undertaken in accordance with Sunshine Coast Council *Flooding and Stormwater Management Guidelines* (Version

1, September 2020) the increase in impervious area will result in a negligible increase in stormwater runoff between pre and post-development conditions. Therefore, no on-site detention will be required for the proposed development.

These stormwater quantity outcomes demonstrate compliance with the 'Stormwater Management' related advice received from Sunshine Coast Council received 14<sup>th</sup> August 2024 during the pre-lodgment phase.

---

## REFERENCES

1. Department of Infrastructure Local Government and Planning. (2017). *State Planning Policy*
2. Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors), Commonwealth of Australia (Geoscience Australia) (2019) *Australian Rainfall and Runoff: A Guide to Flood Estimation*
3. Institute of Public Works Engineering Australasia. (2016). *Queensland Urban Drainage Manual, Fourth Edition*
4. Sunshine Coast Council. (2018). *A Review of Simple Peak Flow Estimation Methods for use on the Sunshine Coast following the release of ARR 2016*
5. Sunshine Coast Council. (2023). *Sunshine Coast Planning Scheme 2014*
6. Standards Australia. (2021). *AS/NZS 3500.3:2021 Plumbing and Drainage Part 3: Stormwater Drainage*

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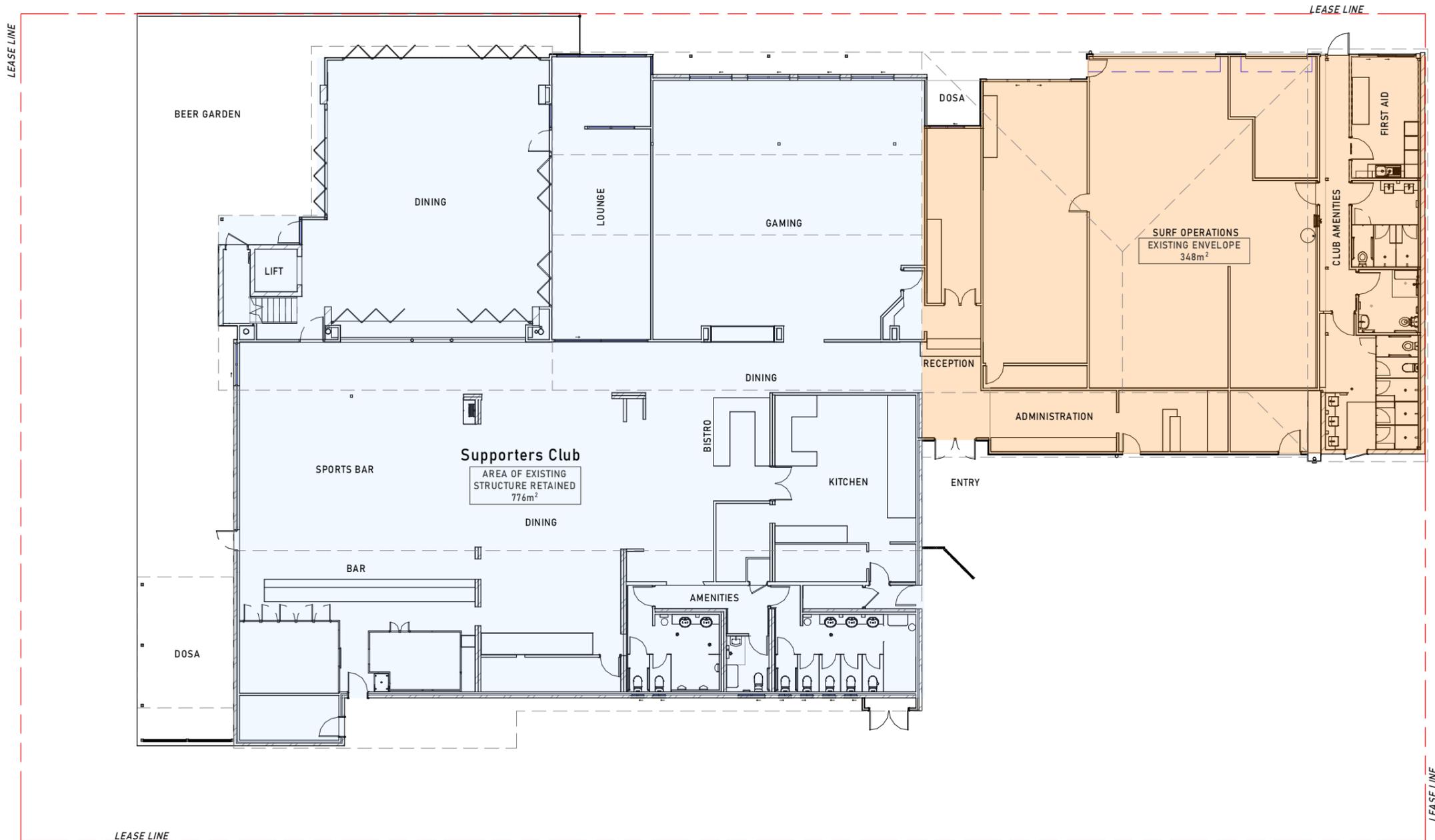
## APPENDICES

- A. Drawing No. 230902-A03 (Revision B, dated 23/07/2024), 'Existing Plan'.
- B. Drawing No. 230902-A04 (Revision B, dated 23/07/2024), 'Proposed Club Layout'.
- C. Pre-development and post-development peak flow calculations using the SCC *spreadsheet tool: Sunshine Coast Council peak flow estimation method* (November, 2020), which adopts the SCC Modified Rational Method.

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## **APPENDIX A**

Drawing No. 230902-A03 (Revision B, dated 23/07/2024), 'Existing Plan'.



**1** Existing Plan Ground Floor  
1 : 200

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B	Planning Assessment	23/07/2024

Project number	230902	Date	20/05/2021	Drawn by	DC
Client: <b>Kawana Waters SLSC</b> Surf Facility Upgrade Cooper Lookout Park, 99 Pacific Blvd. Buddina, Qld. 4575					

Existing Plan	
<b>A03</b>	Rev. <b>B</b>
Scale. (A3 sheet) 1 : 200	

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## **APPENDIX B**

Drawing No. 230902-A04 (Revision B, dated 23/07/2024), 'Proposed Club Layout'.

**DEDICATED SUPPORTERS CLUB BUILDING FLOOR AREA**

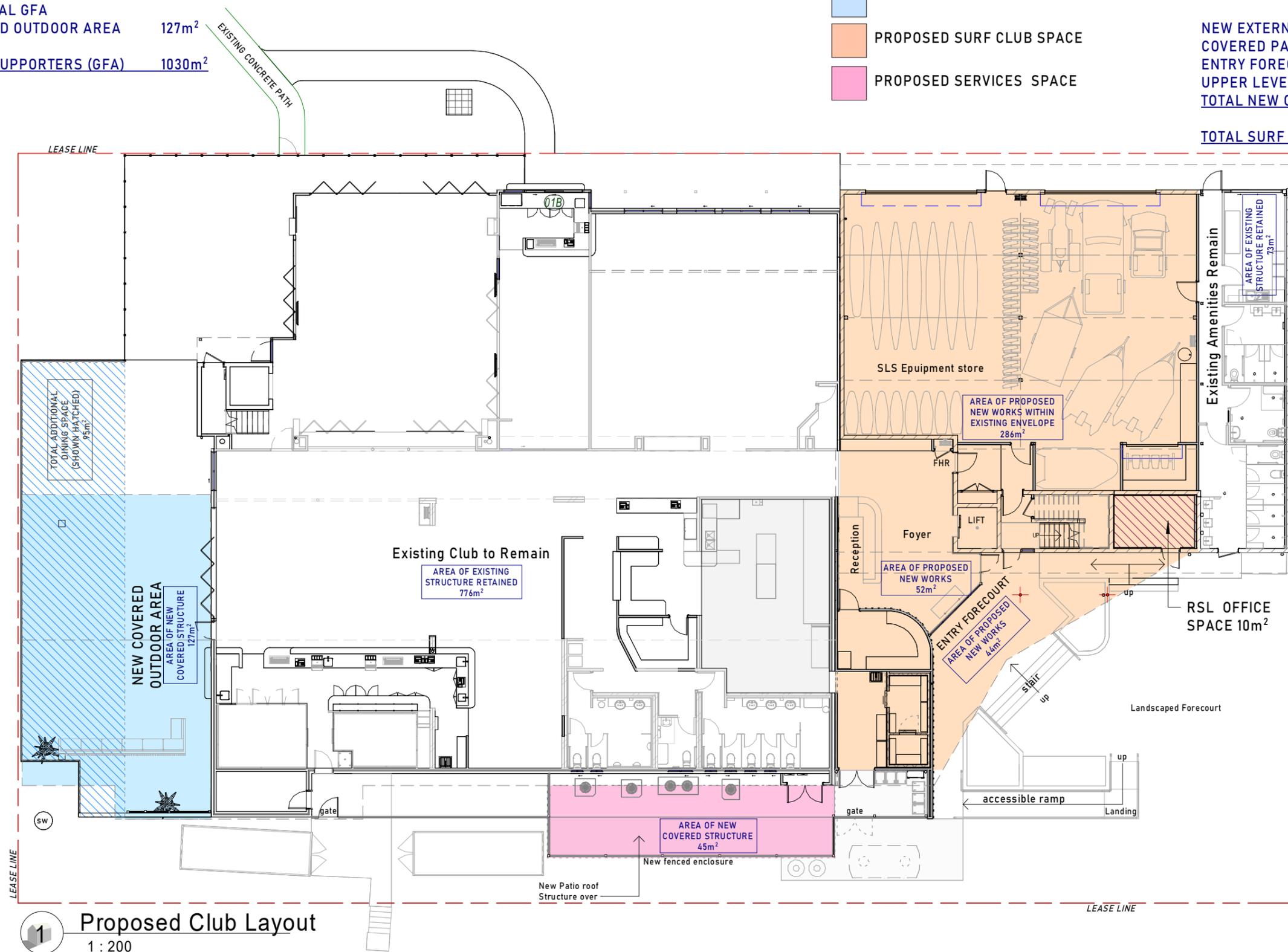
LEASED AREA (SITE)	2092m <sup>2</sup>
EXISTING AREAS (GFA)	776m <sup>2</sup>
UPPER LEVEL	127m <sup>2</sup>
EXISTING INTERNAL GFA	903m <sup>2</sup>
EXTERNAL GFA	
COVERED OUTDOOR AREA	127m <sup>2</sup>
<b>TOTAL SUPPORTERS (GFA)</b>	<b>1030m<sup>2</sup></b>

**LEGEND**

- EXISTING SUPPORTERS CLUB SPACE
- PROPOSED SUPPORTERS CLUB SPACE
- PROPOSED SURF CLUB SPACE
- PROPOSED SERVICES SPACE

**DEDICATED SURF AREA BUILDING FLOOR AREA**

LEASED AREA (SITE)	2092m <sup>2</sup>
EXISTING AREAS (GFA)	348m <sup>2</sup>
<b>NEW AREA (INCL UPPER LEVEL) 769m<sup>2</sup></b>	
<b>NEW EXTERNAL COVERED AREAS</b>	
COVERED PATIO	45m <sup>2</sup>
ENTRY FORECOURT	44m <sup>2</sup>
UPPER LEVEL BALCONY	09m <sup>2</sup>
<b>TOTAL NEW COVERED AREAS</b>	<b>98m<sup>2</sup></b>
<b>TOTAL SURF GFA</b>	<b>867m<sup>2</sup></b>



**1 Proposed Club Layout**  
1 : 200

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Figured dimensions have precedence over those scaled.  
All dimensions to be verified on site at setout.

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Issue	Amendment Log	Date
A	2025 Concept	22/07/2024
B	Planning Assessment	23/07/2024

Project number 230902 Date 20/05/2021 Drawn by DC  
Client: **Kawana Waters SLSC**  
**Surf Facility Upgrade**  
Cooper Lookout Park. 99 Pacific Blvd.  
Buddina. Qld. 4575

<b>Proposed Club Layout</b>	
<b>A04</b>	Rev. <b>B</b>
Scale. (A3 sheet) <b>1 : 200</b>	

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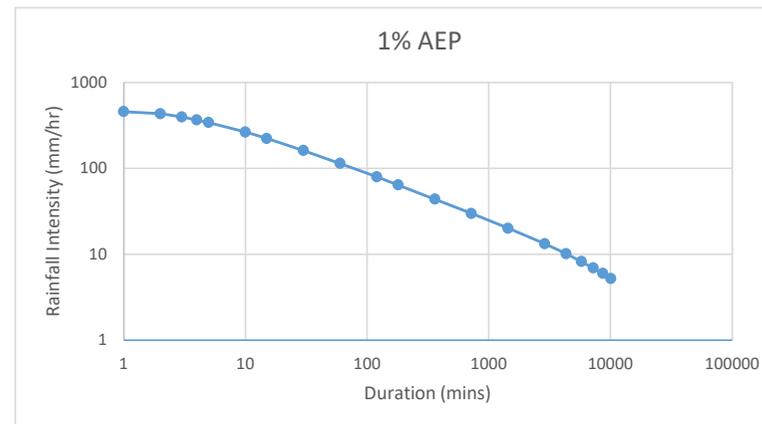
## APPENDIX C

Pre-development and post-development peak flow calculations using the SCC *spreadsheet tool: Sunshine Coast Council peak flow estimation method* (November, 2020), which adopts the SCC Modified Rational Method.

## BoM Intensity Data for Location of Interest

Annual Exceedance Probability (AEP)

Duration		Annual Exceedance Probability (AEP)						
Duration	(minutes)	63.20%	50%#	20%*	10%	5%	2%	1%
1	1 min	177	199	266	311	355	413	456
2	2 min	151	170	231	275	319	381	431
3	3 min	142	159	216	256	296	352	396
4	4 min	135	151	205	241	278	327	365
5	5 min	128	144	194	228	262	306	341
6	10 min	105	117	157	182	207	239	264
7	15 min	89	99.7	132	154	175	202	222
8	30 min	62.8	70.3	94	110	125	146	161
9	1 hour	41.6	46.8	63.5	75	86.5	102	114
10	2 hour	26.7	30.3	42	50.3	58.7	70.2	79.4
11	3 hour	20.6	23.5	33	39.8	46.7	56.3	63.9
12	6 hour	13.3	15.3	22	26.8	31.7	38.4	43.7
13	12 hour	8.64	10.1	14.7	18	21.4	26.1	29.7
14	24 hour	5.63	6.58	9.73	12	14.3	17.5	20
15	48 hour	3.57	4.18	6.2	7.65	9.15	11.4	13.2
16	72 hour	2.68	3.13	4.64	5.74	6.88	8.62	10.1
17	96 hour	2.16	2.52	3.73	4.62	5.55	6.99	8.2
18	120 hour	1.81	2.11	3.12	3.87	4.65	5.88	6.9
19	144 hour	1.56	1.82	2.69	3.33	4.01	5.06	5.95
20	168 hour	1.37	1.59	2.36	2.93	3.52	4.43	5.2
Pre Dev	Pt Rainfall	11.3	12.7	17.1	20.1	23.1	27.0	30.0
	Areal Rainfall	11.3	12.7	17.1	20.1	23.1	27.0	30.0
Post Dev	Pt Rainfall	10.7	12.0	16.2	19.0	21.8	25.5	28.4
	Areal Rainfall	10.7	12.0	16.2	19.0	21.8	25.5	28.4



Update the Yellow Cells with IFD Data from BoM for the site of Interest.  
 Note data must be in the form of intensity (not depth)  
<http://www.bom.gov.au/water/designRainfalls/revised-ifd/?year=2016>

Pre Development	
Type of runoff	Sheet Flow
centroid distance to outlet	0.05 km
Area	0.1403 ha
Slope	0.5 %
Surface Type 1	Paved 91 % Type 1
Z Parameter Type 1	1 (decimal)
Surface Type 2	Average Grassed 9 % Type2
Z Parameter Type 2	-0.2 (decimal)
Z Parameter Adopted	0.89 (decimal)
Adopted ToC	5 mins

Parameters	Channel	Sheet Flow
CF	2.702065	
a	8.048717	11.43641
b	0.413006	0.383255
c	7.393693	10.78325
d	-0.12246	-0.08484
e	0.40182	0.383255
f	-0.03962	0
ToC	4	5 mins

- 1) Determine whether the undeveloped catchment is predominantly sheet flow or channel flow. If the catchment is greater than 1.5ha it is unlikely that sheetflow will be dominant. If the catchment is very small and with out any channelisation, then select sheet flow.
- 2) Enter the distance from the centroid to the outlet (location of peak flow estimation). Check and adjust if the CF parameter highlights in red (>0.4, <4)
- 3) Enter the area to the outlet
- 4) Enter the (Bed) slope
- 5) Select the predeveloped catchment condition from the drop down list

Post Development	
centroid distance to outlet	0.05 km
Area	0.1403 ha
Slope	0.5 %
Impervious fraction	1 (decimal)

Parameters	
CF	2.702065
a	7.392814
b	0.412203
c	6.786627
d	-0.12343
e	0.401021
f	-0.03968

ToC                      5 mins

Select the fraction impervious for the post developed catchment.

- 0 for vegetated open space,
- 0.6 for Rural Res,
- 0.8 for Low Density Res,
- 0.9 for Medium Density/High Density Res, All industry,

## Modified Rational Method

### Pre Development

ToC                    5 mins  
 Area                0.001403 km<sup>2</sup>  
 C10                    0.89

<i><b>AEP</b></i>	<i><b>63.20%</b></i>	<i><b>50%#</b></i>	<i><b>39%</b></i>	<i><b>20%*</b></i>	<i><b>10%</b></i>	<i><b>5%</b></i>	<i><b>2%</b></i>	<i><b>1%</b></i>	
<i><b>Intensity</b></i>	126	142	155	191	224	257	300	334	mm/hr
<i><b>Fy</b></i>	0.9	0.918	0.925	0.975	1	1.025	1.075	1.1	
<i><b>C</b></i>	0.800	0.816	0.823	0.867	0.889	0.911	0.956	0.978	
<i><b>Q</b></i>	0.039	0.045	0.050	0.064	0.078	0.091	0.112	<b>0.127</b>	m <sup>3</sup> /s
<i><b>Q (2100)</b></i>	0.047	0.054	0.059	0.077	0.093	0.110	0.134	<b>0.153</b>	m <sup>3</sup> /s

### Post Development

ToC                    5 mins  
 Area                0.001403 km<sup>2</sup>  
 C10                    0.9

<i><b>AEP</b></i>	<i><b>63.20%</b></i>	<i><b>50%#</b></i>	<i><b>39%</b></i>	<i><b>20%*</b></i>	<i><b>10%</b></i>	<i><b>5%</b></i>	<i><b>2%</b></i>	<i><b>1%</b></i>	
<i><b>Intensity</b></i>	128	144	157	194	228	262	306	341	mm/hr
<i><b>Fy</b></i>	0.9	0.918	0.925	0.975	1	1.025	1.075	1.1	
<i><b>C</b></i>	0.810	0.826	0.833	0.878	0.900	0.923	0.968	0.990	
<i><b>Q</b></i>	0.040	0.046	0.051	0.066	0.080	0.094	0.115	<b>0.132</b>	m <sup>3</sup> /s
<i><b>Q (2100)</b></i>	0.048	0.056	0.061	0.080	0.096	0.113	0.138	<b>0.158</b>	m <sup>3</sup> /s





The experience **you deserve** 



**Kawana Waters Surf Lifesaving Club Redevelopment  
Coastal Hazard Assessment**

**Client:** Kawana Waters SLSC Pty Ltd  
**Project Number:** BE240449  
**Document Number:** BE240449-RP-CHA-01

**Date of Issue:** September 2024



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Version No.	Description	Date	Prepared	Approved
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01	Initial Issue	02/09/2024	NM	PB

**Recipients are responsible for eliminating all superseded documents in their possession.**

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# Executive Summary

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Burchills Engineering Solutions were engaged by the Kawana Waters Surf Lifesaving Club Pty Ltd to prepare a Coastal Hazard Assessment to support a development application for the redevelopment of the Kawana Waters Surf Lifesaving Club at 99 Pacific Boulevard, Buddina which is properly described as Lot 521 on B92922.

The document is required as the proposed redevelopment works are situated within the mapped coastal management district which is identified as being susceptible to coastal hazards (coastal erosion).

This document investigates the potential impacts that coastal hazards may have upon the proposed Surf Club infrastructure and the impacts that the development may have upon the existing coastal environment. The report also assesses the development's compliance with State Code 8: Coastal Development and Tidal Works of the State Development Assessment Provisions to ensure that the project does not:

- Negatively impact upon coastal processes;
- Impact upon the protective function of landforms and retains vegetation;
- Significantly impact the risk or impacts to people or properties;
- Increase the severity of coastal erosion either on or off site; or
- Impact negatively upon Matters of State Ecological Significance.

The report also identifies the potential hazards to which the proposed development may be exposed and measures to mitigate these hazards.

The proposed development is generally within the existing building foot print.

The assessment has determined that the proposed redevelopment works can be undertaken without having a major impact upon coastal processes, complying with the requirements of the State Development Assessment Provisions and the policy intent of the State Planning Policy.

Consideration has also been given to the Sunshine Coast Council's draft Coastal Hazard Adaptation Strategy which is currently being developed.





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Appendix A – Architectural Design Drawings

Appendix B – Coastal Hazard Mapping

Appendix C – Coastal Hazard Mapping

Appendix D – Code Responses





## 1. Introduction

---

Burchills Engineering Solutions were engaged by the Kawana Waters Surf Lifesaving Club Pty Ltd to prepare a Coastal Hazard Assessment to support a development application for the redevelopment of the Kawana Waters Surf Lifesaving Club at 99 Pacific Boulevard, Buddina which is properly described as Lot 521 on B92922.

This document investigates the potential impacts that coastal hazards may have upon the proposed Surf Club redevelopment and the impacts that the development may have upon the existing coastal environment. The report also identifies the potential hazards to which the proposed development may be exposed and measures to mitigate these hazards.

The report also assesses the developments compliance with relevant State and Local Government statutory documents.

### 1.1 Purpose

The proposal is to redevelopment of the existing Kawana Waters Surf Life Saving Club building which is situated within the Coastal Zone in a mapped Coastal Management District. Due to the developments location, assessment against the provisions of the State Development Assessment Provisions (SDAP) State Code 8: Coastal Development and Tidal Works is required. The purpose of this code is to ensure that the proposed development is designed and located to:

- Protect life, buildings and infrastructure from the impacts of coastal erosion
- Maintain coastal processes
- Conserve coastal resources
- Maintain appropriate public use of, and access to and along, state coastal land
- Account for the projected impacts of climate change; and
- Avoid impacts on matters of state environmental significance and, where avoidance is not reasonably possible, minimise and mitigate impacts, and provide an offset for significant residual impacts where appropriate.

This assessment therefore focuses upon the potential impacts that development may have upon coastal processes, the vulnerability of the proposed development works to coastal hazards and the potential impacts upon natural systems and associated public safety risks. The report also provides advice as to design features that could be considered to mitigate the effects of future coastal processes on the proposed building works.

### 1.2 Project Background

The proposed modification and extension of the existing Kawana Waters Surf Lifesaving Club facilities are required to meet the current and future demands of the area's growing population. During the preliminary design phase of the project, representatives of the Kawana Waters Surf Lifesaving Club engaged with Sunshine Coast Council Officers to develop a Special Areas Adaption Plan in response to recommendations made within Council's Coastal Hazard Adaptation Strategy (CHAS).

KWSLSC stakeholders and Council Officers participated in two workshops to gain an understanding of local values and undertake an evaluation of potential adaptation options. Additionally, representatives of the KWSLSC met separately with Officers of Council's Development Services Unit regarding the design of the proposed redevelopment works.

Correspondence provided by Sunshine Coast Council dated 14 August 2024 (refer Appendix B) details that the current design is unlikely to directly affect or conflict with the outcomes of the Kawana Waters SLSC SAAP





and associated medium-term planning for the site. However, the correspondence details that due to the location of the site, consideration must be given to coastal hazard and climate resilience matters.

### 1.3 Subject Site

The Kawana Waters Surf Lifesaving Club is situated within a lease (SP176785) at 99 Pacific Boulevard, Buddina which is properly described as Lot 521 on B92922. The lease has an area of 2,092m<sup>2</sup> and is identified by the Sunshine Coast Regional Council Planning Scheme as being located within an Open Space zone.

The lease area is situated within Coopers Lookout Park and is bound by open space and ancillary park facilities including a carpark, amenities and pedestrian path network. Access to the Surf Club is gained from Pacific Boulevard which is situated immediately to the west of the park.

Figure 1.1 below provides a locality plan which identifies the location of the subject site while Figure 1.2 provides an aerial photograph of the site in its current state.

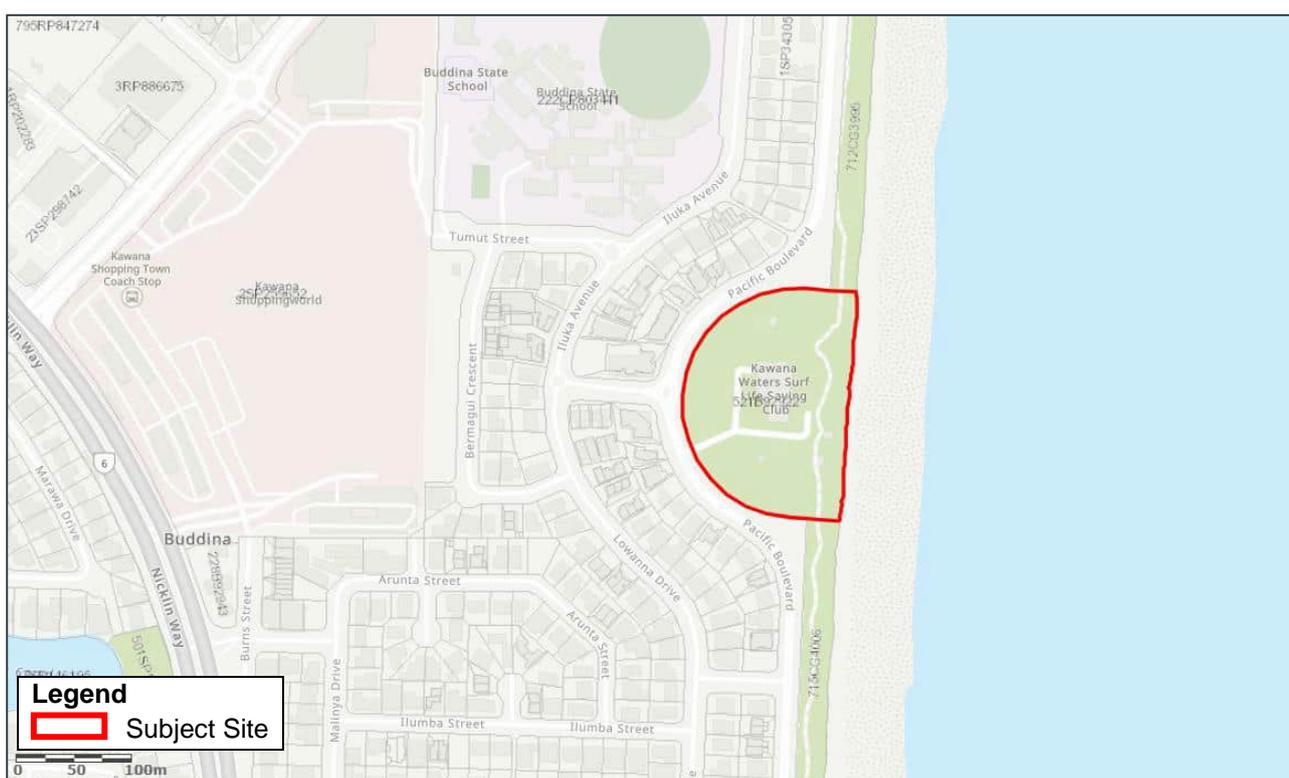


Figure 1.1 Site Locality Plan (DAMS)





Figure 1.2 Site Aerial Photograph (QLD Globe)

#### 1.4 Proposed Development

The development application proposes to modify and extend the Kawana Waters Surf Lifesaving Club within the bounds of the existing lease area. The proposed redevelopment works include the following components:

- The demolition of equipment storage within the southern building and sections of the existing reception and administration area
- The construction of a new two-storey building in place of the existing life-saving storage area, including:
  - Ground floor:
    - Storage area for surf lifesaving equipment
    - New club entrance
    - Landscaping
    - A reception, managers office and foyer area
    - New roof and fencing to Air conditioning units
    - 127m<sup>2</sup> covered structure to the existing external dining area/supporters club
  - Upper Floor
    - Club administration offices
    - Lifesaving Training Area and storage
    - Lifesaving Meeting Rooms
    - Additional Lifesaving amenities with Parent's room
    - Kawana Waters RSL Sub-Branch Office

Figure 1.3 below provides an extract of ground floor plan depicting the proposed redevelopment works. For further details regarding this matter, please refer to the architectural design package prepared by Buderim





Design Studio contained in Appendix A of this report. It is noted that the proposed development is generally within the existing building footprint and does not encroach further seaward.

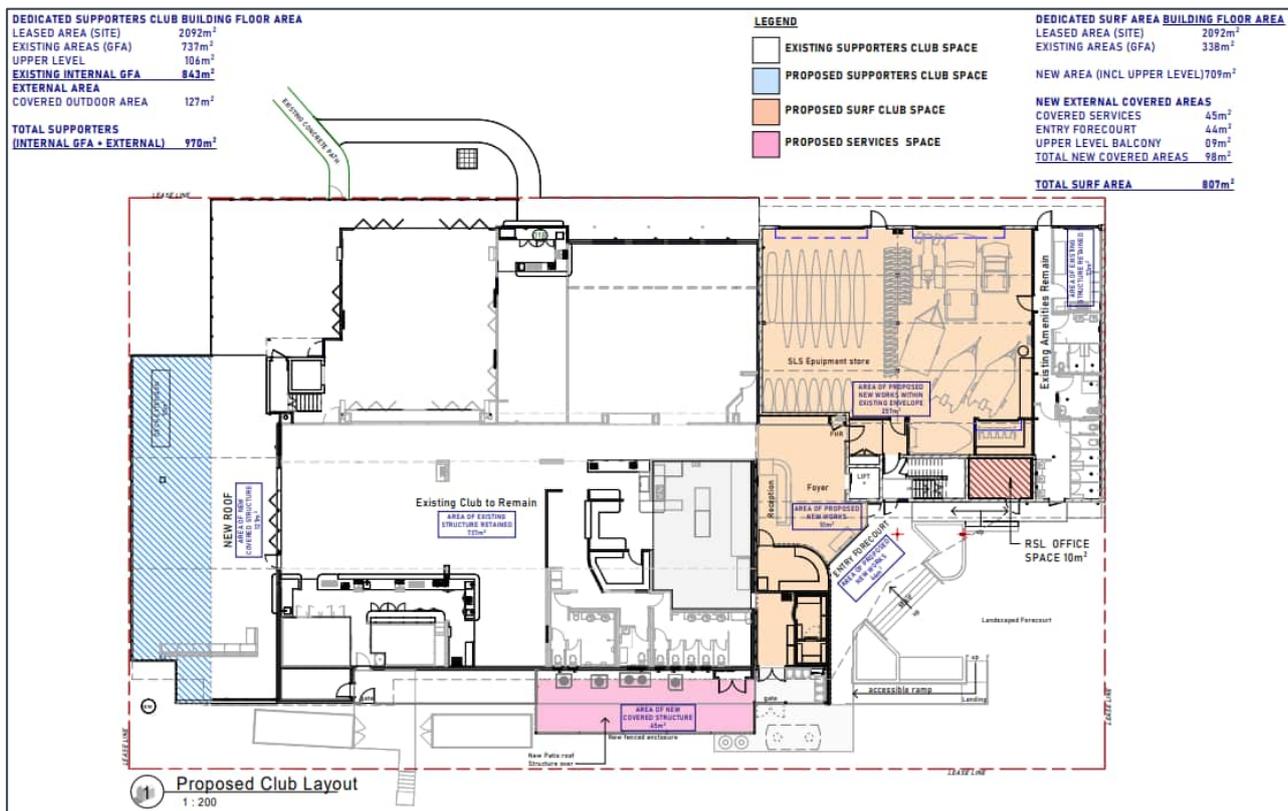


Figure 1.3 Ground Floor Plan of Proposed Surf Club Redevelopment



## 2. Site Conditions

---

### 2.1 Environmental Conditions

The proposed extensions to the Kawana Waters Surf Lifesaving Club are situated in an existing sand dune which forms part of an open ocean stretch of sandy beach. This stretch of coastline, as with the remainder of the coast is a dynamic environment which is shaped by coastal processes including fluctuations in the tide and wave action. There is a history of erosion, scarping and sand transport along this section of the ocean beach as a result of extreme weather events. The following sections of this report discuss the environmental conditions experienced at the investigation area, focusing upon the following:

- Wave Climate;
- Astronomical and Storm Tides; and
- Sediment Erosion and Transportation.

#### 2.1.1 Wave Climate

Large swell events which impact the South East Queensland coastline are generally generated by severe weather events off the South East Queensland Coast such as East Coast Low pressure system or Tropical Cyclones, which have been recorded generating wave heights in excess of 7.5m. Generally, damage on exposed beaches occurs when severe weather events cause storm tide conditions which extend wave heights over 4m.

The two severe weather patterns responsible for the generation of large swells occur at opposite times of the year, with wave climate from May to August dominated by the passage of low pressure systems (East Coast Lows) to the south generating moderate to high energy south to south east swells. Tropical cyclones typically occur during the months of November to April, forming in the Coral Sea, either crossing the North Queensland / Central Queensland coastline or moving away from the coast to the south and east (GCSMP, 2008).

Monitoring undertaken by the Department of Environment and Science (DES) identifies that the Sunshine Coast (Mooloolaba) is subject to an average significant wave height of 0.5m – 1.5m (26%) from a predominantly East-South-Easterly direction. Wave heights exceeding 2m in height occur 5% of the time while an annual exceedance of 3m wave height occurs 0.5% of the time. Figure 2.1 below provides an extract from the Queensland Wave Climate annual summary 2018-2019 depicting recorded wave height and direction for Mooloolaba.



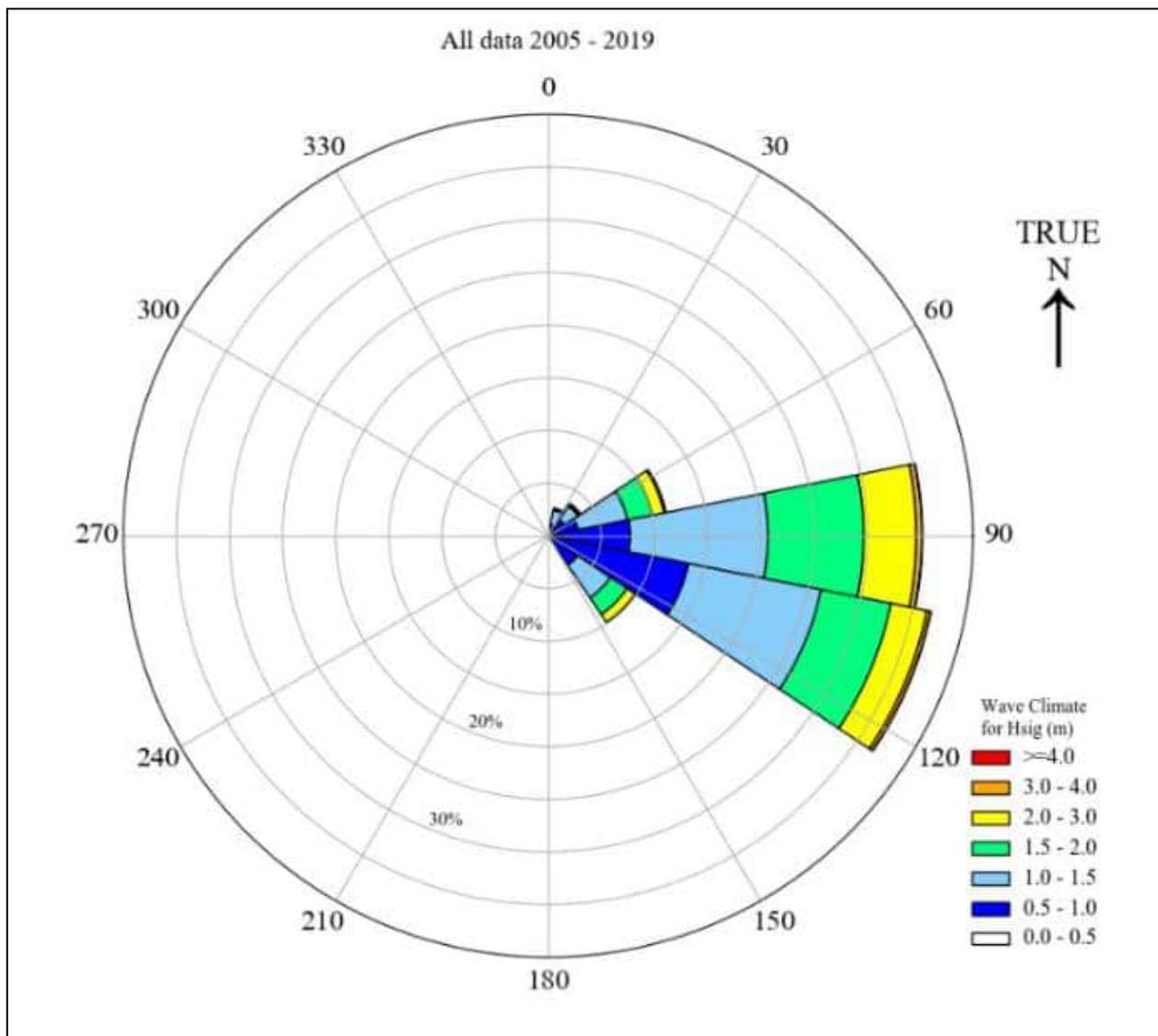


Figure 2.1 Mooloolaba Wave Climate Summary

### 2.1.2 Astronomical Tides

Sunshine Coast beaches are subject to semi-diurnal tides which have a tidal range of 2.21m. Tidal planes for Mooloolaba for 2024 provided by Maritime Safety Queensland have been reproduced below in Table 2.3.

Table 2.1 Semi Diurnal Tides Range for Mooloolaba Beach

Tidal Planes	Level (m LAT)	Level (m AHD)
Highest Astronomical	2.21	1.21
Mean High Water Spring	1.70	0.70
Mean High Water Neap	1.38	0.38
Mean Low Water Spring	0.30	-0.70
Mean Low Water Neap	0.63	-0.37
Mean Surface Level	1.00	0.00
Australian Height Datum	1.00	0.00
Lowest Astronomical Tide	0.00	-1.00





## 2.2 Storm Tides

Storm tide inundation coupled with extreme wave conditions are the coastal hazards with the greatest potential for loss or harm to the community and environment. Storm tide inundation becomes a natural disaster when severe disruption occurs to a community (EPA, 2006). Storm tide is a combination of the normal astronomical tide and storm surge which in South East Queensland are caused by severe weather events such as East Coast Lows or Tropical Cyclones as discussed in section 2.1.1.

Storm tide inundation coupled with extreme wave conditions are the coastal hazard with the greatest potential for loss or harm to the community and environment. A storm tide is the combined or total water level which comprises of the following components:

- Astronomical Tide:
- Storm surge, the combined effect of the shore-ward, wind-induced currents generated by severe weather events; and
- Wave set-up, the increase above the still-water level resulting from the presence of breaking waves in the surf zone.

### 2.2.1 Sediment Transport and Erosion

Sunshine Coast beaches are exposed to a high energy open ocean wave climate with the potential to move large volumes of sand. High energy wave events combined with elevated water levels (storm tide) generated by severe weather systems (East Coast Lows and Tropical Cyclones) which may result in the significant erosion of the shoreline.

Coastal erosion can be classed as either short term or long term, with long term erosion extending over several decades and generally caused by a deficit in the annual sediment budget. Short term erosion refers to erosion that occurs over a period of days and is generally a result of severe storm or cyclone activity. Short-term erosion events alter the beach profile, with sand eroded from the beach transported seaward under wave action. During erosion events, waves erode the toe of the dune creating a steep scarp which advances landward through the dune system. This process can result in significant shoreline recession over a period of several hours to days.

The impact of such short-term erosion events upon adjoining infrastructure or private property is dependent on the volume of sand available seaward within the upper beach and dune system, which acts as a buffer against erosion. On the Sunshine Coast coastline, the limit of severe erosion resulting from extreme weather events is generally limited to areas seaward of the established intact dune systems (where natural replenishment occurs) or where seawall defenses exist.

Figure 2.2 below provides a graphical representation of the impacts that short term erosion events generated by severe weather systems may have upon the coastal environment, with the post storm scenario depicting the advancement landward of the storm escarpment.



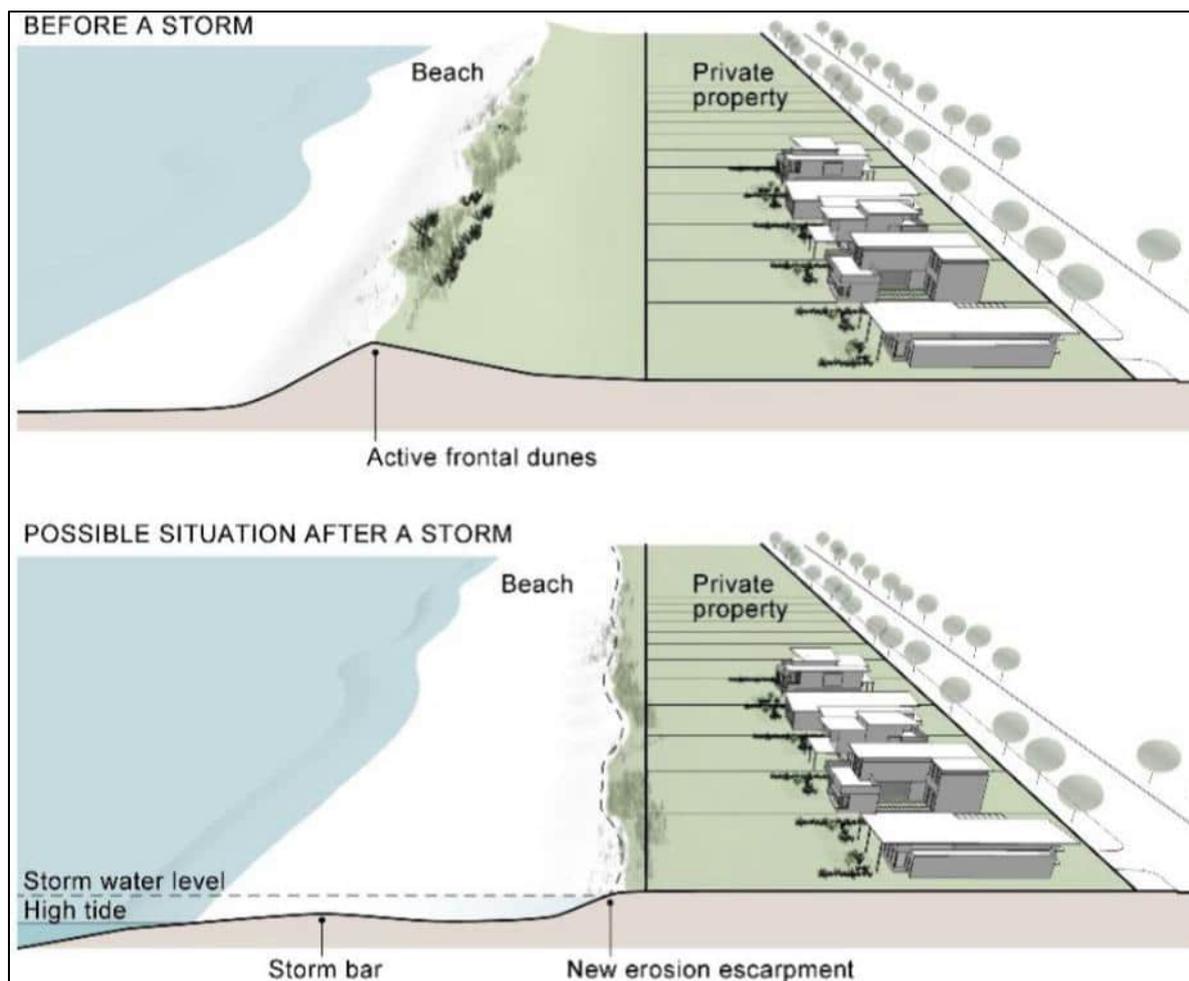


Figure 2.2 Diagram Depicting Pre and Post Short-Term Erosion Event (Courtesy: CoGC)

## 2.3 Site Features

### 2.3.1 Site & Dune Topography

Elevation data extracted from publicly available LiDAR indicates that the existing Kawana Waters Surf Lifesaving Club is located at an elevation which varies from 6.6m AHD – 6.8m AHD. The existing built form is located behind dune system which is located approximately 30m to the east. The site generally slopes from east to west (from the rear of the dunes towards Pacific Boulevard) at a grade of approximately 2%.

Elevations within the dune system which is situated to the east of the existing building vary, with the elevations within the hind dune down to 6.5m AHD with a maximum dune crest height of 8.8m AHD. The frontal dune extends from approximately 7.95m AHD down to the toe at approximately 2.9m AHD and is characterized by a steep grade.

### 2.3.2 Subsurface Geology

A site geotechnical investigation has been undertaken by Geotech Engineering Pty Ltd for the subject site. The investigation identified that the site is underlain by Quaternary Aged Alluvium which typically comprises Clay, Sand, Gravel, Silt. Fieldwork undertaken as part of the investigation involved the sinking of two bore holes which were drilled to a maximum depth of 1m. Subsurface conditions encountered comprised of natural medium dense black brown and grey white sands.





### 3. Desktop Assessment

---

This report has been prepared to assess the impact that mapped coastal hazards may have upon the subject site and the proposed development. The report details measures which have been incorporated into the design of the proposed development which specifically address the current and future impacts of Coastal Hazards.

The term 'Coastal Hazards' specifically relates to the natural processes of *coastal erosion* and *storm-tide inundation* which form and re-shape the coastline. Coastal erosion is the wearing away of land or the removal of beach or dune sediments by wave or wind action, tidal currents, wave currents or drainage. Storm tide inundation is the temporary inundation of land caused as a result of abnormally high tides, usually coinciding with tropical low-pressure systems (cyclones).

The present and future extent of both natural processes (coastal erosion and storm tide inundation) has been modelled and mapped by the Queensland State Government.

#### 3.1 State Planning Policy

The State Planning Policy constitutes a key component of Queensland's land use planning system, enabling continued development while protecting the environment and allowing communities to grow and prosper. The SPP provides a comprehensive set of principles which underpin the Queensland planning system, guiding local and the State Government in land use planning and development assessment.

The SPP provides a series of maps which relate specifically to matters of state interests. Interrogation of the SPP interactive mapping system has identified that the subject site is mapped as being impacted by:

- Coastal erosion; and
- Is situated within a Coastal Management District.

Discussion regarding the SPP's mapped state coastal interests is discussed in the following sections.

##### 3.1.1 Coastal Erosion

The subject site is identified as being located within an Erosion Prone Area. The surf club is located upon an elevated parcel of land above the beach profile and is situated behind an intact dune which is exposed to coastal processes (tidal fluctuations, wave action and erosion) during extreme weather events.

Given the exposed nature of the beach envelope and dune profile it is highly likely that areas to the east of the surf club will be inundated during large storm surge events and will be subject to erosion occurring as a result of scour related to increased wave action and run-up. This may result in the loss of large quantities of sand during a storm event.

Figure 3.1 below show excerpt of the DAMS Coastal Erosion Hazard overlay. For further details regarding mapped coastal hazards please refer to DAMS coastal hazard mapping contained in Appendix C.





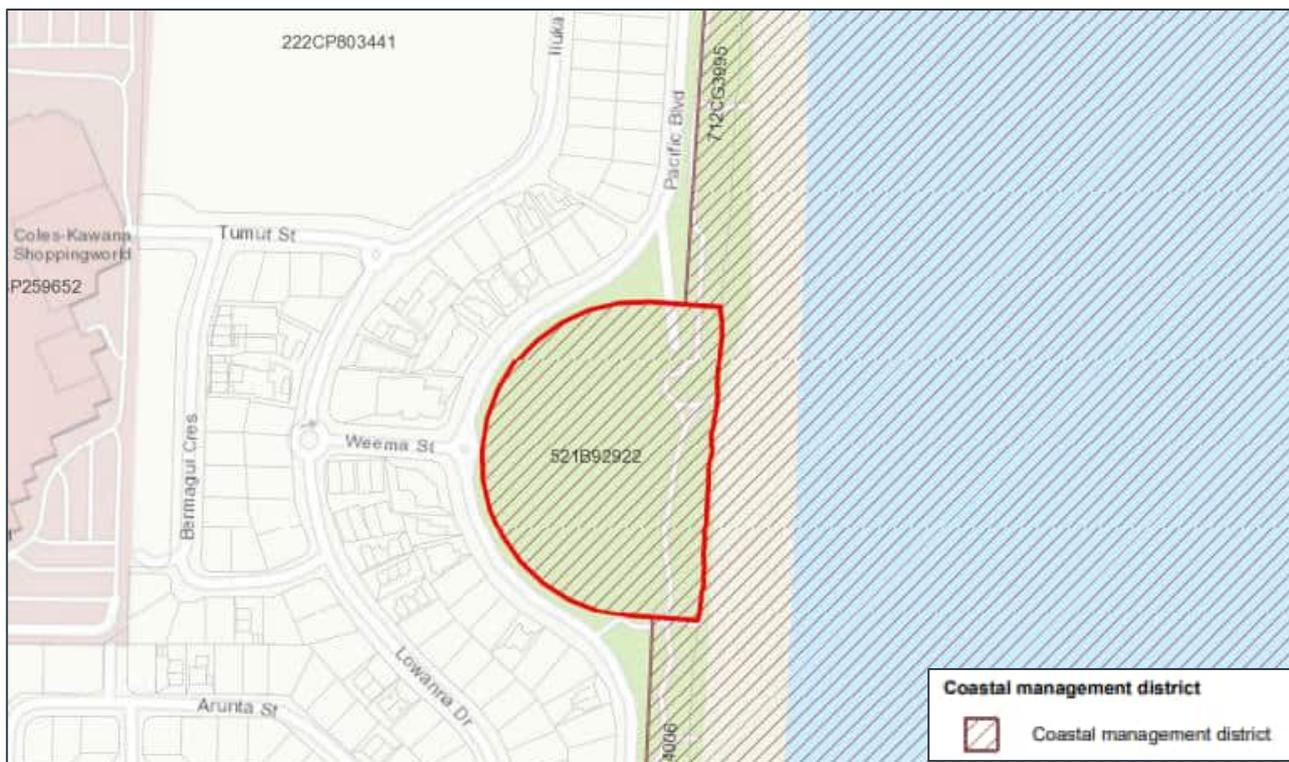
Figure 3.1 Coastal Erosion Map Extract (Courtesy: DAMS)

### 3.1.2 Coastal Management District

The Development Assessment Mapping System identifies that part of the subject site is located within a mapped Coastal Management District (CMD). Development applications for works occurring within a mapped Coastal Management District are subject to assessment against the provisions of the State Development Assessment Provision's State Code 8 – Coastal Development & Tidal Works (Coastal Management District). An assessment against State Code 8 has been completed as part of this report. Please refer to section 4.1 of this report or Appendix D for further details regarding the merits-based assessment.

Figure 3.3 below provides an extract of the SPP mapping which details the location of the development site within the Coastal Management District. For further details regarding mapped coastal hazards please refer to DAMS coastal hazard mapping contained in Appendix C.





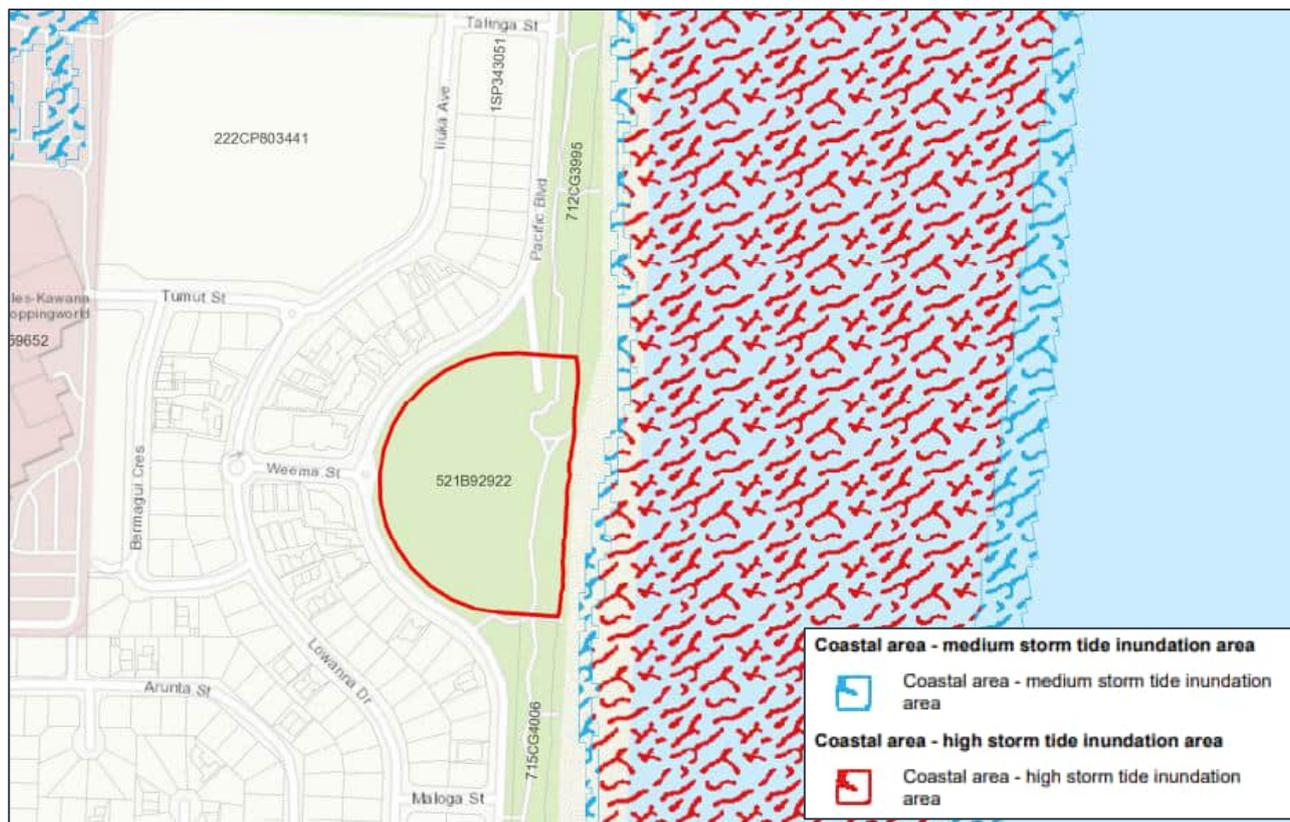
**Figure 3.2 Coastal Management District Map Overlay Extract (Courtesy: DAMS)**

### 3.1.3 Storm Tide

The SPP's Stormtide Inundation overlay identifies that areas immediately to the east of the surf club (the sand dune and beach profile) will be impacted by both high and medium storm tide inundation. It is important to note that the overlay identifies that only areas to the east of the established dune profile are mapped as being impacted to the effects of the storm tide overlay.

Figure 3.2 below details the extent of the mapped medium and high inundation storm tide overlays in relation to the subject site.





**Figure 3.3 Medium and High Stormtide Inundation Map Overlay Extract (Courtesy: DAMS)**

### 3.2 Sunshine Coast Planning Scheme 2014

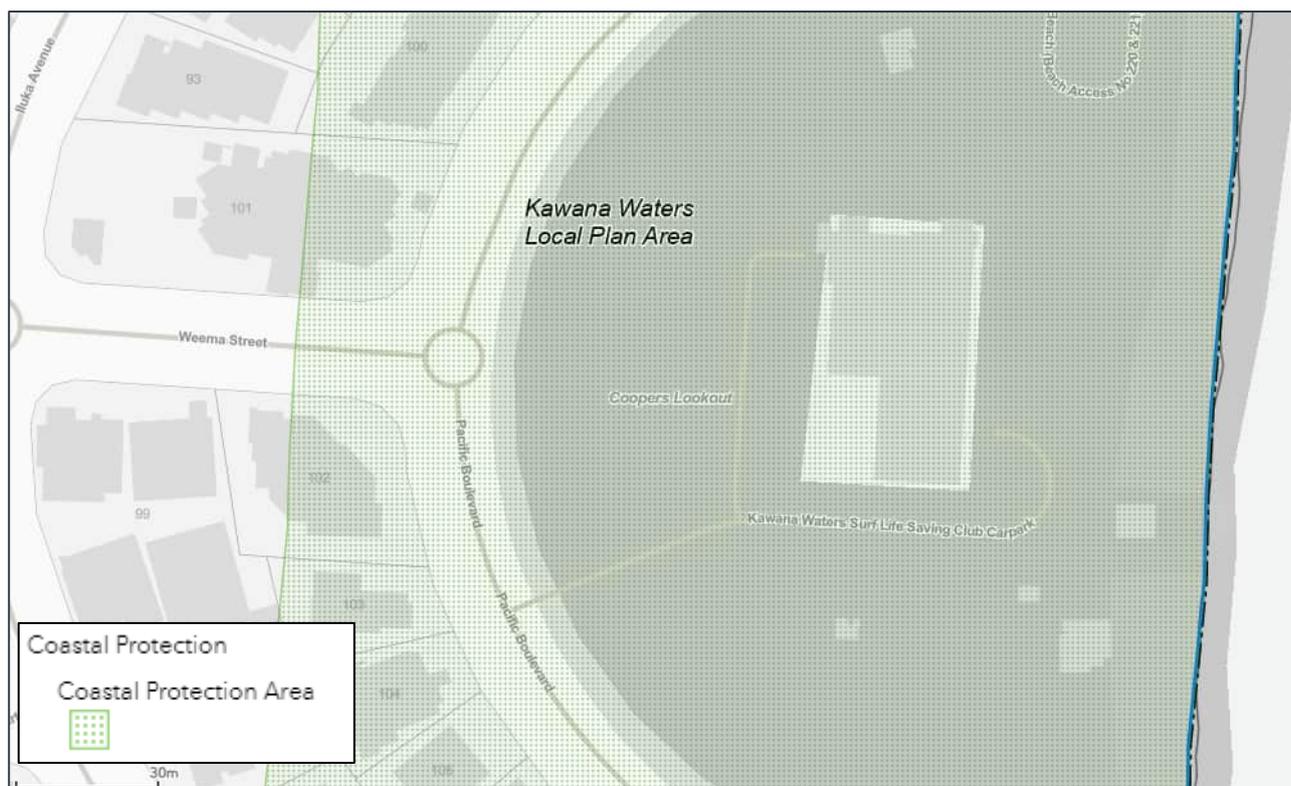
A review of mapping which accompanies the Sunshine Coast Planning Scheme has identified that the subject site is mapped as being impacted by the *Coastal Protection Overlay* and as such, triggers assessment against the provisions of the Planning Scheme's *Coastal Protection Overlay Code*. The purpose of the Coastal Protection Overlay Code is to:

- a) *protect people and property from coastal hazards;*
- b) *protect coastal landforms, vegetation and biodiversity, and allow for natural fluctuations of the coast to the greatest extent practicable;*
- c) *ensure that decisions about coastal development take appropriate account of the predicted effects of climate change, including sea level rise; and*
- d) *maintain or enhance public access to the coast.*

An assessment against the provisions of the code has been completed and is contained within Appendix D of this report.

For further details regarding the *Coastal Protection Overlay* in relation to the subject site, please refer Figure 3.4 below.





**Figure 3.4 Sunshine Coast Planning Scheme Coastal Protection Overlay Extract (Courtesy: SCC)**

### 3.3 Sunshine Coast Council – Coastal Hazard Adaptation Strategy

Sunshine Coast Council are currently in the process of preparing the Sunshine Coast Coastal Hazard Adaptation Strategy (CHAS). The CHAS has been prepared in accordance with the *Planning Act 2016*, *Coastal Protection and Management Act 1995* and State Planning Policy 2017 guidance material relating to coastal aspects of the natural hazards, risk and resilience state interest.

The document has been prepared by the Sunshine Coast Council to proactively plan for the impacts of climate change and natural hazards to build the resilience of the region. The CHAS primarily seeks to:

- Preserve the natural values and functions of coastal environments.
- Preserve a healthy coast and near-shore marine environment is preserved to sustain our valued coastal lifestyle and economy.
- Ensure coastal hazard risks are known and avoided or otherwise adequately addressed, forming part of long-term adaptation planning.
- Ensure that adaptation enables the whole community to build climate and disaster resilience.

The CHAS has been developed in accordance with the State Governments QCoast<sub>2100</sub> Minimum Standards and Guideline. The CHAS by the Sunshine Coast Council to:

- identify coastal hazards, including erosion, storm tide and tidal inundation and associated risk
- inform decision making regarding the protection and management of our coast and foreshore
- inform future land use planning
- guide the management and/or location of public utilities and facilities
- guide the management of areas of environmental and cultural significance • foster collaboration and the shared care of our coastal zone and estuarine areas.





The Coastal Hazard Adaptation Strategy identifies that the Point Cartwright to Kawana Beach is protected by a natural dune system which provides a natural defence to erosion events. However, it is noted that the sandy coastline may be increasingly exposed to open coast erosion in the future, with public assets and some private assets potentially at risk from erosion by the year 2100 .

Table 27 of Part A of the Coastal Hazard Adaptation Strategy details the Point Cartwright to Kawana Beach Adaptation pathway. The table details coastal management and engineering actions which are to be undertaken within the area locality, these actions are identified as being primary or secondary actions. The nominated primary and secondary actions for the Point Cartwright to Kawana Beach locality are detailed in Table 3.1 below.

**Table 3.1 Point Cartwright to Kawana Beach Adaptation Pathway – Primary & Secondary Actions**

<b>Actions</b>	<b>Actions</b>
<b>Present Day</b>	
<b>Primary</b>	Undertake dune protection and enhancement
	Confirm feasibility of sand nourishment – linked to region wide study.
<b>By 2041</b>	
<b>Primary</b>	Undertake dune protection and enhancement
<b>Secondary (if triggered)</b>	Undertake beach nourishment.
	Review hazard lines and success of existing actions.
	Alternative (preparation): Review hazard predictions, review adaptation pathway and need for: <ul style="list-style-type: none"> <li>- the development of a concept design for a buried seawall (aligned to Pacific Blvd access road); Or</li> <li>- consider an alternative transition plan.</li> </ul>
<b>By 2070 - 2100</b>	
<b>Primary</b>	Dune protection and enhancement
<b>Secondary (if triggered)</b>	Undertake beach nourishment.
	Review hazard lines and success of existing actions.
	Alternative (preparation): Review hazard predictions, review adaptation pathway and need for: <ul style="list-style-type: none"> <li>- implement buried seawall (aligned to access road) and nourishment; Or</li> <li>- Alternative transition plan.</li> </ul>

It should be noted that while the Coastal Hazard Adaptation Strategy is currently in draft form and at present has no statutory weight. While consideration has been given to the document and its contents, no further assessment has been undertaken against this document.





## 4. Coastal Hazard Assessment

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### 4.1 State Development Assessment Provisions (State Code 8)

The Kawana Waters Surf Lifesaving Club is situated within a mapped Coastal Management District and requires assessment against the provisions of the State Development Assessment Provisions (SDAP) State Code 8: Coastal Development and Tidal Works. The purpose of this code is to ensure that development is designed and located to:

1. Protect life, buildings and infrastructure from the impacts of coastal erosion
2. Maintain coastal processes
3. Conserve coastal resources
4. Maintain appropriate public use of, and access to and along, state coastal land
5. Account for the projected impacts of climate change; and
6. Avoid impacts on matters of state environmental significance and, where avoidance is not reasonably possible, minimise and mitigate impacts, and provide an offset for significant residual impacts where appropriate.

An assessment of the merits of the proposed redevelopment against the provisions of State Code 8 have been undertaken as part of this assessment to determine the potential impacts that development works may have upon the coastal processes, the vulnerability of the proposed development to coastal hazards, potential impacts upon natural systems and associated public safety risks. The following section provide detailed responses to matters raised in State Code 8. The full State Code 8 response is contained in Appendix D of this report.

#### 4.1.1 Development in an Erosion Prone Area

The development application proposes the redevelopment and extension of the existing Kawana Waters Surf Lifesaving Club. The proposed redevelopment works are for a coastal dependent development that cannot be readily relocated, abandoned or demolished.

#### 4.1.2 Coastal Processes and Protective Function of Dunes

The proposed development works will be contained within the existing lease area, with the majority of development works to be undertaken over the existing building footprint. The proposed works will have no impact upon the existing beach envelope, dune profile or in situ dunal vegetation.

Given the location of the proposed development works and the fact that the existing coastal environment will remain in its current state, it is anticipated that the proposed re-development works will not alter existing coastal processes and will have negligible impact upon the protective function of dunes located immediately to the east of the development site.

#### 4.1.3 Erosion Vulnerability and Impacts

The proposed development will occur on the footprint of the existing Kawana Waters Surf Lifesaving Club and will be contained within the existing lease area. The proposed redevelopment works will maintain the alignment of the existing built form, with no new elements protruding (at ground level) seaward of the existing building. The mitigation of the potential effects of future coastal processes (erosion, wave impact and scour) will need to be considered giving regard to the design life of the proposed building. While the proposed works are no further seaward of the existing built-form, it is recommended that further analysis be undertaken to inform the design of the buildings foundation system and should include a detailed geotechnical investigation and calculations to determine the potential demand (sand loss) of storm tides of varying intensity / frequency.





#### **4.1.4 Erosion Risk to People and Property**

The proposed development works will be contained within the existing lease boundary and will largely be constructed on the footprint of the existing built form. The proposed development will not interfere with the existing environment to the east of the development, with all vegetation and dunes maintained in their current state. Given the limited changes to the existing built form, it is considered that the proposed building works will have negligible impact upon the current risk to people or property posed by coastal hazards (erosion).

#### **4.1.5 Impacts on Severity of Coastal Erosion**

The proposed development works will be contained within the existing lease area, with the majority of development works to be undertaken over the existing building footprint. The proposed works will have no impact upon the existing beach envelope, dune profile or in-situ dunal vegetation.

Given the location of the proposed development works and the fact that the existing coastal environment will remain untouched, it is anticipated that the proposed re-development works will not alter existing coastal processes or alter exacerbate the severity of coastal erosion within the surrounding area.

#### **4.1.6 Public Use of and Access to State Coastal Land**

The proposal is for the redevelopment of the existing Kawana Waters Surf Lifesaving Club. The proposed development works will occupy the footprint of the existing built-form and will maintain public access state coastal land.

#### **4.1.7 Matters of State Environmental Significance**

The proposed development works will occupy the footprint of the existing built form with only minor modifications and extensions to the overall footprint. Given the minor increase to the overall development footprint, and the absence of mapped matters of environmental significance in close proximity to the development, it is anticipated that the proposed works will have no impact upon any matters of state or local environmental significance.

### **4.2 Sunshine Coast Planning Scheme – Coastal Protection Overlay Code**

As discussed previously, the proposed development is situated in a *Coastal Protection Area*, which triggers assessment against the provisions of the Sunshine Coast Planning Scheme's Coastal Protection Hazard Overlay. An assessment of the development against the provisions of the code has been undertaken as part of this report.

Discussions regarding the project's compliance are detailed in the full code response contained in Appendix D of this report.





## 5. Conclusions and Recommendations

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This report has assessed the impacts that coastal hazards may have upon the proposed redevelopment of the Kawana Waters Surf Lifesaving Club. The report has relied upon data contained in past Sunshine Coast Council technical investigations as a basis for this assessment.

The report has determined that the Kawana Waters Surf Lifesaving Club is situated within the coastal environment within an area which is mapped by the Development Assessment Mapping System as being in a Coastal Management District and in an Erosion Prone area which may be subject to periodic inundation from storm tides or permanent inundation from sea level rise in the year 2100 climate change scenario.

A review of publicly available LiDAR has determined that the subject site is situated above the beach profile at an elevation of approximately 6.6m – 6.8m AHD. The existing built form is also afforded protection from an intact dune system which contains an established vegetative community.

The assessment has determined that infrastructure designed as part of the Kawana Waters Surf Lifesaving Club redevelopment will need to consider the impacts of coastal processes in future climate change scenarios across the buildings design life including:

- Exposure to erosive processes driven by the fluctuation of the tidal prism, sea levels and wave action;
- Scour from wave action during storm events;
- Hydrostatic forces exerted upon infrastructure during storm tide events.

Given the findings of this report, it is recommended that the proposed surf club redevelopment be designed in accordance with the following criteria:

- Detailed analysis be undertaken to inform the design of the buildings foundation system including:
  - The preparation of a detailed geotechnical investigation (prepared by a qualified geotechnical engineer) which identifies site subsurface conditions; and
  - Determination of the potential storm demand (sand loss) of storm tides of varying intensity / frequency at the development location.

A statutory assessment against the provisions of the State Development Assessment Provisions: State Code 8 and State Planning Policy interim development provisions of the proposed works has been undertaken. The assessment determined that works can be undertaken without:

- Negatively impacting upon coastal processes (after dunes and vegetation have been satisfactorily re-established);
- Impacting upon the protective function of landforms;
- Significantly impacts the risk or impacts to people or properties;
- Increasing the severity of coastal erosion either on or off site;
- Impacting negatively upon coastal processes; or
- Impacting negatively upon Matters of State Ecological Significance.

Given the location of Kawana Waters Surf Lifesaving Club and the fact that the development is for the redevelopment of an existing building with only minor amendments to the existing built form, it is anticipated that the proposed development works will not result in changes to the local marine environment directly adjoining the proposed structures or have any negative impacts upon coastal processes.





## Appendix A – Architectural Design Drawings

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# PROPOSED RENOVATIONS TO THE KAWANA WATERS SURF CLUB 99 PACIFIC BOULEVARD, BUDDINA. QLD. 4575



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**Engineers**  
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Phone: 61 7 3293 6701  
-Hydraulic PDD Plumbing Design and Drafting  
4/34 Technology Drive Warana, 4575  
Phone: 07 5437 7660

**Contact**

Issue	Amendment Log	Date
A	2025 Concept	22/07/2024
B	Planning Assessment	23/07/2024
C	Area assessment	28/08/2024
D	Minor Revision	29/08/2024

Project number	Date	Drawn by
230902	20/05/2021	DC

Client:  
**Kawana Waters SLSC**  
Surf Facility Upgrade  
Cooper Lookout Park. 99 Pacific Blvd.  
Buddina. Qld. 4575

Project Cover Sheet	
<b>A01</b>	Rev. <b>D</b>
	Scale. (A3 sheet)

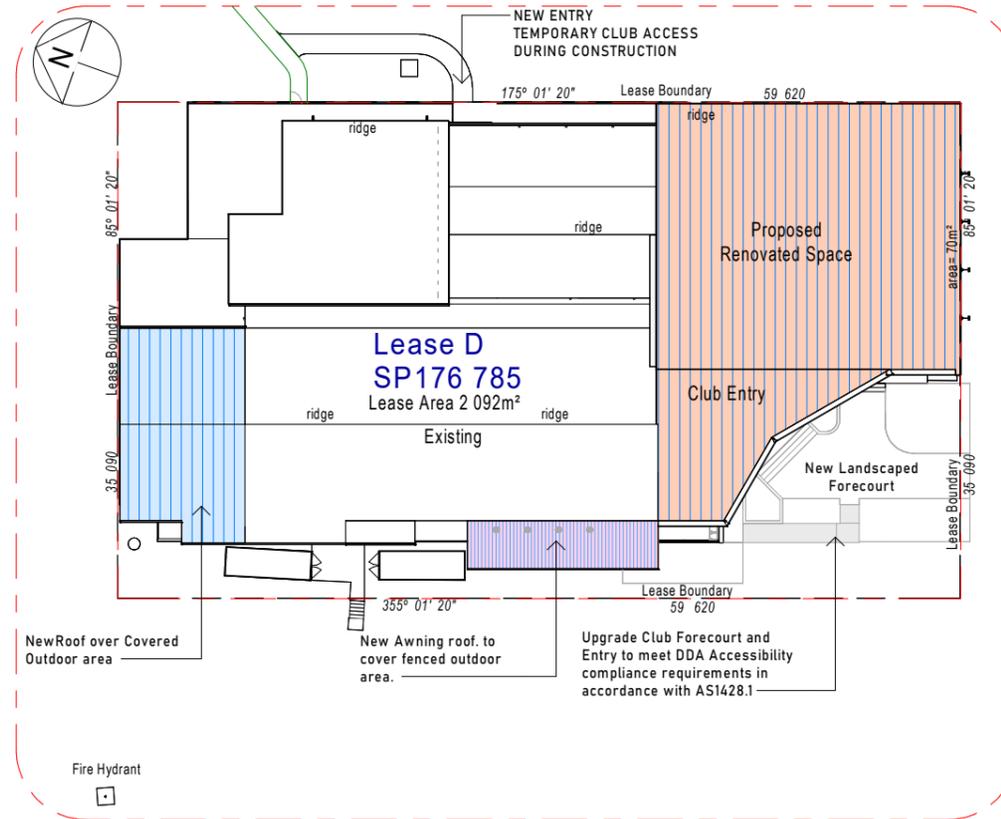
## Property Description

Lot 521  
 RP B92922  
 Lease D on SP176785  
 Address Cooper Lookout Park,  
 Pacific Blvd Buddina

## Areas

Lease area 2 092m<sup>2</sup>  
 Building Coverage Existing 1 075m<sup>2</sup>  
 Proposed Coverage 1292m<sup>2</sup>

Proposed Coverage  
 Leased area= 61.7%



Car Parking:  
 30 bays in existing carpark to the South of Lease area.  
 94 bays in existing car park to the North of the Lease area

## Construction Generally

The Builder shall be responsible for maintaining stability of the structure until completion of construction and shall ensure that no part of the structure is overstressed by construction loading. Structural drawings are to be read in conjunction with all Consultants drawings and Specifications. All materials and workmanship shall be in accordance with the following codes of practice except where varied by the specifications and /drawings.

- AS1684.2 - 1999 Residential Frame Construction
- AS1720 - Timber Structures
- Timber Queensland Technical Data Sheets
- AS3600 - Concrete Structures
- AS4100 - Steel Structures
- AS3700 - Masonry Structures
- Building Code of Australia

Remove all vegetation and topsoil from within the area that the building is to occupy, cut or fill to levels shown in the drawings. Material to be used as fill should be approved by the Engineer and compacted as specified.

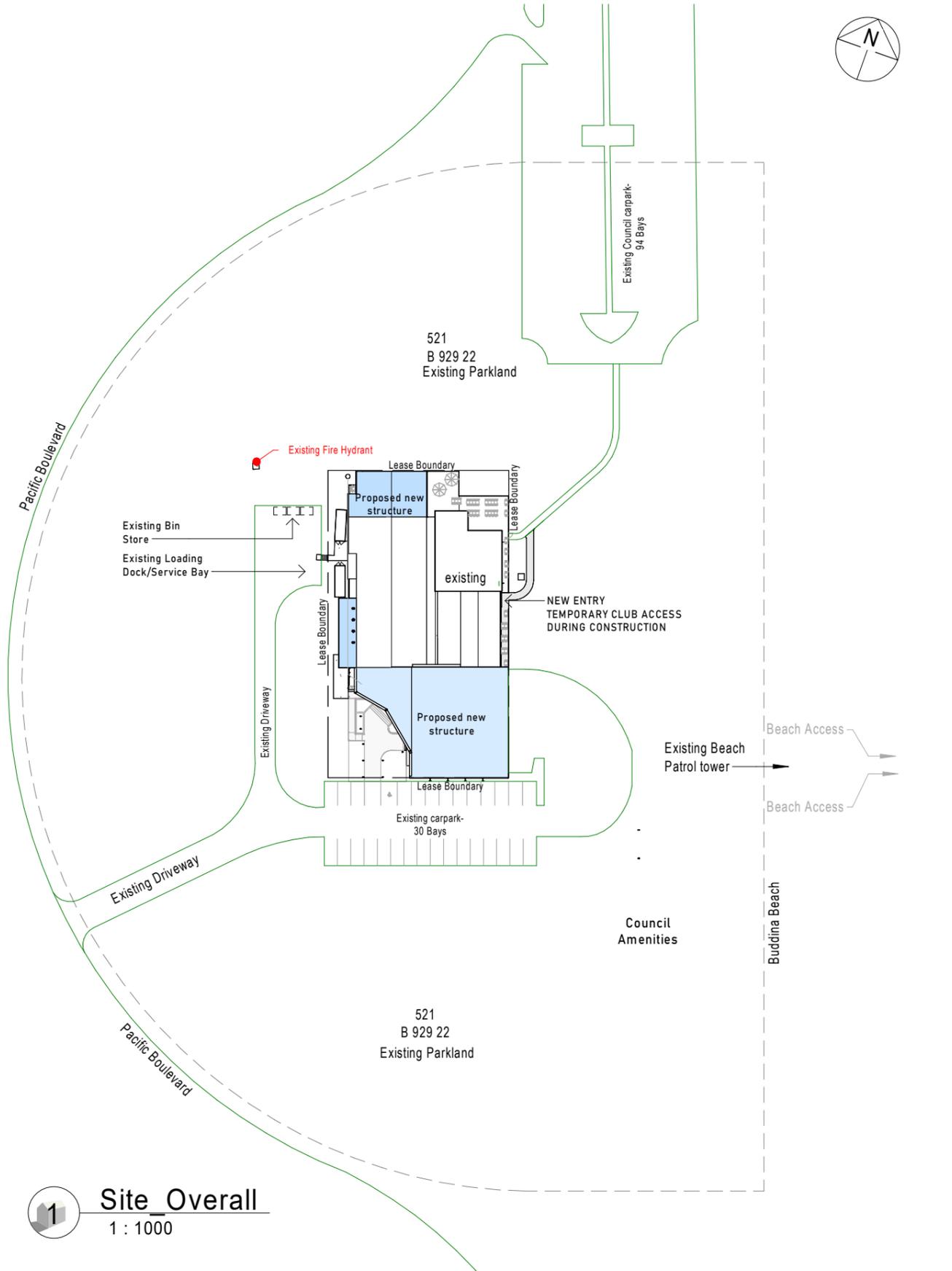
Termite treatment to AS3660 - 1993 Locate structural elements where indicated in the drawings.

Construct floors, frames, roof structures and other elements of the building as shown in the drawings. Fit fascias, barge and gutters as shown in the drawings. Externally, wrap the building in a suitable membrane, and clad, veneer and roof as shown in the drawings.

Openings in external wall cladding exposed to the weather must be flashed using materials that comply with AS2904 Plasterboard to AS/NZ 2589.1:1997Internally, sheet walls with 10 mm plasterboard to dry areas and with water-resistant plasterboard or 6mm fibre-cement sheet to wet wall areas, or otherwise as shown in the drawings. Sheet ceilings 10mmPlaster board with batten spacings @ 450mm c/c

3 Site  
 1 : 500

OVERALL AREA SCHEDULE				
LEVEL	EXISTING LIFE SAVING	EXISTING SUPPORTERS	PROPOSED LIFE SAVING	PROPOSED SUPPORTERS
GROUND	338m <sup>2</sup>	737m <sup>2</sup>	381m <sup>2</sup>	737m <sup>2</sup>
UPPER	nil	106m <sup>2</sup>	328m <sup>2</sup>	106m <sup>2</sup>
<b>TOTAL</b>	<b>338m<sup>2</sup></b>	<b>843m<sup>2</sup></b>	<b>709m<sup>2</sup></b>	<b>843m<sup>2</sup></b>
<b>OVERALL TOTALS</b>	<b>1181m<sup>2</sup></b>		<b>1552m<sup>2</sup></b>	



1 Site Overall  
 1 : 1000

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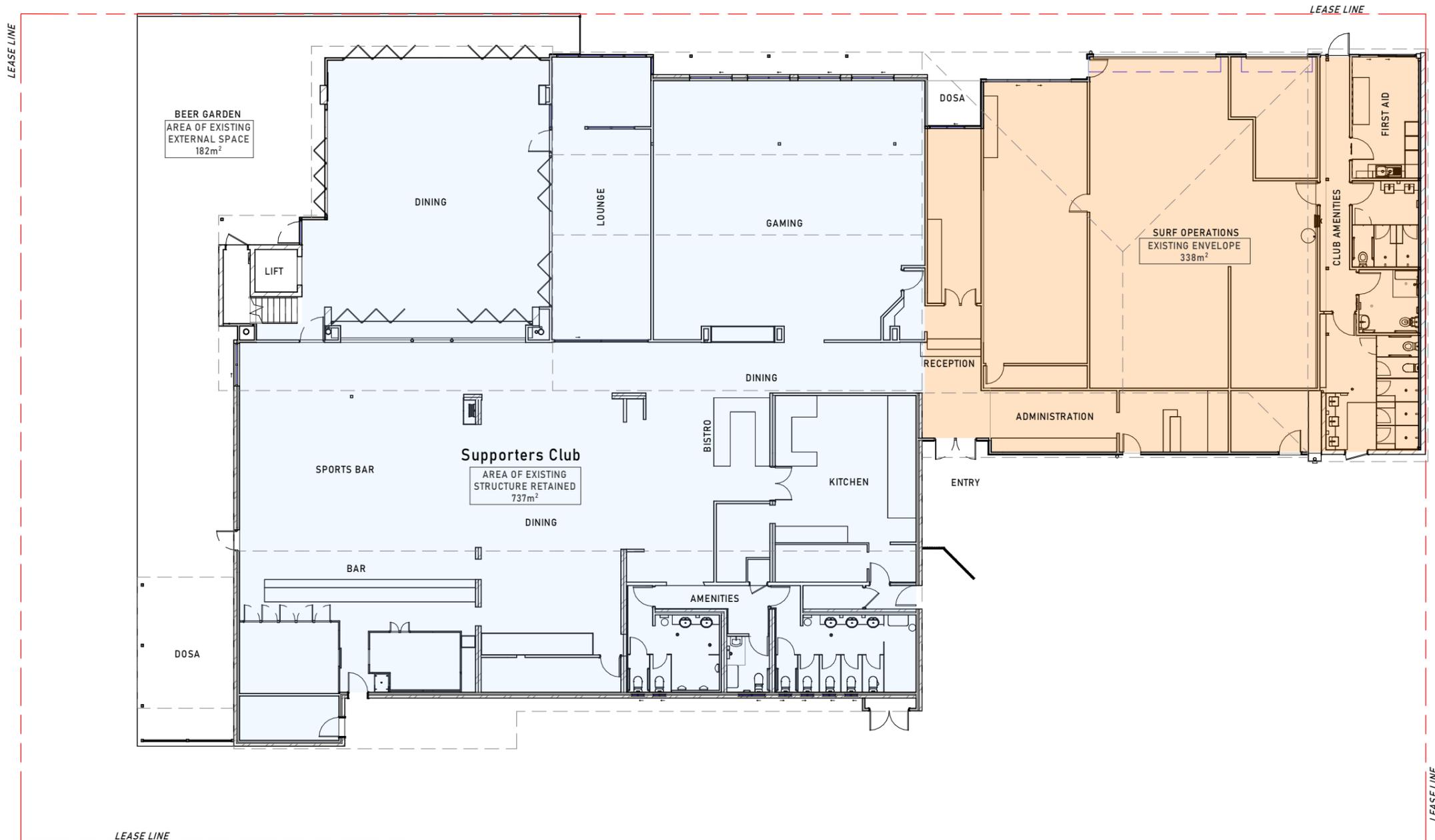
CONSULTANTS	Contact
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Engineers	Tonkin Email: Ricky.Worn@tonkin.com.au Phone: 61 7 3293 6701
-Structural	PDD Plumbing Design and Drafting 4/34 Technology Drive Warana, 4575 Phone: 07 5437 7680
-Hydraulic	

Issue	Amendment Log	Date
A	2025 Concept	22/07/2024
B	Planning Assessment	23/07/2024
C	Area assessment	28/08/2024
D	Minor Revision	29/08/2024

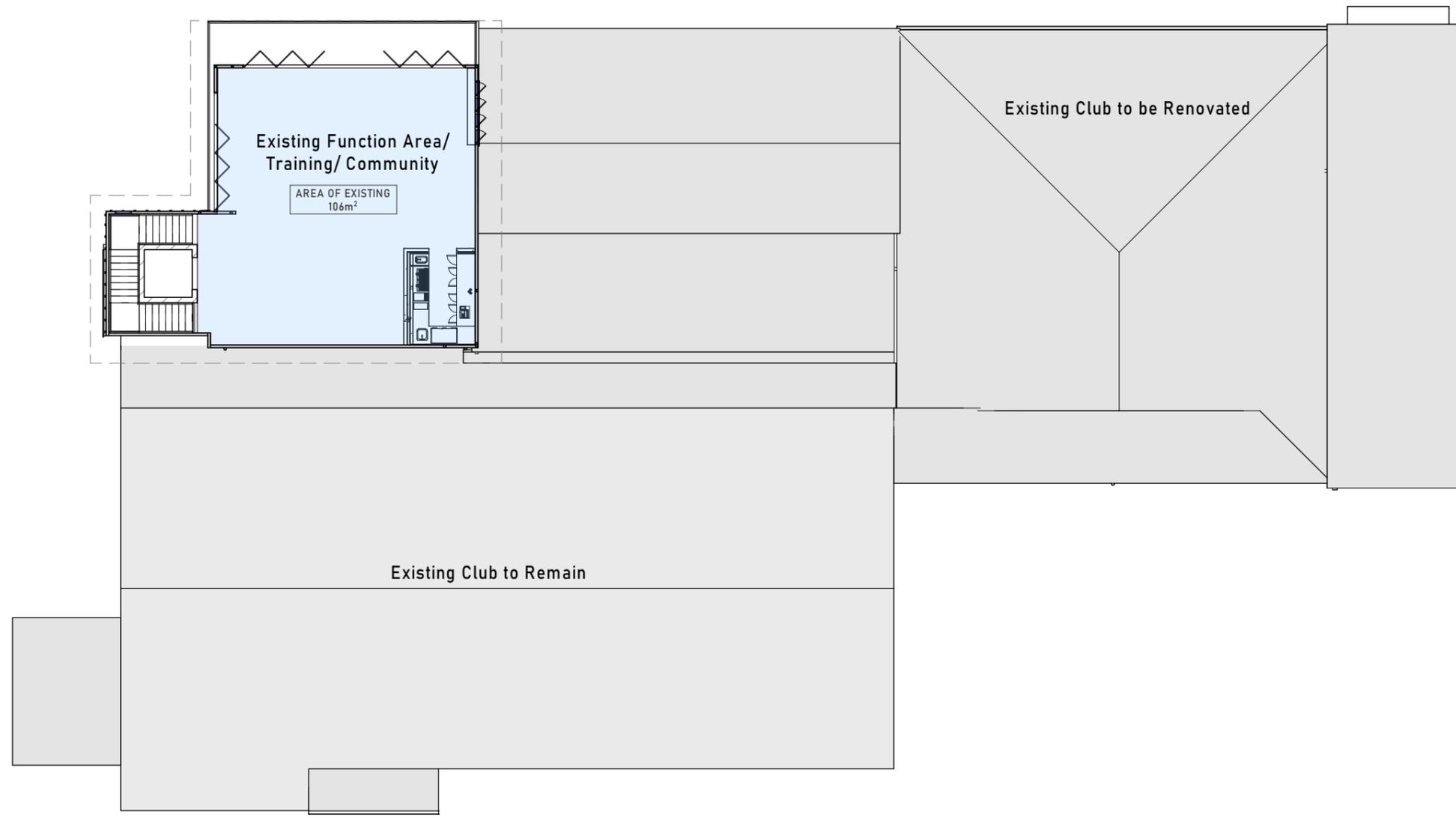
Project number 230902 Date 20/05/2021 Drawn by DC

Client:  
**Kawana Waters SLSC**  
 Surf Facility Upgrade  
 Cooper Lookout Park. 99 Pacific Blvd.  
 Buddina. Qld. 4575

Site Overview	
<b>A02</b>	Rev. <b>D</b>
Scale. (A3 sheet) <b>As indicated</b>	



**1** Existing Plan Ground Floor  
1 : 200



1 Upper Floor Existing  
1 : 200

**DEDICATED SUPPORTERS CLUB BUILDING FLOOR AREA**

LEASED AREA (SITE) 2092m<sup>2</sup>  
 EXISTING AREAS (GFA) 737m<sup>2</sup>  
 UPPER LEVEL 106m<sup>2</sup>  
**EXISTING INTERNAL GFA 843m<sup>2</sup>**  
 EXTERNAL AREA  
 COVERED OUTDOOR AREA 127m<sup>2</sup>

**TOTAL SUPPORTERS  
 (INTERNAL GFA + EXTERNAL) 970m<sup>2</sup>**

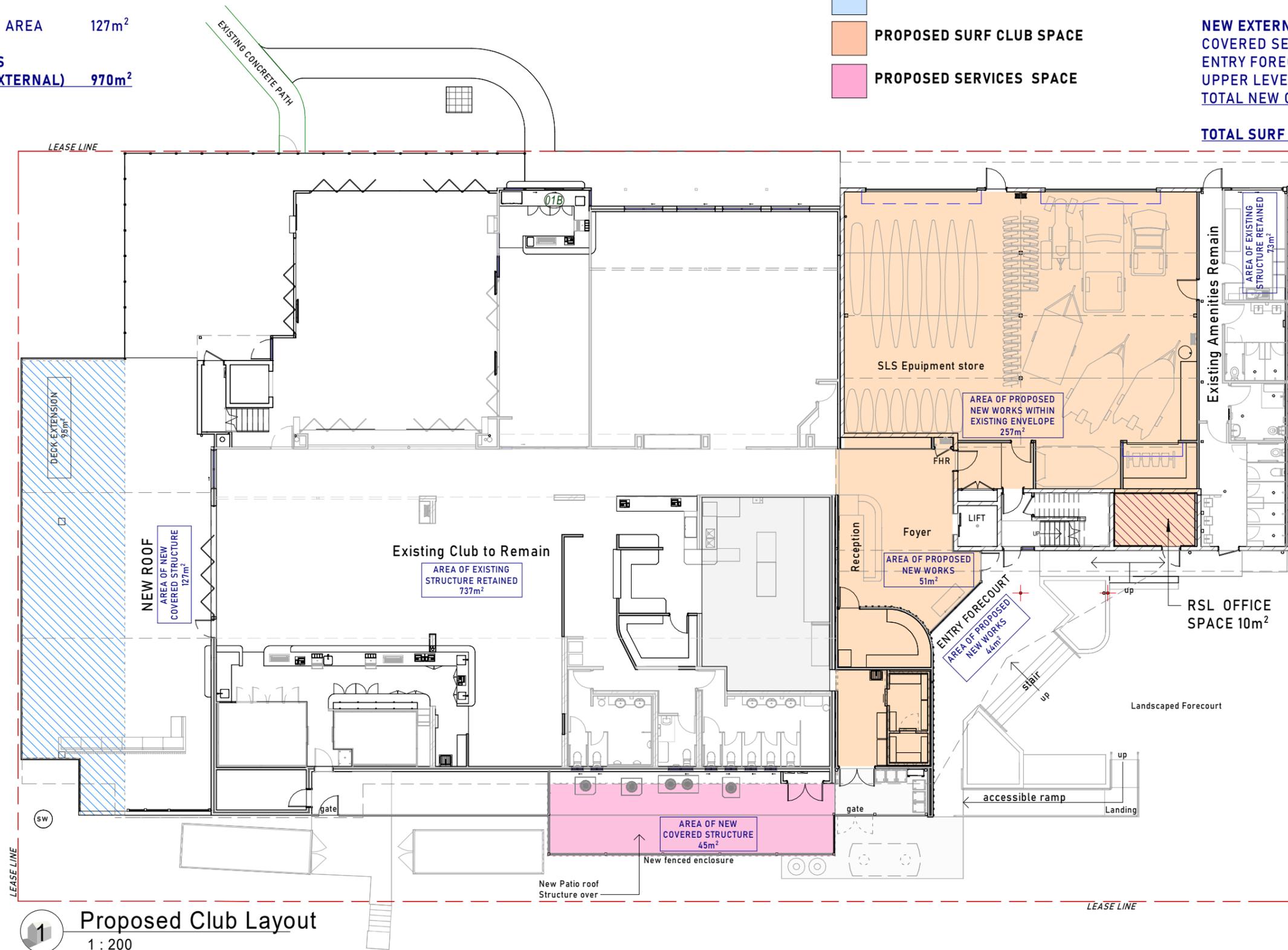
**LEGEND**

- EXISTING SUPPORTERS CLUB SPACE
- PROPOSED SUPPORTERS CLUB SPACE
- PROPOSED SURF CLUB SPACE
- PROPOSED SERVICES SPACE

**DEDICATED SURF AREA BUILDING FLOOR AREA**

LEASED AREA (SITE) 2092m<sup>2</sup>  
 EXISTING AREAS (GFA) 338m<sup>2</sup>  
 NEW AREA (INCL UPPER LEVEL) 709m<sup>2</sup>  
**NEW EXTERNAL COVERED AREAS**  
 COVERED SERVICES 45m<sup>2</sup>  
 ENTRY FORECOURT 44m<sup>2</sup>  
 UPPER LEVEL BALCONY 09m<sup>2</sup>  
**TOTAL NEW COVERED AREAS 98m<sup>2</sup>**

**TOTAL SURF AREA 807m<sup>2</sup>**



**1 Proposed Club Layout**  
 1 : 200

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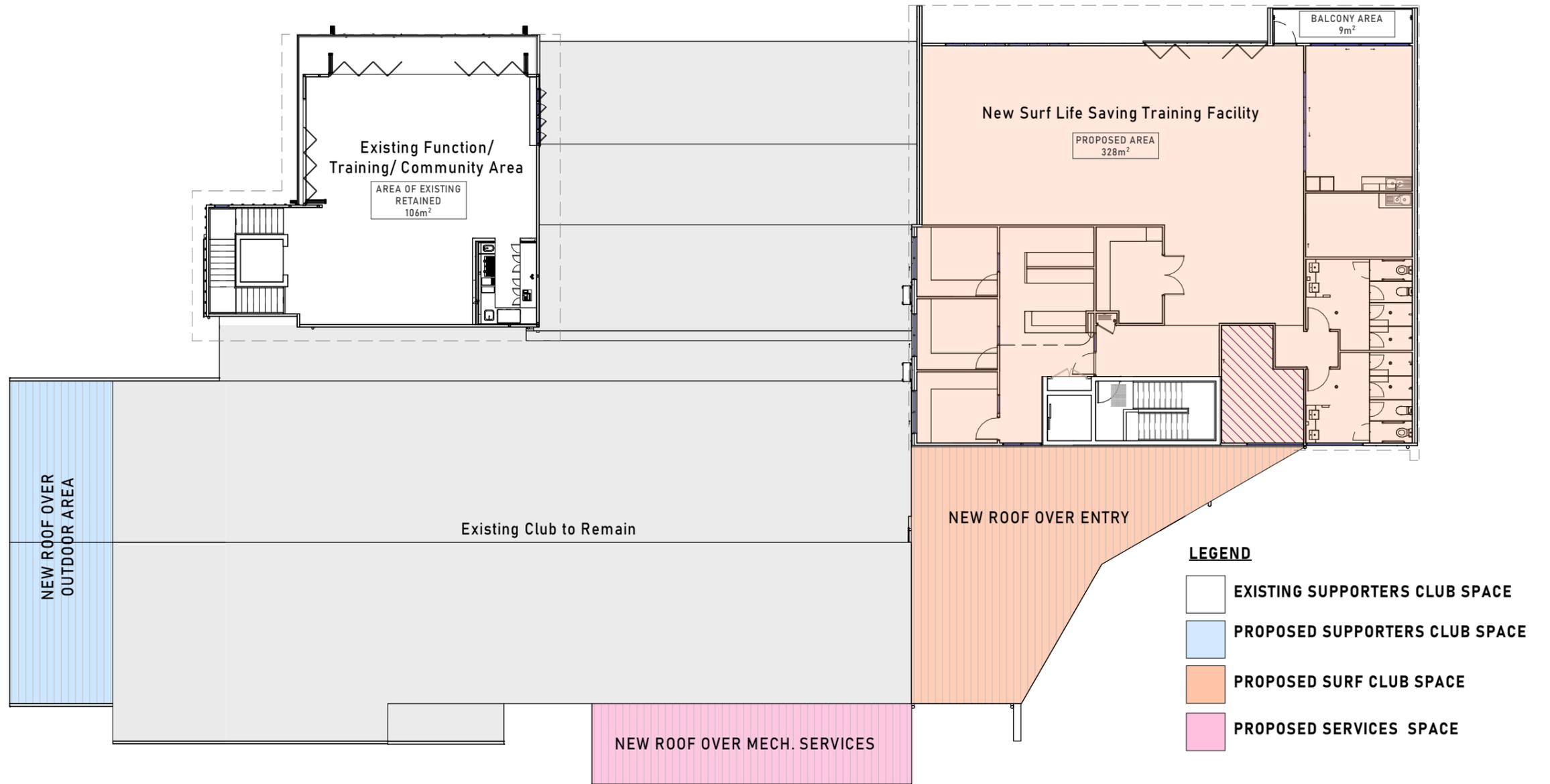
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**Issue Amendment Log**  
 A 2025 Concept 22/07/2024  
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 C Area assessment 28/08/2024  
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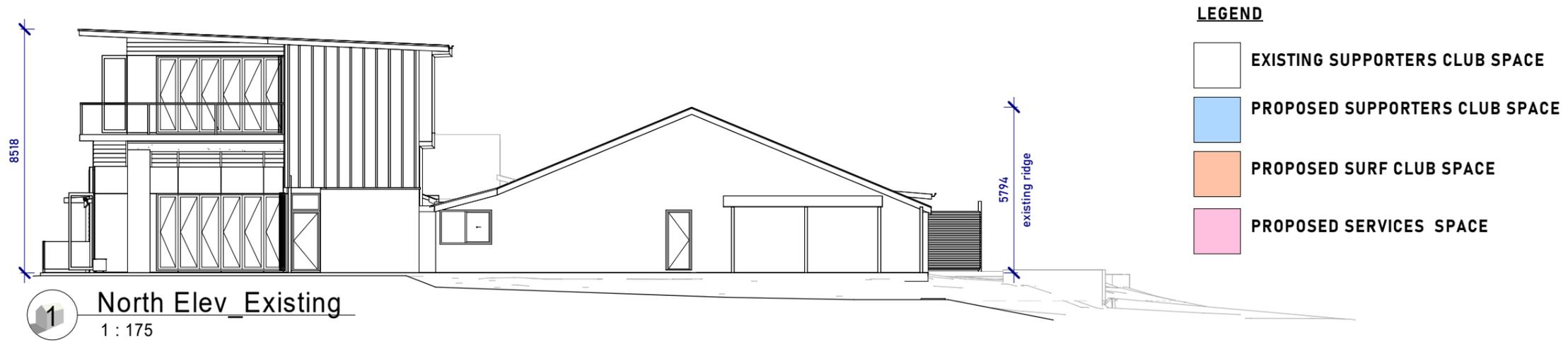
Project number 230902 Date 20/05/2021 Drawn by DC  
 Client: **Kawana Waters SLSC**  
**Surf Facility Upgrade**  
 Cooper Lookout Park. 99 Pacific Blvd.  
 Buddina. Qld. 4575

**Proposed Club Layout**  
**A04**  
 Rev. **D**  
 Scale. (A3 sheet)  
**1 : 200**

REFER TO DRAWING A04 FOR GFA INFORMATION



**1** Upper Floor\_Proposed  
1 : 200



**1** North Elev\_Existing  
1 : 175



**2** North Elev\_Proposed  
1 : 175

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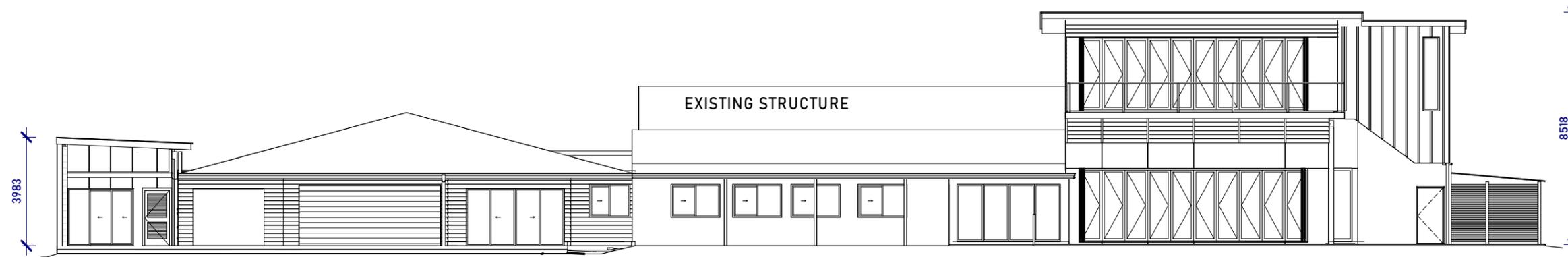
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Buddina, Qld. 4575

North Elevation Overview	
<b>A11</b>	Rev. <b>D</b>
Scale. (A3 sheet) 1 : 175	

**LEGEND**

- EXISTING SUPPORTERS CLUB SPACE
- PROPOSED SUPPORTERS CLUB SPACE
- PROPOSED SURF CLUB SPACE
- PROPOSED SERVICES SPACE



**1** East Elev\_ Existing  
1 : 175



**2** East Elev\_Proposed  
1 : 175



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 Email: admin@purebuildingapprovals.com.au  
 Phone: 07 5451 0579  
**Engineers**  
 -Structural Tonkin  
 Email: Ricky.Worn@tonkin.com.au  
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 -Hydraulic PDD Plumbing Design and Drafting  
 4/34 Technology Drive Warana, 4575  
 Phone: 07 5437 7660

Issue	Amendment Log	Date
A	2025 Concept	22/07/2024
B	Planning Assessment	23/07/2024
C	Area assessment	28/08/2024
D	Minor Revision	29/08/2024

Project number 230902 Date 20/05/2021 Drawn by DC  
 Client:  
**Kawana Waters SLSC**  
 Surf Facility Upgrade  
 Cooper Lookout Park. 99 Pacific Blvd.  
 Buddina. Qld. 4575

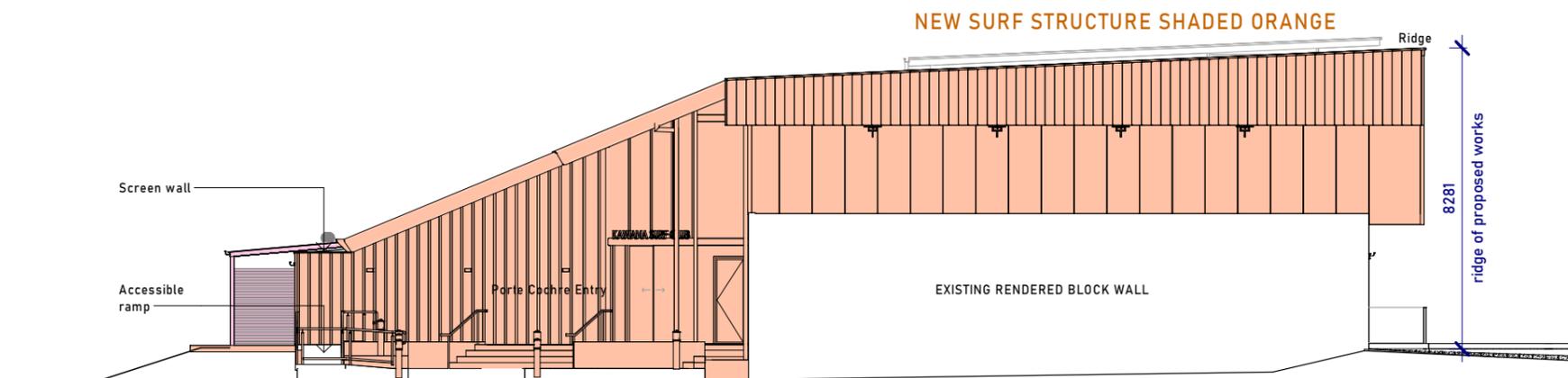
East Elevation Overview	
<b>A13</b>	Rev. <b>D</b>
Scale. (A3 sheet) 1 : 175	

**LEGEND**

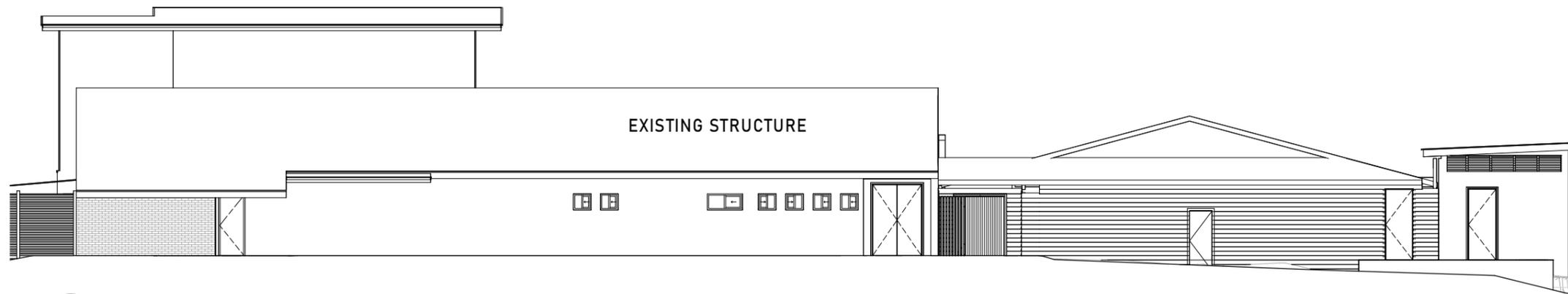
- EXISTING SUPPORTERS CLUB SPACE
- PROPOSED SUPPORTERS CLUB SPACE
- PROPOSED SURF CLUB SPACE
- PROPOSED SERVICES SPACE



**1** South Elev\_ Existing  
1 : 175



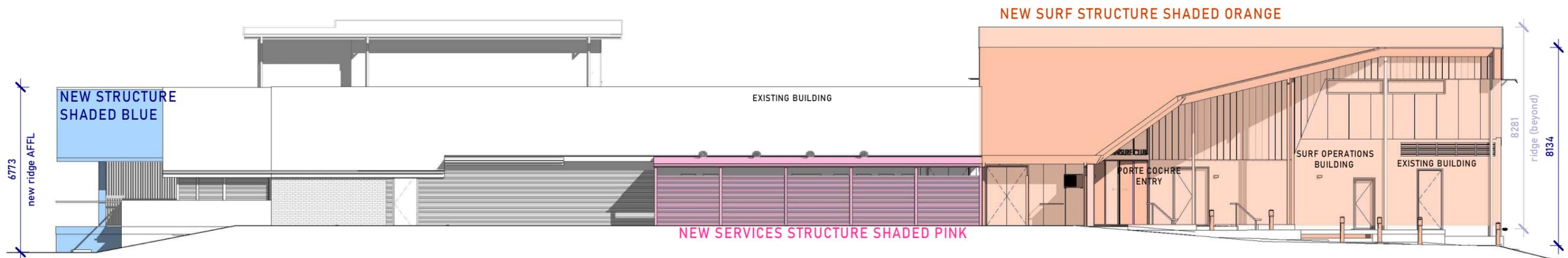
**2** South Elev\_Proposed  
1 : 175



**LEGEND**

- EXISTING SUPPORTERS CLUB SPACE
- PROPOSED SUPPORTERS CLUB SPACE
- PROPOSED SURF CLUB SPACE
- PROPOSED SERVICES SPACE

**1** West Elev\_ Existing  
1 : 175



**2** West Elev\_ Proposed  
1 : 175



## Appendix B – Sunshine Coast Council Correspondence

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Our reference: MPL-0624-0159

Department of  
**Housing, Local Government,  
Planning and Public Works**

16 July 2024

Cameron Adams  
Managing Director  
Adams & Sparkes Town Planning  
Sent by email: cameron@astpd.com.au

Dear Mr Adams

### **Pre-lodgement written advice – proposed designation – Kawana Waters Surf Life Saving Club Expansion**

This pre-lodgement record provides a summary of relevant matters based on the supporting information provided in the pre-lodgment request. This record is provided in good faith and provides initial advice regarding likely issues relevant to the proposed request to designate premises for the development of infrastructure (designation).

If the proposal is changed from that which was provided in the pre-lodgement request, you may wish to seek further or amended pre-lodgment advice from Department of Housing, Local Government, Planning and Public Works (DHLGPPW).

#### **Meeting details**

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Information provided: 10 July2024

#### **Site details**

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Street address: 99 Pacific Boulevard, BUDDINA, QLD, 4575

Real property description: Lease D on SP176785 over part of Lot 521 on B92922

Local government area: Sunshine Coast Regional Council (the council)

Existing use: The site contains the existing Kawana Water Surf Life Saving Club

Relevant site history: Council's records show a range of building works to the existing club since 2007.

On 24 November 2011, a Material Change of Use application was approved by the council for Indoor sport and recreation and Entertainment. This application has lapsed.

#### **Proposed infrastructure details**

---

Type of infrastructure: Item 3: community and cultural facilities, including community centres, galleries, libraries and meeting halls

Item 17: sporting facilities

- Infrastructure description: Kawana Waters Surf Life Saving Club Expansion
- State interests relevant to the assessment:
- MSES - Wildlife habitat (endangered or vulnerable), MSES - Wildlife habitat (special least concern animal), MSES - Regulated vegetation (essential habitat).
  - Coastal environment - Coastal management district
  - Natural hazards, risk and resilience – flood hazard area, erosion prone area.
  - Transport infrastructure – Active transport corridor.
  - Strategic airport and aviation facilities - Obstacle limitation surface area, Wildlife hazard buffer zone (13km).
  - Water quality - Climatic regions - stormwater management design objectives.

### Supporting information

Plan / Report title	Author	Ref no.	Version / date
Pre-lodgement Meeting Request	Adam and Sparkes Town Planning	240607	12 June 2024
Prelodgement Meeting Notes	Sunshine Coast Regional Council	FM6082/20	14 May 2024
Proposal plans	Buderim design studio	A01-A35 Revision H	02 June 2024

### Written advice

Item	Advice
<b>Infrastructure entity overview of designation proposal</b>	
1.	<p>The proposed works facilitate the modifications and extensions to the existing Kawana Waters Surf Life Saving Club.</p> <p>The current 20-year lease ending 30 June 2025 (to be extended) allows for a lease area of 2,092m<sup>2</sup> with the proposed extensions to remain within the existing lease area.</p> <p>The proposed renovations are to remove existing lifesaving storage area and construct a two-storey building to optimise the available space for better storage of equipment and increase the present surf lifesaving training facilities.</p> <p>Additionally, upgrades to the Surf Club entrance are also proposed to meet Disability Discrimination Act 1992 requirements.</p>
<b>Tenure arrangements</b>	
2.	<p>The proposed expansion is being maintained within the existing lease area. Owners consent should be provided as part of the request for endorsement to lodge the MID.</p> <p>The proposed development may rely on infrastructure (car parking, stormwater management etc.) outside of the existing lease area. The MID proposal should address the landowner's requirements as it relates to the preferred tenure and ongoing maintenance arrangements for any infrastructure required to service the club outside the MID / lease boundary. Confirmation would be required that any land outside the lease area can be utilised for the club's purposes, if required to service the development.</p> <p>Where an expansion of the existing lease area is required, provide evidence the new lease has been agreed and arrangements in place that ensures the lease can be established for future registration with titles. This includes owner's consent as</p>

	part of the request for endorsement to lodge the MID.
<b>Supporter's club details</b>	
3.	<p>The MID proposal should include / address the existing supporter's club arrangements and any proposed future expansion of the existing supporter's club. As a general guide, the area allocated for supporter's club should be less than 50% of the total gross floor area (GFA) of the overall club and any increase in supporter club activities should be less than 15% of the existing supporter's club GFA.</p> <p>Provide a breakdown / schedule of areas of the existing and proposed floor areas of the club, for both supporter's and surf club facilities.</p> <p>The MID proposal should also include / address:</p> <ul style="list-style-type: none"> <li>• Purpose of the proposed expansion.</li> <li>• Evidence of any formal agreements whereby the surf club utilises supporter's club areas for surf club activities.</li> <li>• Details of the surf life saving scope and function within the community addressing the urgent need to improve the facilities for the benefit of the community.</li> <li>• Existing and proposed increase in club membership.</li> <li>• Operational details for the existing and future club room areas, including details of the anticipated use by various community groups, the surf club, and the supporter's club.</li> <li>• Hours of operation and any mitigation measures required to minimise the amenity impact.</li> <li>• Consideration of future operational models that ensure the ongoing commitment to provide surf life saving facilities for the public benefit as the primary function of the club. This may include limitation on the extent of floor areas for the exclusive use of the supporter's club.</li> </ul>
<b>Erosion prone area</b>	
4.	<p>The site is in the erosion prone area and a coastal management district. The MID proposal should be supported by a coastal hazard assessment and address the impact to natural coastal processes as a result of the proposed development, and measures to minimise impacts to built infrastructure while ensuring natural coastal processes are maintained.</p>
<b>Water quality</b>	
6.	<p>The proposal results in an increase to impervious area. The EAR should be supported by a Stormwater Management Plan that demonstrates a lawful point of discharge, no net worsening to adjoining and downstream properties and compliance with the SPP water quality benchmarks.</p>
<b>Traffic</b>	
	<p>A traffic impact assessment should be provided in support of the MID proposal that addresses the following:</p> <ul style="list-style-type: none"> <li>• Details on existing and proposed membership numbers</li> <li>• Current access, parking, and servicing arrangements for the club</li> <li>• impacts on the local and state road network and any required upgrades/mitigation works</li> <li>• any proposed changes to the access arrangements to the site</li> <li>• provision of car parking and on-site manoeuvring for all expected vehicles</li> <li>• public and active transport including cycle parking and the cycle/pedestrian path network.</li> </ul>
<b>Recommended technical reporting</b>	

7.	<p>It is recommended that the entity consider the following matters when preparing the infrastructure designation request:</p> <ul style="list-style-type: none"><li>• Land tenure and owners consent</li><li>• Architectural plans</li><li>• Coastal hazard assessment</li><li>• Stormwater management plan</li><li>• Traffic impact assessment.</li></ul>
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## General information

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### Preliminary stakeholder engagement requirements

Preliminary stakeholder engagement should include, but not be limited to, consultation with the council, Native Title and/or traditional owners for the area, and letters to local, state and federal members (as a minimum). Any preliminary stakeholder engagement material should describe and illustrate the proposal and provide 10 business days for comment. Please provide draft material to DHLGPPW for review prior to commencing preliminary stakeholder engagement activities.

### Endorsement to lodge a MID proposal

Endorsement to lodge a MID proposal can be sought following completion of preliminary stakeholder engagement activities. When seeking endorsement please provide the information contained within Attachment 3.1 of the [MID Operational Guidance](#) via email to [infrastructuredesignation@dasilgp.qld.gov.au](mailto:infrastructuredesignation@dasilgp.qld.gov.au).

### MID proposal

Should the proposal be endorsed, to apply for the designation, submit a MID proposal via the [online portal](#) that includes/addresses:

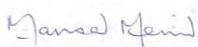
- the required material for making a MID specified in Schedule 3 of the [Minister's Guidelines and Rules](#)
- the matters raised in these pre-lodgement minutes.

### Formal consultation stage

Formal consultation will include a 20 business day public consultation period which is to include as a minimum: sign/s on the land, a notice in the paper and letters to surrounding landowners, elected representatives and Native Title and/or Aboriginal or Torres Strait Islander party/parties for the area. Requirements for the formal consultation stage will be determined following endorsement to lodge a MID proposal.

If you require any further information, please contact, Mr Alan Houston, Senior Planner on 3452 7627 or [alan.houston@dasilgp.qld.gov.au](mailto:alan.houston@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



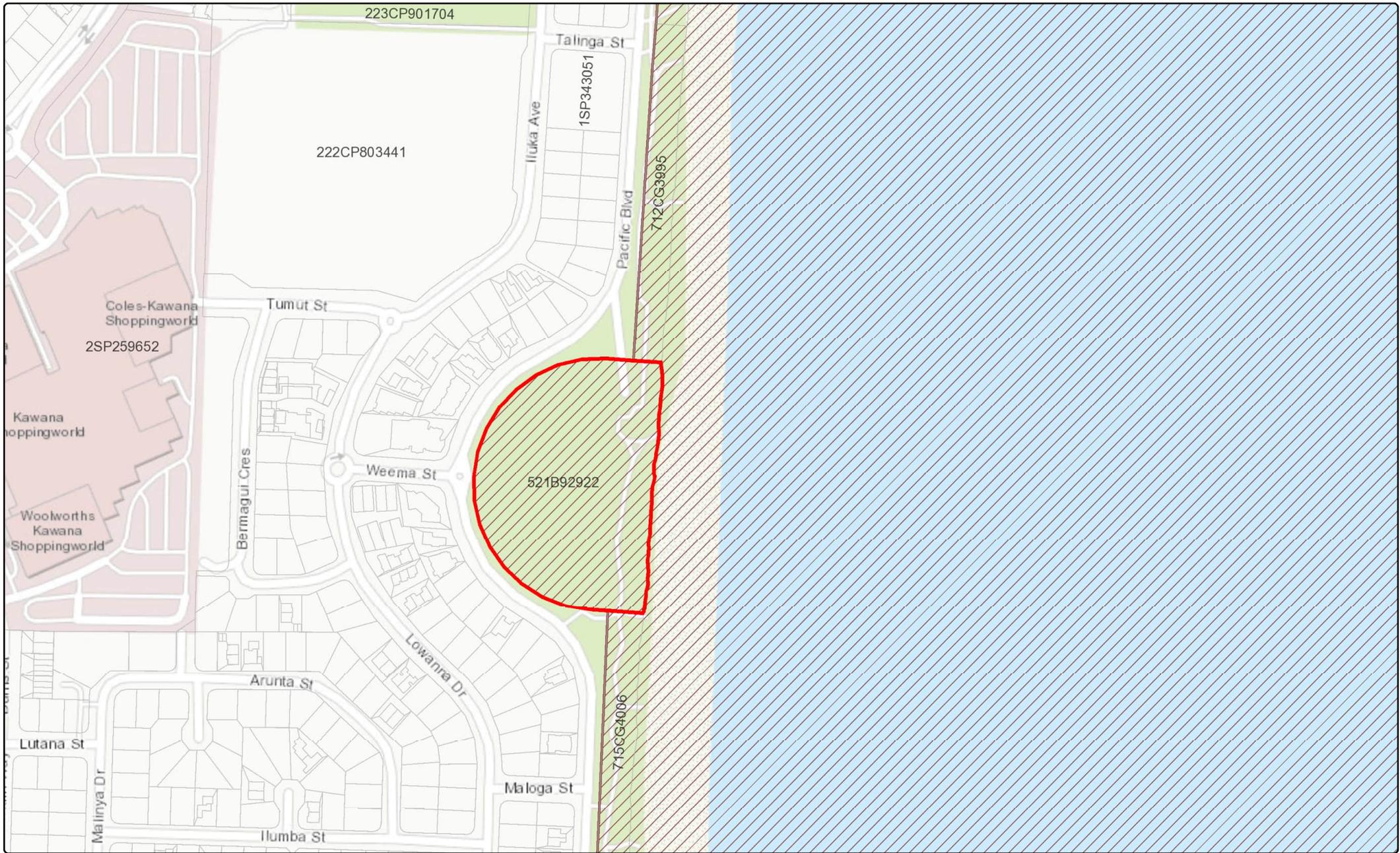
**Marisa Menin**  
**A/MANAGER**



## Appendix C – Coastal Hazard Mapping

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### DA Mapping System – Print Screen



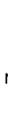
Queensland Government

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Metres

Date: 14/08/2024



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# Legend

## Drawn Polygon Layer

Override 1

## Cadastral (5k)



Cadastral (5k)

## Coastal management district



Coastal management district

## DA Mapping System – Print Screen



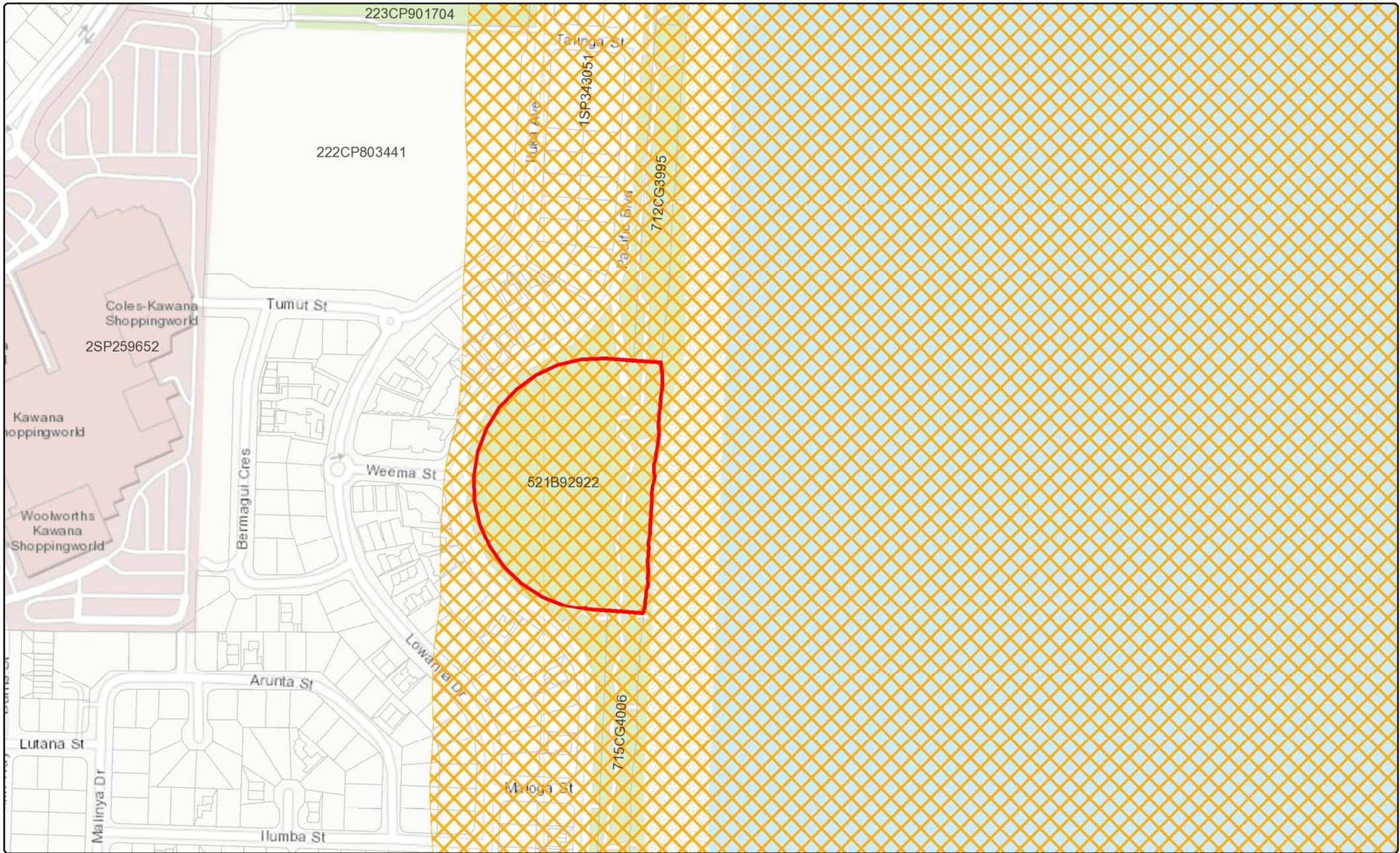
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# Legend

## Drawn Polygon Layer

Override 1

## Cadastral (5k)



Cadastral (5k)

## Coastal area - erosion prone area



Coastal area - erosion prone area

## DA Mapping System – Print Screen



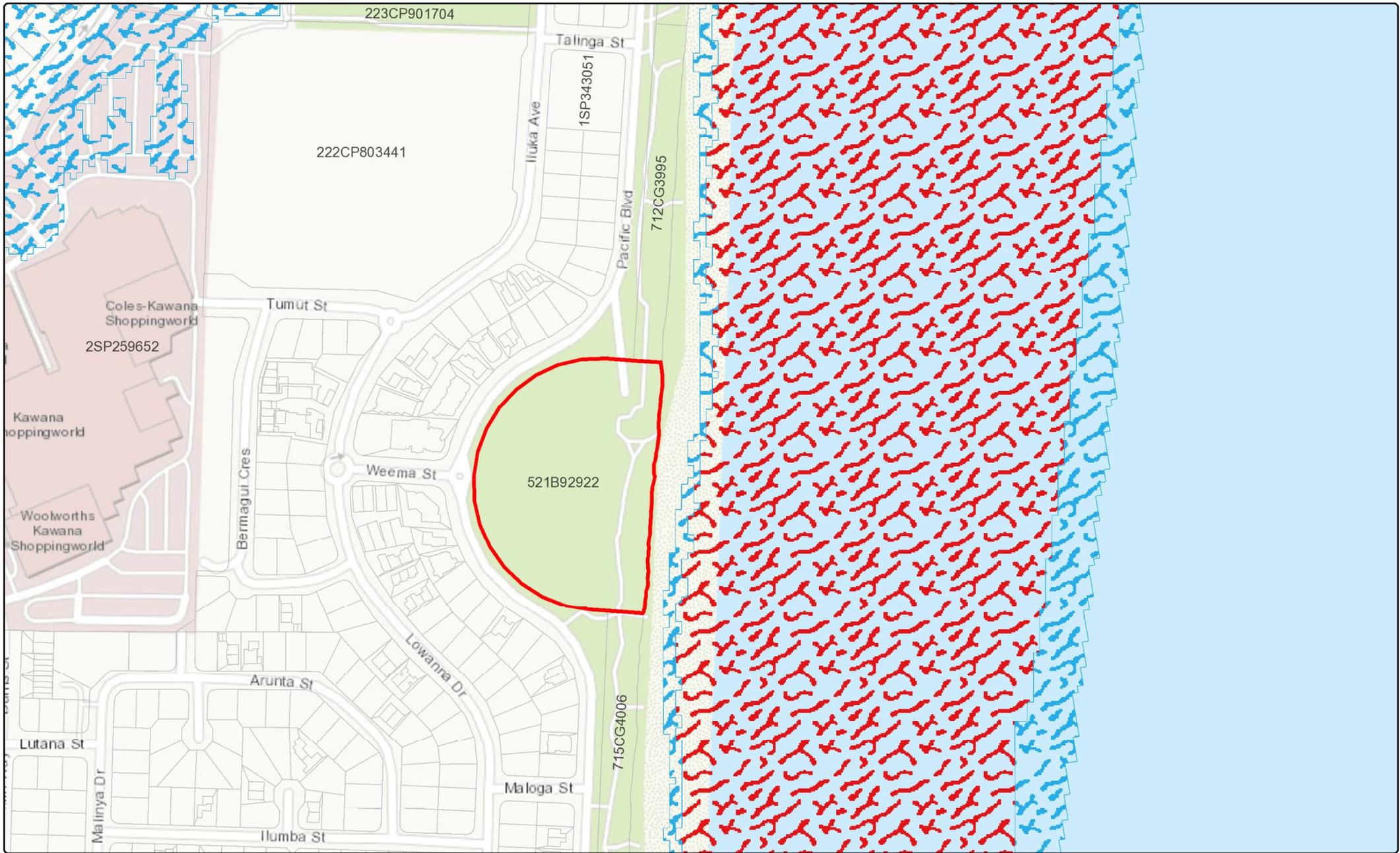
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# Legend

## Drawn Polygon Layer

Override 1

## Cadastral (5k)

 Cadastral (5k)

## Coastal area - medium storm tide inundation area

 Coastal area - medium storm tide inundation area

## Coastal area - high storm tide inundation area

 Coastal area - high storm tide inundation area



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## Appendix D – Code Responses

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# State code 8: Coastal development and tidal works

State Development Assessment Provisions Guidance Material: State code 8: Coastal Development and tidal works provides direction on how to address this code.

**Table 8.1: All development**

Performance outcomes	Response
<b>Development in the erosion prone area</b>	
<p><b>PO1</b> Development is only permitted in the <b>erosion prone area</b> where it:</p> <ol style="list-style-type: none"> <li>1. is one of the following types of development:               <ol style="list-style-type: none"> <li>a. <b>coastal-dependent development</b>; or</li> <li>b. <b>temporary, readily relocatable or able to be abandoned</b>; or</li> <li>c. <b>essential community infrastructure</b>; or</li> <li>d. <b>redevelopment</b> of an existing permanent building or structure that cannot be relocated or abandoned; and</li> </ol> </li> <li>2. cannot feasibly be located elsewhere; or</li> <li>3. is located landward of:               <ol style="list-style-type: none"> <li>a. a <b>fit for purpose revetment</b>; or</li> <li>b. a proposed revetment that is consistent with:                   <ol style="list-style-type: none"> <li>i. an <b>agreement with a local government</b>; or</li> <li>ii. the alignment of adjacent lawful revetments; or</li> </ol> </li> </ol> </li> <li>4. is on a lot less than 2000m<sup>2</sup> where a <b>coastal building line</b> is present.</li> </ol>	<p><b>Complies with PO1</b></p> <p>The proposed development (redevelopment of an existing surf lifesaving club) is a coastal dependent development that cannot be feasibly located elsewhere.</p>
<p><b>PO2</b> Development (other than <b>coastal protection work</b>) in the <b>erosion prone area</b>:</p> <ol style="list-style-type: none"> <li>1. does not adversely impact <b>coastal processes</b>; and</li> <li>2. ensures that the protective function of landforms and vegetation is maintained.</li> </ol> <p>Note: In considering reconfiguring a lot applications, the State may require land in the <b>erosion prone area</b> to be surrendered to the State for coastal management purposes under the <i>Coastal Protection and Management Act 1995</i>.</p> <p>Where the planning chief executive receives a copy of a land surrender requirement or proposed land surrender notice under the <i>Coastal Protection and Management Act 1995</i>, this must be considered in assessing the application.</p>	<p><b>Complies with PO2</b></p> <p>The proposed works will result in the redevelopment of the existing Kawana Waters Surf Lifesaving Club. All proposed works are to be contained within the building envelope of the existing facility.</p> <p>No existing dunes or vegetation will be impacted by the proposed works. It is not anticipated that the proposed development works will adversely impact upon coastal processes in the surrounding area.</p> <p>For further details, please refer to the architectural design drawings prepared by Buderim Design Studios.</p>
<p><b>PO3</b> Development is sited, designed and constructed to limit the risk of impacts of <b>coastal erosion</b> to an acceptable level by:</p> <ol style="list-style-type: none"> <li>1. locating development outside the <b>erosion prone area</b>; or</li> <li>2. mitigating or otherwise accommodating the risks posed by <b>coastal erosion</b>.</li> </ol>	<p><b>Complies with PO3</b></p> <p>The proposed redevelopment of the surf club will see maintain the footprint of the existing built form. While the proposed works are within a mapped erosion prone area, maintaining the footprint of the existing built</p>

Performance outcomes	Response
	form will ensure that the risks posed by coastal erosion are not exacerbated through changes to surrounding environment.
<p><b>PO4</b> Development in the <b>erosion prone area</b> does not significantly increase the risk or impacts to people and property from <b>coastal erosion</b>.</p>	<p><b>Complies with PO4</b></p> <p>The proposed development will result in the redevelopment of the existing Kawana Waters Surf Lifesaving Club. The proposed extensions will be contained within the footprint of the existing built form. It is recommended that further analysis be undertaken at the detailed design stage to inform the design of the buildings foundation system. Investigations should include a detailed site geotechnical assessment and calculations to determine the potential demand (sand loss) of storm tides of varying intensity / frequency. It is anticipated that the proposed development works will not significantly increase the risk or impacts to people and property from coastal erosion post construction, with the existing dune environment and coastal vegetation unimpacted by the proposed works.</p>
<p><b>PO5</b> Development (other than <b>coastal protection work</b>) in the <b>erosion prone area</b> does not directly or indirectly increase the severity of <b>coastal erosion</b> either on or off the site.</p>	<p><b>Complies with PO5</b></p> <p>The proposed development works propose to modify and extend the Kawana Waters Surf Lifesaving Club within the bounds of the existing lease area. The modifications and extensions associated with the proposed development are minor in a spatial sense and will maintain the surrounding coastal environment in its current state, resulting in no direct or indirect increase upon the severity of <b>coastal erosion</b> either on or off the site.</p>
<p><b>PO6</b> In <b>erosion prone areas</b> where a <b>coastal building line</b> is present, building work is located landward of the <b>coastal building line</b> unless <b>coastal protection work</b> has been constructed to protect the development.</p>	<p><b>Not Applicable</b></p> <p>Nb. Proposed works are to be undertaken within the footprint of the existing lease area. No works seaward of the existing built form are proposed.</p>
<p><b>Artificial waterways</b></p>	
<p><b>PO7</b> Development of <b>artificial waterways</b>, canals and <b>dry-land marinas</b> conserves <b>coastal resources</b> by:</p> <ol style="list-style-type: none"> <li>1. ensuring changes to water flows, water levels and sediment movement do not adversely impact the natural waterway to which it is connected;</li> <li>2. demonstrating appropriate storage, treatment and disposal of <b>dredged material</b> for the life of the development.</li> </ol>	<p><b>Not Applicable</b></p>
<p><b>Coastal protection work</b></p>	
<p><b>PO8</b> Works for <b>beach nourishment</b> minimises adverse impacts on <b>coastal processes</b>.</p>	<p><b>Not Applicable</b></p>

Performance outcomes	Response
<b>PO9</b> Works for <b>beach nourishment</b> do not increase the severity of erosion on adjacent land.	<b>Not Applicable</b>
<b>PO10 Erosion control structures</b> (excluding revetments) are only constructed where there is an <b>imminent threat to significant buildings or infrastructure</b> , and there is no feasible option for either: 1. <b>beach nourishment</b> ; or 2. relocation or abandonment of structures.	<b>Not Applicable</b>
<b>PO11 Erosion control structures</b> (revetments only) are only constructed where: 1. there is an <b>imminent threat to significant buildings or infrastructure</b> , and there is no feasible option for either: a. <b>beach nourishment</b> ; or b. relocation or abandonment of structures; or 2. the development: a. is in a consistent alignment with adjacent lawful revetments; or b. is consistent with an <b>agreement with a local government</b> that a revetment is appropriate in the proposed location.	<b>Not Applicable</b>
<b>PO12 Erosion control structures</b> minimise interference with <b>coastal processes</b> and reduce the severity of erosion on adjacent land.	<b>Not Applicable</b> No erosion control structures are proposed as part of this development application.
<b>Water quality</b>	
<b>PO13</b> Development: 1. maintains or enhances <b>environmental values</b> of receiving waters; 2. achieves the <b>water quality objectives</b> of Queensland waters; 3. avoids the release of <b>prescribed water contaminants</b> to <b>tidal waters</b> .	<b>Complies</b> The development satisfies the prescribed water quality objectives. For further details, please refer to the Stormwater Management Plan prepared by Daniel Yates submitted as part of the application package.
<b>Public use of and access to State coastal land</b>	
<b>PO14</b> Development maintains or enhances public use of and access to and along <b>State coastal land</b> (except where this is contrary to the protection of <b>coastal resources</b> or public safety).	<b>Complies with PO14</b> The proposed redevelopment will not impact upon the ability of the public to access state coastal land.
<b>PO15 Private marine development</b> does not reduce public use of and access to <b>State coastal land</b> and ensures that works: 1. are used for <b>marine access purposes</b> only; 2. minimise the use of <b>State coastal land</b> ; 3. are designed to accommodate the berthing of one vessel only per waterfront residence; 4. do not interfere with access between <b>navigable waterways</b> and adjacent properties.	<b>Not Applicable</b> Proposed development is not for a private marine development.

Performance outcomes	Response
<p><b>PO16</b> Development does not reduce public use of and access to <b>State coastal land</b> and ensures that <b>erosion control structures</b>, intended to protect a freehold or leasehold (not State land) premises, are wholly located within the lot:</p> <ol style="list-style-type: none"> <li>1. except where impeded by <b>significant buildings or infrastructure</b> that cannot be removed or relocated; or</li> <li>2. for revetments the development is: <ol style="list-style-type: none"> <li>a. in a consistent alignment with adjacent lawful revetments; or</li> <li>b. consistent with an <b>agreement with a local government</b> that a revetment is appropriate in the proposed location.</li> </ol> </li> </ol>	<p><b>Complies with PO16</b></p> <p>The proposed redevelopment works will not reduce public use of and access to state coastal land and with all proposed building works contained within the footprint of the existing built form.</p>
<b>Matters of state environmental significance</b>	
<p><b>PO17</b> Development is designed and sited to:</p> <ol style="list-style-type: none"> <li>1. avoid impacts on <b>matters of state environmental significance</b>; or</li> <li>2. minimise and mitigate impacts on <b>matters of state environmental significance</b> after demonstrating avoidance is not reasonably possible; and</li> <li>3. provide an <b>offset</b> if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable <b>significant residual impact</b> on a <b>matter of state environmental significance</b>. <p>Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan.</p> </li></ol>	<p><b>Complies with PO17</b></p> <p>The building works proposed will modify and extend the Kawana Waters Surf Lifesaving Club within the bounds of the existing lease area ensuring that impacts to Matters of National, State and Local Environmental Significance are avoided.</p>

**Table 8.2: All operational work**

Performance outcomes	Response
<b>Private marine development</b>	
<p><b>PO18 Private marine development</b> is designed and constructed to maintain existing waterway banks in their natural state and not require:</p> <ol style="list-style-type: none"> <li>1. <b>coastal protection work</b>;</li> <li>2. shoreline or riverbank hardening;</li> <li>3. <b>dredging for marine access purposes</b>.</li> </ol>	<p><b>Not Applicable</b></p>
<b>Disposal of solid waste or dredged material from artificial waterways</b>	

<b>Performance outcomes</b>	<b>Response</b>
<b>PO19</b> Solid waste from land and <b>dredged material</b> from <b>artificial waterways</b> is not disposed of in <b>tidal water</b> unless it is for <b>beneficial reuse</b> .	<b>Not Applicable</b>
<b>Disposal of dredged material other than from artificial waterways</b>	
<b>PO20</b> <b>Dredged material</b> is returned to <b>tidal water</b> where the material is needed to maintain <b>coastal processes</b> and sediment volume.	<b>Not Applicable</b>
<b>PO21</b> Where the <b>dredged material</b> is not needed to maintain <b>coastal processes</b> and sediment volume, the quantity of <b>dredged material</b> disposed to <b>tidal water</b> is minimised through <b>beneficial reuse</b> or disposal on land.	<b>Not Applicable</b>
<b>All dredging and any disposal of dredged material in tidal water</b>	
<b>PO22</b> <b>Dredging</b> or disposal of <b>dredged material</b> in tidal waters does not adversely impact on <b>coastal processes</b> and <b>coastal resources</b> .	<b>Not Applicable</b>
<b>Reclamation</b>	
<b>PO23</b> Development does not involve <b>reclamation</b> of land below <b>tidal water</b> , other than for the purposes of: 1. <b>coastal-dependent development, public marine development or essential community infrastructure</b> ; or 2. strategic ports, priority ports, boat harbours or strategic airports and aviation facilities, in accordance with a statutory land use plan or master plan; or 3. <b>coastal protection work</b> or work necessary to protect <b>coastal resources</b> or <b>coastal processes</b> .	<b>Not Applicable</b>

**Table 8.3: Operational work for tidal works which is not assessed by local government**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<b>PO24</b> Tidal works are sited and designed to operate safely during and following a <b>defined storm tide event</b> .	<b>AO24.1</b> Tidal work is designed and located in accordance with the Guideline: Building and engineering standards for tidal works, Department of Environment and Heritage Protection, 2017.	<b>Not Applicable</b>

## 8.2.5 Coastal erosion hazard overlay code

### 8.2.5.1 Application

- (1) This code applies to accepted development and assessable development:-
  - (a) subject to the coastal protection overlay shown on the overlay maps contained within Schedule 2 (Mapping); and
  - (b) identified as requiring assessment against the Coastal protection overlay code by the tables of assessment in Part 5 (Tables of assessment).
- (2) The acceptable outcomes in Table 8.2.5.3.1 (Requirements for accepted development) are requirements for applicable accepted development.
- (3) The following provisions of the code are assessment benchmarks for applicable assessable development:-
  - (a) section 8.2.5.2 (Purpose and overall outcomes); and
  - (b) Table 8.2.5.3.2 (Performance outcomes and acceptable outcomes for assessable development).

### 8.2.5.2 Purpose and Overall Outcomes

- (1) The purpose of the Coastal protection overlay code is to:-
  - (a) protect people and property from coastal hazards;  
Note—coastal hazards include coastal erosion and storm tide inundation, or permanent inundation from sea level rise. Storm tide inundation is specifically addressed in the Flood Hazard Overlay Code.
  - (b) protect coastal landforms, vegetation and biodiversity, and allow for natural fluctuations of the coast to the greatest extent practicable;
  - (c) ensure that decisions about coastal development take appropriate account of the predicted effects of climate change, including sea level rise; and
  - (d) maintain or enhance public access to the coast.
- (2) The purpose of the Coastal protection overlay code will be achieved through the following overall outcomes:-
  - (a) development ensures the protection of people and property from coastal hazards, taking into account the predicted effects of climate change;
  - (b) development allows for natural fluctuations of the coast, including as a result of sea level rise, to occur naturally as far as practicable;
  - (c) unless specifically anticipated by the planning scheme through the allocation of zones, development within an erosion prone area avoids:-
    - i. intensification of existing uses;
    - ii. new permanent built structures; and
    - iii. seaward extensions to existing built structures;

Note—the erosion prone area is declared under the Coastal Protection and Management Act 1995 and is administered by the State Department of Environment and Heritage Protection.

- (d) development avoids adverse impacts to coastal landforms and alterations to physical coastal processes and, as far as practicable, avoids the need for coastal protection works;
- (e) development preserves the integrity of the coastal building line as the defined seaward boundary for building work and other development adjacent to the beachfront;
- (f) development maintains public access to the coast, consistent with maintaining public safety and conserving coastal resources;
- (g) development preserves opportunities for coastal-dependent development and maritime development in appropriate locations, particularly maritime development areas;
- (h) development protects water quality, coastal dunes and creeks, vegetation and biodiversity within coastal areas; and
- (i) development adjacent to beachfront areas is located and designed to protect the character of the beachfront when viewed from the beach and integrates with the surrounding natural landscape and skyline vegetation.

### 8.2.5.3 Performance Outcomes and Acceptable Outcomes

**Table 8.2.5.3.2 Performance outcomes and acceptable outcomes for assessable development**

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
<b>Development in the Erosion Prone Area</b>			
<p><b>PO1</b> Development, other than redevelopment of an existing urban development site, development for essential community infrastructure, coastal-dependent development and maritime development in a maritime development area:-</p> <p>(a) allows for natural fluctuations of the coast to occur, including appropriate allowance for climate change and sea level rise; and (RPEQ) specialising in civil engineering, and constructed to ensure that they are erosion resistant</p> <p>(b) avoids the need for additional coastal protection works to safe standards.</p>	<p><b>AO1</b> Development is situated wholly outside of the erosion prone area.</p> <p>Note—the erosion prone area is declared under the Coastal Protection and Management Act 1995 and is administered by the State Department of Environment and Heritage Protection.</p> <p><b>OR</b> Development does not increase the scale or intensity of an existing use or create additional lots within the erosion prone area.</p> <p><b>OR</b> Development is for acceptable temporary or relocatable structures (for safety purposes, recreational purposes or temporary uses) and the structures and use of the site is expendable.</p>	<p><b>ALTERNATE SOLUTION PROVIDED</b></p> <p>The development application proposes the redevelopment of the Kawana Waters Surf Lifesaving Club which is a coastal-dependent development. While the proposed development will result in an increase in scale of the existing built form, the proposed development will be established upon the footprint of the existing surf club.</p> <p>While the proposal will result in an increase in floor space, this will not result in an intensification of the existing use, with the proposed extensions accommodating the existing surf club operations on the first floor, while the ground level of the extensions will be primarily for equipment storage.</p>	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	<p>Note—acceptable temporary, relocatable or expendable structures for safety or recreational purposes include:-</p> <p>(a) picnic tables, barbeques, coastal trails and bikeways that are considered to be expendable when threatened by erosion; and</p> <p>(b) specially designed portable or demountable towers, equipment sheds, lookouts, shelter sheds, decks and pergolas that are unattached and non-permanent structures capable of being easily and quickly removed when threatened by erosion.</p>		
<p><b>PO2</b></p> <p>Redevelopment of an existing urban development site within the erosion prone area mitigates any increase in the risk to people and property from adverse coastal erosion impacts.</p>	<p><b>AO2</b></p> <p>Redevelopment that intensifies the use of an existing urban development site in the erosion prone area:-</p> <p>(a) incorporates a layout that minimises the footprint of the development within the erosion prone area and locates permanent structures as far landward as possible;</p> <p>(b) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion within the property; and</p> <p>(c) locates, designs and constructs buildings and structures to withstand coastal erosion impacts.</p> <p>Note—the erosion prone area is declared under the Coastal Protection and Management Act 1995 and is administered by the State Department of Environment and Heritage Protection.</p>	<p><b>COMPLIES WITH PO2</b></p> <p>The proposed redevelopment will be contained within the existing lease area. No building works proposed as part of the development will extend any further seaward of the existing built form. It is recommended that further analysis be undertaken at the detailed design stage to inform the design of the buildings foundation system. Investigations should include a detailed site geotechnical assessment and calculations to determine the potential demand (sand loss) of storm tides of varying intensity / frequency.</p>	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	Note—mitigation measures should take account of the practicable design life of the development in the context of the future erosion threat.		
<p><b>PO3</b></p> <p>Development for essential community infrastructure:-</p> <p>(a) demonstrates that it is not feasible to locate the development outside of the erosion prone area; and</p> <p>(b) provides for built structures to be located landward of the alignment of adjacent habitable buildings; or</p> <p>(c) where the achievement of (b) (above) is not reasonably practicable, provides for built structures to be located as far landward as practicable.</p>	<p><b>AO3</b></p> <p>No acceptable outcome provided.</p>	<p><b>COMPLIES WITH PO3</b></p> <p>The development application is for the redevelopment of an existing piece of essential community infrastructure. It is not feasible to move the surf club as it is a coastal dependent land use which is intrinsically linked to coastal uses.</p> <p>The proposed extensions will be constructed along the alignment of the existing built form and will have no impact upon coastal landforms (dunes) or vegetation.</p>	
<p><b>PO4</b></p> <p>Coastal dunes are protected and managed to minimise human impacts on existing dune vegetation and facilitate restoration and protection of dune systems.</p>	<p><b>AO4</b></p> <p>Coastal-dependent development:-</p> <p>(a) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion at the location; and</p> <p>(b) locates, designs and constructs relevant buildings and structures to withstand coastal erosion impacts.</p>	<p><b>COMPLIES WITH PO4</b></p> <p>The proposed development will be contained within the existing lease area and will have no impact upon coastal processes, landforms (dunes) or vegetation.</p> <p>For further details, please refer to the architectural design drawings submitted as part of the development application package.</p>	
<p><b>PO5</b></p> <p>Development within a maritime development area mitigates any risk to people or property from adverse coastal erosion impacts.</p>	<p><b>AO5</b></p> <p>Development within a maritime development area:-</p> <p>(a) provides for non-coastal dependent development to be located outside of the erosion prone area; and</p>	<p><b>NOT APPLICABLE</b></p>	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
	<p>(b) installs and maintains coastal protection works to mitigate adverse impacts to people and property from coastal erosion at the location.</p> <p>Note—the erosion prone area is declared under the Coastal Protection and Management Act 1995 and is administered by the State Department of Environment and Heritage Protection.</p>		
<b>Coastal Building Lines and Setbacks</b>			
<p><b>PO6</b></p> <p>New development or the intensification of existing development on a site subject to a coastal building line, or located immediately adjacent to the beachfront or a reserve fronting the beachfront, is located and designed to protect people and property from coastal hazards and avoid the need for additional coastal protection works.</p>	<p><b>AO6</b></p> <p>All buildings and permanent structures are setback at least 6 metres landward of the coastal building line for the site.</p> <p>Note—coastal building lines are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection.</p> <p><b>OR</b></p> <p>Where a coastal building line does not exist on a lot fronting the beachfront or a reserve adjoining the beachfront, development provides for all buildings and permanent structures to be set back a minimum of 6 metres from the seaward boundary of the lot.</p>	<p><b>ALTERNATE SOLUTION PROVIDED</b></p> <p>The proposed redevelopment works are to be established within the KWVSLSC lease area on the existing building footprint. Building works proposed by the application will result in the establishment of built form or structures no further seaward of the existing built form.</p>	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
<b>Reconfiguring a Lot Within the Coastal Management District</b>			
<p><b>PO7</b></p> <p>Where land within the coastal management district is proposed to be reconfigured to create additional lots, the erosion prone area is maintained as a development free buffer zone, unless:-</p> <p>(a) there is already substantial development seaward of the development site; or</p> <p>(b) the land is in a maritime development area.</p>	<p><b>AO7</b></p> <p>Where reconfiguring of a lot is proposed within the coastal management district, the erosion prone area within the lot, or land within 40 metres of the foreshore (whichever is the greater), is surrendered to the State for public use.</p> <p>Note—the erosion prone area and coastal management district are declared under the Coastal Protection and Management Act 1995 and are administered by the State Department of Environment and Heritage Protection.</p>	<p><b>NOT APPLICABLE</b></p>	
<b>Public Access to Public Coastal Land</b>			
<p><b>PO8</b></p> <p>Development:-</p> <p>(a) does not result in a net loss of public access to public coastal land (including the foreshore) and tidal waters; and</p> <p>(b) where possible, provides enhanced opportunities for public access in a manner consistent with conserving coastal resources.</p>	<p><b>AO8</b></p> <p>Development is located, designed and operated in a manner that retains or enhances existing public access to the coast.</p> <p><b>OR</b></p> <p>Where loss of public access cannot practicably be avoided, development provides the same or a greater amount of new access opportunities in, or in close proximity to, the site.</p>	<p><b>COMPLIES WITH AO8</b></p> <p>The proposed development will not restrict or impede public access to the coast.</p>	
<b>Maritime Development and Maritime Development Areas</b>			
<p><b>PO9</b></p> <p>Maritime development is located in a designated maritime development area.</p>	<p><b>AO9</b></p> <p>Maritime development is located within a maritime development area as identified on a Coastal Protection Overlay Map.</p>	<p><b>NOT APPLICABLE</b></p>	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
<p><b>PO10</b> Development in a maritime development area:- (a) is predominantly for maritime development; and (b) ensures ancillary and subsidiary development is predominantly of a commercial or public nature. Note—in the event that marine industry and related services cease to operate on Lot 795 RP847247 (Lawrie’s Marina), this performance outcome is not intended to apply to this site, notwithstanding that it is identified as a maritime development area on the applicable Coastal Protection Overlay Map.</p>	<p><b>AO10.1</b> Less than half of the non-tidal component of the development site within the maritime development area is allocated for nonmaritime development.</p> <p><b>AO10.2</b> Less than a quarter of the non-tidal component of the development site within the maritime development area is allocated for residential development.</p>	<p><b>NOT APPLICABLE</b></p>	

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
<p><b>PO11</b> Marina development minimises the risk of ship sourced pollution by providing appropriate facilities for the handling and disposal of ship sourced pollutants.</p>	<p><b>AO11.1</b> Marina development involving 6 or more berths provides the following:- (a) common user facilities for the handling and disposal of ship-sourced pollutants, including oil, garbage and sewage, are provided at a suitable location at the marina; (b) facilities which are designed and operated to ensure the risk of spillage from operations is minimised; (c) appropriate equipment to contain and remove spillages, which is stored in a convenient position near the facility and is available for immediate use; and (d) boats visiting the marina are able to use the ship sourced pollutants reception facilities.</p> <p><b>AO11.2</b> Where practical, the marina pollutant reception facility is connected to sewerage or other waste reception infrastructure. Editor's note—the Australian and New Zealand Environment and Conservation Council (ANZECC) 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand provide further guidance in relation to AO11.1.</p>	<p><b>NOT APPLICABLE</b></p>	

**Protection of Sand Dunes and Coastal Creeks**

Performance outcomes	Acceptable outcomes	Does the proposal meet the acceptable outcome? If not, justify how the proposal meets <u>either</u> the performance outcome or overall outcome	Internal use
<p><b>PO12</b> Development:- (a) maintains dune crest heights and minimises and mitigates the risk to development from wave overtopping and storm tide inundation; and (b) maintains or enhances coastal ecosystems and natural features such as coastal creeks, mangroves and coastal wetlands, particularly where these features protect or buffer communities and infrastructure from sea-level rise and coastal inundation impacts.</p>	<p><b>AO12</b> No acceptable outcome provided.</p>	<p><b>COMPLIES WITH PO12</b> The proposed development will not impact upon existing coastal landforms or vegetation with all proposed works to be contained within the existing lease area.</p>	





Traffic Engineering

A • PO Box 303, Coolum Beach Qld, 4573

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E • dianne@hayeste.com.au

2<sup>nd</sup> September 2024

Kawana Waters SLSC  
C/- Adams Sparkes Town Planning + Development  
PO Box 1000  
Buddina QLD 4575

Attention: Cameron Adams

Dear Cameron,

**RE: Access and Parking Assessment Report  
Proposed Extension to Existing Surf Club  
Kawana Waters SLSC at 99 Pacific Boulevard, Buddina**

I refer to your recent correspondence requesting traffic engineering advice to provide information for a proposed extension to the existing surf club at Kawana.

### **Existing Situation**

The surf club is located on the foreshore at Pacific Boulevard, Kawana. The club has access to nearby public car parking including 30 spaces with two disabled spaces next to the entrance to the club.

**Figure 1 – Aerial View of Existing Kawana Surf Club**



**Figure 2 – Car Parking**



In addition to nearby parking, the Surf Club also provides a courtesy bus which operates during weekends and public holidays. This service reduces the demand on public parking and provides a convenient alternative transport mode for Club patrons. The courtesy bus operates 4pm until midnight on Fridays and Saturdays and 3pm until 10:50pm on Sundays, with additional summer services on Thursdays operating between 4pm until midnight. Services operates every 30 minutes to the south and to the north the following 30 minutes.

There are two disabled car parks located with convenient access to the building entrance. Bicycle facilities are also provided adjacent to the building entrance (within the lease area) with 10 spaces provided as shown in Figure 3.

**Figure 3 – Bicycle Parking neat Club entrance**



Access to public transport is available from the bus station adjacent to Kawana Shopping World, approximately 700m walking distance from the Club.

There is informal car parking along the verge at the entrance to the Club as shown in Figure 4. These public car parks are for community use including, parkland, beach, playground and public amenities.

**Figure 4 – Informal Parking**



There is a second public car park within 60m walking distance of the Club as shown in Figure 5. There are 97 available car parking spaces in this car park. There is a pedestrian path connecting the public car park to the coastal path and also to the Surf Club.

**Figure 5 – Public Car Park**



On Pacific Boulevard between the access to the public car park and the intersection with Maloga Street there is a parking lane. Whilst individual parking bays are not line marked, it is estimated that at least 47 parking spaces are available within the parking lane on the eastern side of the road.

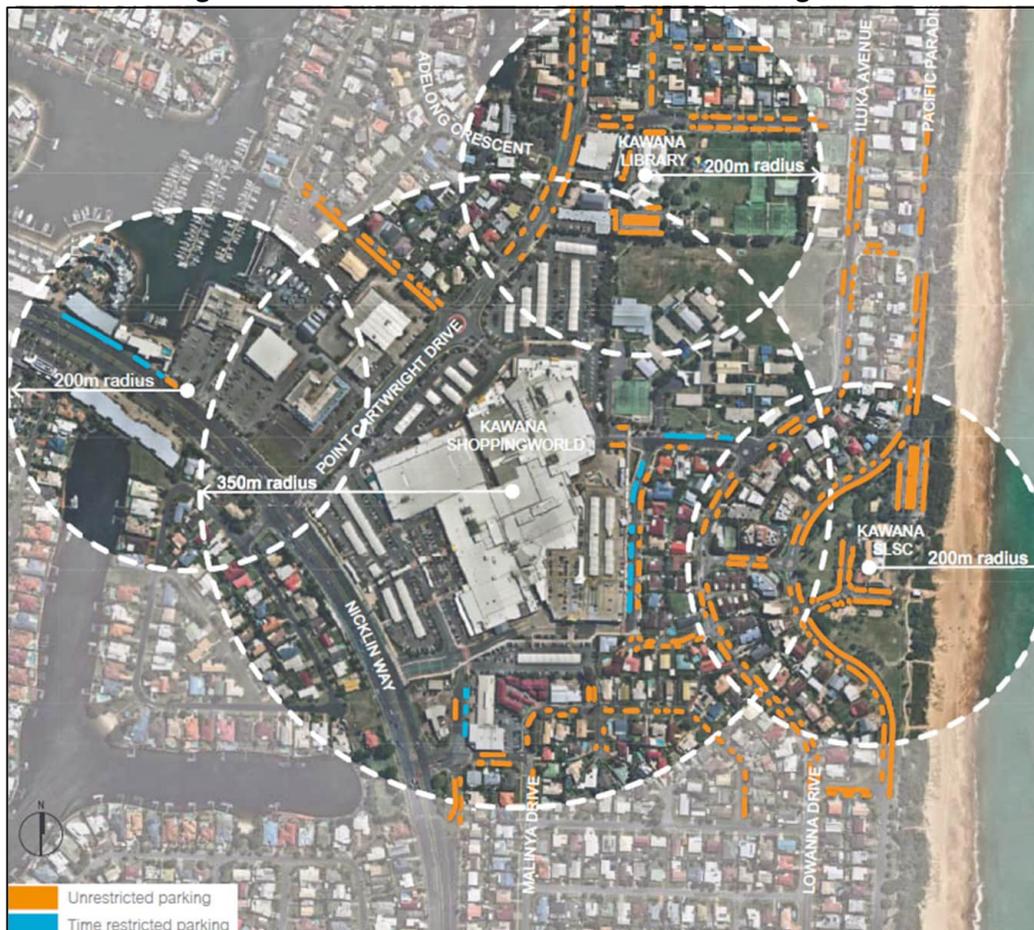
**Table 1 – Parking Availability**

Location	Parking Spaces
Kawana Waters Beach and Parkland Car Park	30
Informal Surf Lifesaving off-street verge parking	46
Adjacent Foreshore (second) Public Car Park	97
Unmarked on-street parking (east side of Pacific Boulevard only)	47
<b>Total</b>	<b>220</b>

As shown in Table 1, there are a number of parking opportunities within the area. It should also be noted that trips generated in the area for the surf club may be multi-use or multi-purpose trips, where patrons use the playground, parkland or beach prior to dining at the Surf Club Bistro.

Council has also provided advice on parking in Kawana as part of their Parking Management Strategy. As per Council Local Area Parking Plan (Refer to Figure 6) there is ample parking within the area and no current required actions to manage the parking demand.

**Figure 6 – Extract from Council’s Local Area Parking Plan**



### Other SLSC Clubs

An assessment of nearby parking provided at other Surf Life Saving Clubs has been undertaken. A review of the parking provided at other clubs including Coolum Beach, Peregian Beach, Sunshine Beach and Mudjimba is shown below.

**Table 2 – Car parks in support of Surf Clubs**

Surf Life Saving Club	Number of Car Parking Spaces
Coolum Beach	12
Peregian Beach	4
Sunshine Beach	18
Dicky Beach	11
Mudjimba Beach	None specified

It is noted that parking for other Surf Life Saving Clubs is minimal, and that there is foreshore and on-street parking available nearby. Whilst car parking is occupied during the day for beach activities, most beachside car parks are under utilised at night when Surf Clubs generate a demand for parking via restaurant and function/event activities. Due to the beachside location of the surf club building, it is deemed more sustainable to utilise beachside car parking areas and on-street parking for clubs.

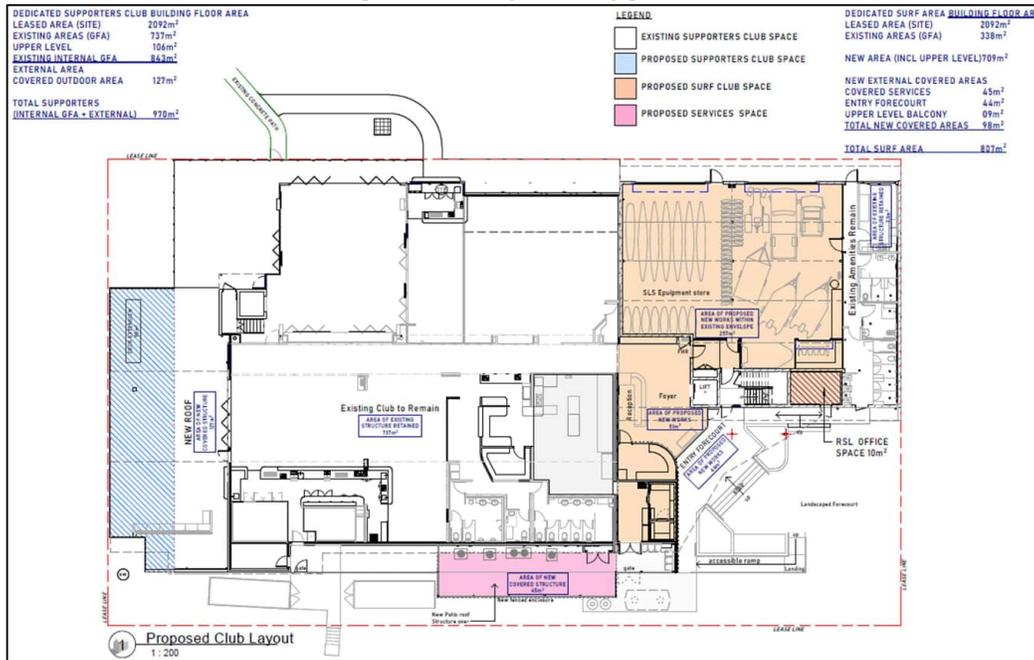
### Proposed Development

A review of the changes and extensions to the Club has been undertaken. There is an additional 709m<sup>2</sup> of area for the new surf storage equipment area and operations and an additional 127m<sup>2</sup> for a new covered outdoor area overlooking the playground and park. A review of the existing and proposed changes is provided in Figure 7 and 8.

**Figure 7 – Existing and Proposed Structure**



**Figure 8 – Proposed Upgrades**



The areas that are essential to surf lifesaving activities are shown in orange in Figure 8. It should be noted the existing space does not adequately accommodate the existing demand for storage and training. The training facilities are currently insufficient. Training is often conducted in the supports club area and occasionally outside to cater for new work place health and safety requirements and training with equipment. Improving the operational lifesaving areas and training facilities is essential to ensuring members and volunteers have the appropriate skills and suitable equipment to maintain beach safety and vital community services for the area.

The additional 127m<sup>2</sup> covered outdoor area provides an improved accessible space with greater opportunities for seating combinations that do not obstruct pathways for staff and patrons.

The proposed upgrade is unlikely to generate extra demand for parking, but will comfortably provide a suitable safe space to undertake training requirements for members and volunteers, and provide suitable storage for equipment and provide accessible comfortable outdoors areas for club patrons and supporters.

In conclusion the proposed re-development of Kawana Surf Life Saving Club is required to cater for a safer and more comfortable space, and it is not anticipated that there will be any adverse impacts on parking in Kawana.

### **Parking Demand & Multi-Purpose Trips**

To align with Council’s current transport strategies and sustainable transport solutions it is considered more efficient to ensure existing car parking facilities are well utilized

prior to providing more car parking. This is based on surrounding land uses and understanding different peak operating times rather than providing specific car parks for each individual use.

The demand for parking in the direct vicinity of the Surf Club is attributed to the beach, parkland and residents, as well as the surf club. Parking to the north is generated by the playground and beach access. There are no other nearby commercial activities that generate demand for parking in the direct vicinity of the Club.

It should also be noted that the surrounding topography is flat, with excellent connected pathway networks (including the Coastal Path) that are well suitable and favorable for pedestrian trips, further reducing the demand for car trips and parking.

### **Conclusion**

Given the above considerations, there is adequate parking opportunities for any minor changes to parking demand which may be generated by the extension to the surf club. The surf club is situated with excellent access to alternative modes of transport. The public accessibility to the beach and wide pedestrian pathways, as well as the close proximity to Kawana Bus Station encourages alternative transport modes for nearby members, residents and tourists. The Club provides a courtesy bus for patrons, reducing the trip generation from the club and reducing the demand for parking.

In conclusion the proposed re-development of Kawana Surf Life Saving Club is required to cater for a safer more comfortable space for staff, guests, active members and patrons, it is not anticipated that there will be any adverse impacts on parking in Kawana.

I trust this information will assist with your application, however if you require any further information, please don't hesitate to contact me.

Yours faithfully,



Dianne Hayes  
B. Eng (Civil), F.AITPM, RPEQ 7086

Appendix 6

Copy of the notice and design plans posted within the KWSLSC foyer as part of  
the Preliminary Stakeholder Engagement

Public Notice placed in the foyer/entrance of Kawana Waters Surf Life Saving Club



Figure 1 Location: within front entrance area



## MEMBERS NOTICE

### Proposed modifications and extensions to Kawana Waters Surf Life Saving Club

A Ministerial Infrastructure Designation (MID) to facilitate the modifications and extensions to the Surf Club, is being prepared for lodgement with the State Minister for Housing, Local Government, Planning and Public Work. All SLSC Members, Visitors, Guests, the general public or anyone with an interest are invited to make a submission and provide any comments of the proposal.

The proposed renovations include:

<p><b>To be demolished:</b></p> <ul style="list-style-type: none"> <li>• Equipment Storage within Southern building</li> <li>• Existing sections of Reception and Admin area</li> </ul> <p><b>To be retained:</b></p> <ul style="list-style-type: none"> <li>• Bistro and Kitchen within Northern buildings</li> <li>• Members amenities withing Southern building Southern Amenities block</li> <li>• Existing beachfront lifeguard tower</li> </ul>	<p><b>New build – ground floor:</b></p> <ul style="list-style-type: none"> <li>• Surf lifesaving equipment storage</li> <li>• New Club entrance and landscaping</li> <li>• Reception, managers office and foyer area</li> <li>• New roof and fencing to AC units area</li> <li>• 127m<sup>2</sup> covered structure to existing external dining area/supporters club</li> </ul> <p><b>New build - Upper Floor:</b></p> <ul style="list-style-type: none"> <li>• Club administration offices</li> <li>• Lifesaving Training Area and storage</li> <li>• Lifesaving Meeting Rooms</li> <li>• Additional Lifesaving amenities with Parent's room</li> <li>• Kawana Waters RSL Sub-Branch Office</li> </ul>
---	---

**Items to note:**

- The build will remain within the existing lease area.
- The building includes a 2-storey building, changes to entry/reception area, and new structure over outdoor dining area.
- The build is to optimise the available space for better storage of surf life saving equipment and to increase/improve the current surf life saving training facilities, and to meet current disability standards.

Refer to design plans for reference

Any person may, on or before **09 August 2024**, make a written submission to [admin@astpd.com.au](mailto:admin@astpd.com.au)

Submission comments will be considered as part of the preparation of the application. Additional public consultation will be undertaken in future where a copy of the application, all specialty reports and plans will be provided for review, with submissions being delivered/reviewed by the State Minister as part of assessment.

Figure 2 (left) door with notice and plans

Figure 3 (above) copy of notice posted with plans

# PROPOSED RENOVATIONS TO THE KAWANA WATERS SURF CLUB 99 PACIFIC BOULEVARD, BUDDINA. QLD. 4575



Phone - 54454031  
Mob - 0408 702 271  
e-mail - info@buderimdesignstudio.com  
7 Balyata Street Warana, Q.4575  
Damian Collins QBCC Lic. No. 1190103

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Figured dimensions have precedence over those scaled.  
All dimensions to be verified on site at setout.

**CONSULTANTS**  
**Certifier** Pure Building Approvals Pty Ltd  
 Email: admin@purebuildingapprovals.com.au  
 Phone: 07 5451 0579  
**Engineers**  
 -Structural Tonkin  
 Email: Ricky.Worn@tonkin.com.au  
 Phone: 61 7 3293 6701  
 -Hydraulic PDD Plumbing Design and Drafting  
 4/34 Technology Drive Warana, 4575  
 Phone: 07 5437 7660

Issue	Amendment Log	Date
A	2025 Concept	22/07/2024
B	Planning Assessment	23/07/2024

Project number	230902	Date	20/05/2021	Drawn by	DC
Client: <b>Kawana Waters SLSC</b> Surf Facility Upgrade Cooper Lookout Park, 99 Pacific Blvd. Buddina, Qld. 4575					

Project Cover Sheet	
<b>A01</b>	Rev. <b>B</b>
Scale. (A3 sheet)	

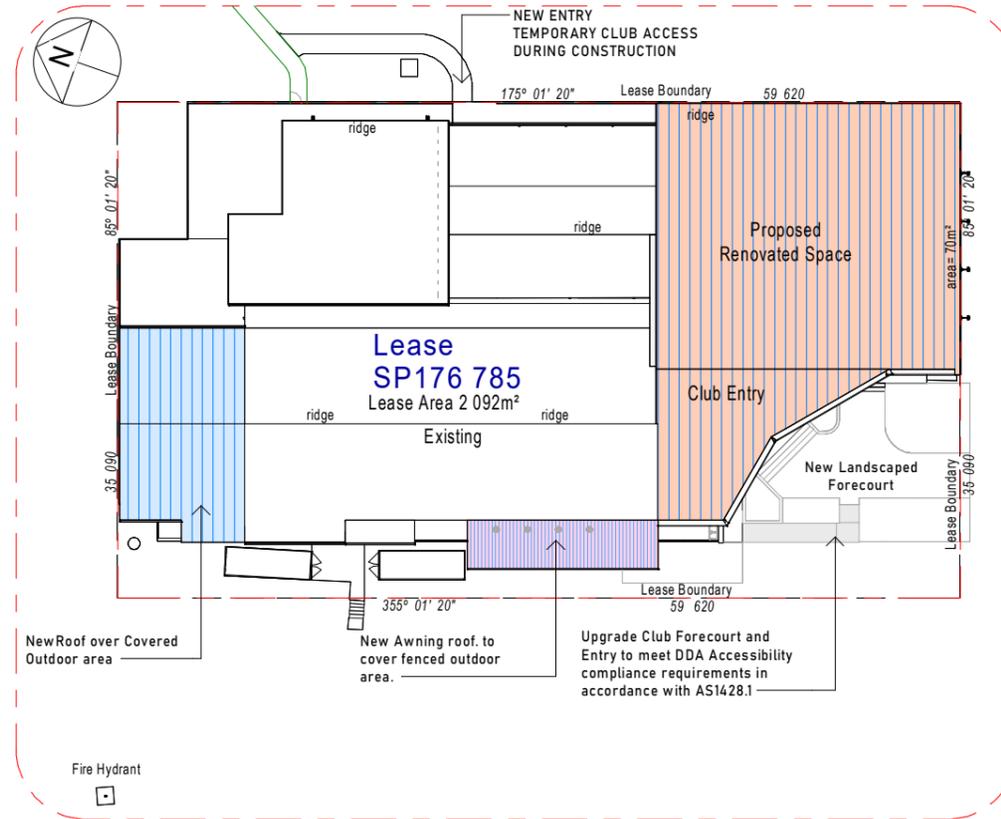
## Property Description

Lot 521  
 RP B92922  
 Lease SP176785  
 Address Cooper Lookout Park,  
 Pacific Blvd Buddina

## Areas

Lease area 2 092m<sup>2</sup>  
 Building Coverage Existing 1 124m<sup>2</sup>  
 Proposed Coverage 1 392m<sup>2</sup>

Proposed Coverage  
 Leased area= 66.5%



**Car Parking:**  
 30 bays in existing carpark to the South of Lease area.  
 94 bays in existing car park to the North of the Lease area

## Construction Generally

The Builder shall be responsible for maintaining stability of the structure until completion of construction and shall ensure that no part of the structure is overstressed by construction loading. Structural drawings are to be read in conjunction with all Consultants drawings and Specifications. All materials and workmanship shall be in accordance with the following codes of practice except where varied by the specifications and /drawings.

- AS1684.2 - 1999 Residential Frame Construction
- AS1720 - Timber Structures
- Timber Queensland Technical Data Sheets
- AS3600 - Concrete Structures
- AS4100 - Steel Structures
- AS3700 - Masonry Structures

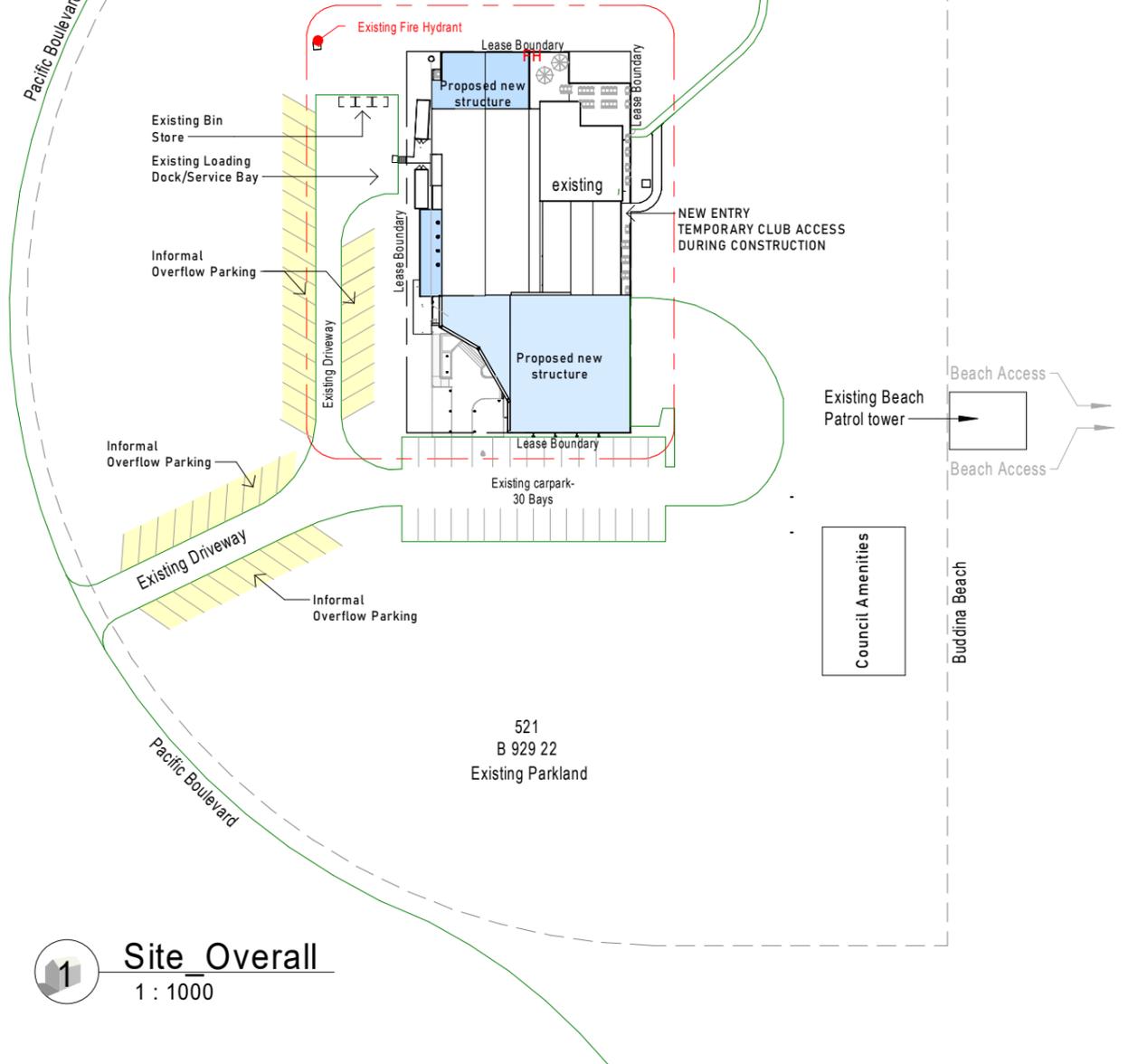
Building Code of Australia  
 Remove all vegetation and topsoil from within the area that the building is to occupy, cut or fill to levels shown in the drawings. Material to be used as fill should be approved by the Engineer and compacted as specified.

Termite treatment to AS3660 - 1993 Locate structural elements where indicated in the drawings.

Construct floors, frames, roof structures and other elements of the building as shown in the drawings. Fit fascias, barge and gutters as shown in the drawings. Externally, wrap the building in a suitable membrane, and clad, veneer and roof as shown in the drawings.

Openings in external wall cladding exposed to the weather must be flashed using materials that comply with AS2904 Plasterboard to AS/NZ 2589.1:1997 Internally, sheet walls with 10 mm plasterboard to dry areas and with water-resistant plasterboard or 6mm fibre-cement sheet to wet wall areas, or otherwise as shown in the drawings. Sheet ceilings 10mm Plaster board with batten spacings @ 450mm c/c

**3 Site**  
 1 : 500



**1 Site Overall**  
 1 : 1000

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 building design

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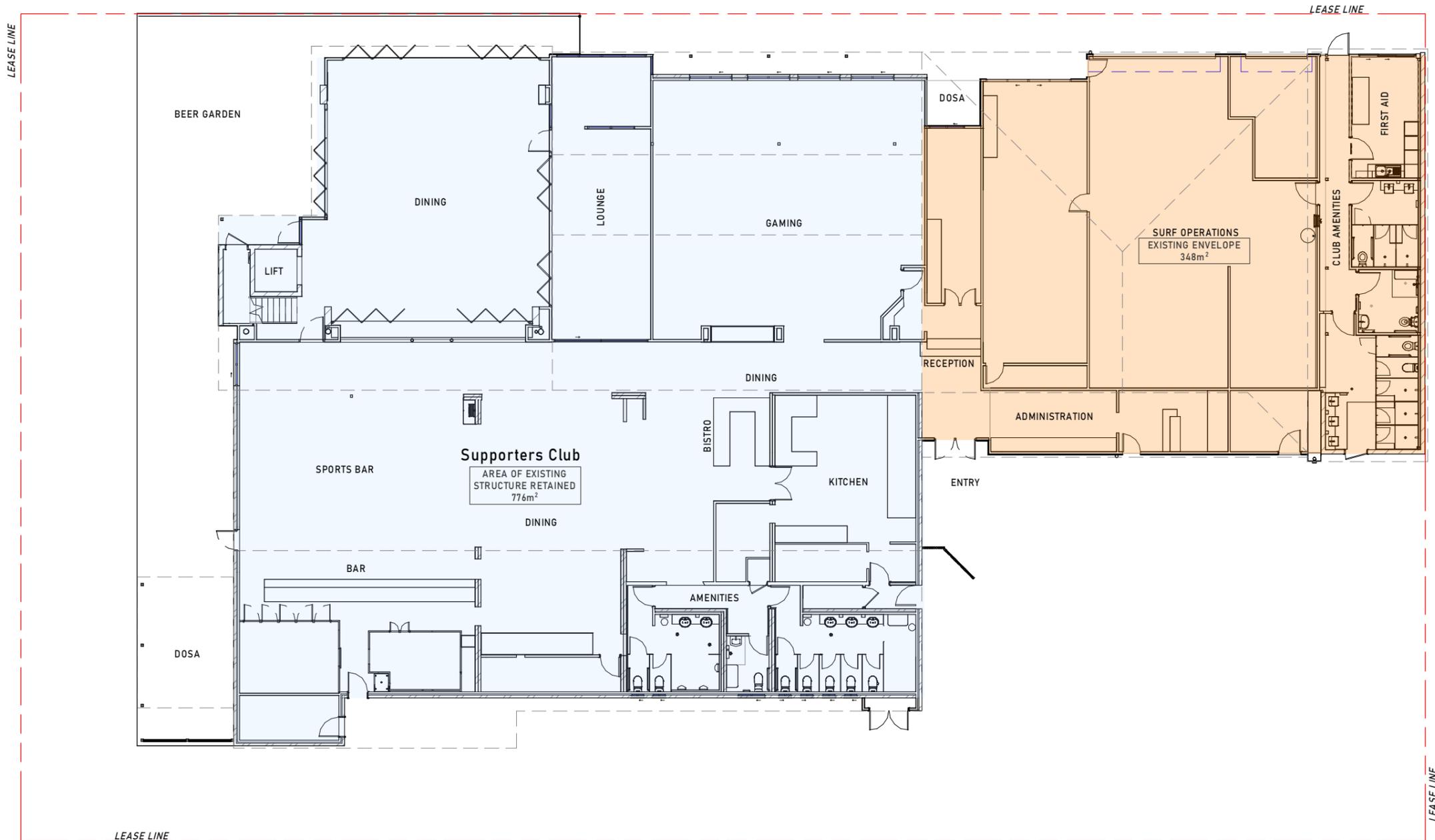
CONSULTANTS		Contact
Certifier	Pure Building Approvals Pty Ltd	Email: admin@purebuildingapprovals.com.au Phone: 07 5451 0579
Engineers	Tonkin	Email: Ricky.Worn@tonkin.com.au Phone: 61 7 3293 6701
-Structural	PDD Plumbing Design and Drafting	4/34 Technology Drive Warana, 4575 Phone: 07 5437 7680
-Hydraulic		

Issue	Amendment Log	Date
A	2025 Concept	22/07/2024
B	Planning Assessment	23/07/2024

Project number 230902 Date 20/05/2021 Drawn by DC

Client:  
**Kawana Waters SLSC**  
 Surf Facility Upgrade  
 Cooper Lookout Park, 99 Pacific Blvd.  
 Buddina, Qld. 4575

Site Overview		Rev.
<b>A02</b>		<b>B</b>
Scale. (A3 sheet)		<b>As indicated</b>



**1** Existing Plan Ground Floor  
1 : 200

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**CONSULTANTS**

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Phone: 07 5451 0579

**Engineers**

-Structural  
Tonkin  
Email: Ricky.Worn@tonkin.com.au  
Phone: 61 7 3293 6701

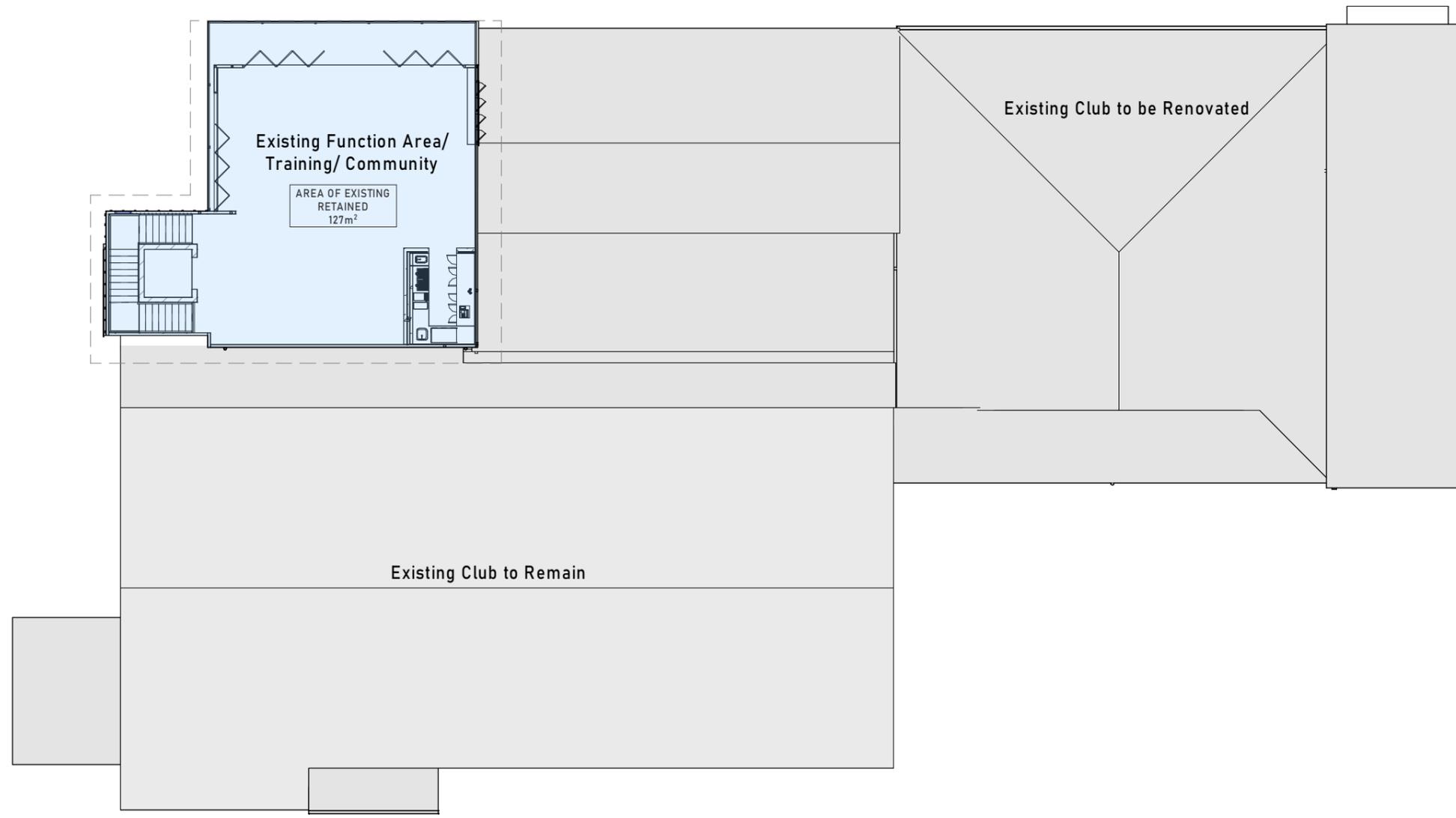
-Hydraulic  
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Issue	Amendment Log	Date
A	2025 Concept	22/07/2024
B	Planning Assessment	23/07/2024

Project number	230902	Date	20/05/2021	Drawn by	DC
Client: <b>Kawana Waters SLSC</b> Surf Facility Upgrade Cooper Lookout Park, 99 Pacific Blvd. Buddina, Qld. 4575					

Existing Plan		Rev.	<b>B</b>
<b>A03</b>		Scale. (A3 sheet)	1 : 200

23/07/2024 7:59:56 PM



**1** Upper Floor Existing  
1 : 200



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**Contact**

Issue	Amendment Log	Date
A	2025 Concept	22/07/2024
B	Planning Assessment	23/07/2024

Project number **230902** Date **20/05/2021** Drawn by **DC**  
 Client:  
**Kawana Waters SLSC**  
**Surf Facility Upgrade**  
**Cooper Lookout Park, 99 Pacific Blvd.**  
**Buddina, Qld. 4575**

Existing Upper Floor	
<b>A03.1</b>	Rev. <b>B</b>
	Scale. (A3 sheet) <b>1 : 200</b>

23/07/2024 7:59:56 PM

**DEDICATED SUPPORTERS CLUB BUILDING FLOOR AREA**

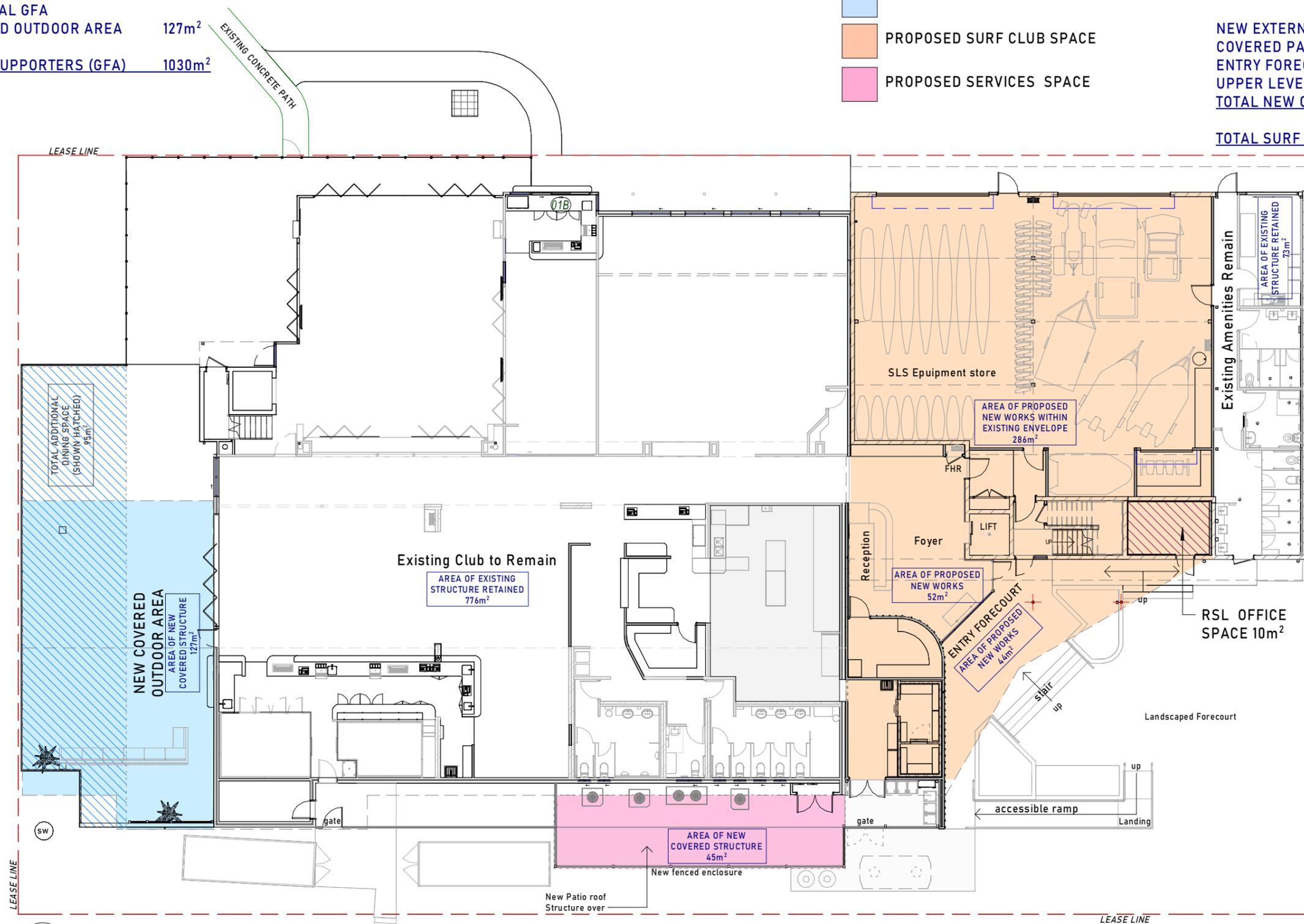
LEASED AREA (SITE)	2092m <sup>2</sup>
EXISTING AREAS (GFA)	776m <sup>2</sup>
UPPER LEVEL	127m <sup>2</sup>
EXISTING INTERNAL GFA	903m <sup>2</sup>
EXTERNAL GFA	
COVERED OUTDOOR AREA	127m <sup>2</sup>
<b>TOTAL SUPPORTERS (GFA)</b>	<b>1030m<sup>2</sup></b>

**LEGEND**

- EXISTING SUPPORTERS CLUB SPACE
- PROPOSED SUPPORTERS CLUB SPACE
- PROPOSED SURF CLUB SPACE
- PROPOSED SERVICES SPACE

**DEDICATED SURF AREA BUILDING FLOOR AREA**

LEASED AREA (SITE)	2092m <sup>2</sup>
EXISTING AREAS (GFA)	348m <sup>2</sup>
<b>NEW AREA (INCL UPPER LEVEL) 769m<sup>2</sup></b>	
<b>NEW EXTERNAL COVERED AREAS</b>	
COVERED PATIO	45m <sup>2</sup>
ENTRY FORECOURT	44m <sup>2</sup>
UPPER LEVEL BALCONY	09m <sup>2</sup>
<b>TOTAL NEW COVERED AREAS</b>	<b>98m<sup>2</sup></b>
<b>TOTAL SURF GFA</b>	<b>867m<sup>2</sup></b>



**1 Proposed Club Layout**  
1 : 200



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**Engineers**  
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-Hydraulic PDD Plumbing Design and Drafting  
4/34 Technology Drive Warana, 4575  
Phone: 07 5437 7680

Issue	Amendment Log	Date
A	2025 Concept	22/07/2024
B	Planning Assessment	23/07/2024

Project number 230902 Date 20/05/2021 Drawn by DC  
Client: **Kawana Waters SLSC**  
**Surf Facility Upgrade**  
Cooper Lookout Park. 99 Pacific Blvd.  
Buddina. Qld. 4575

<b>Proposed Club Layout</b>	
<b>A04</b>	Rev. <b>B</b>
Scale. (A3 sheet) <b>1 : 200</b>	

23/07/2024 7:59:59 PM

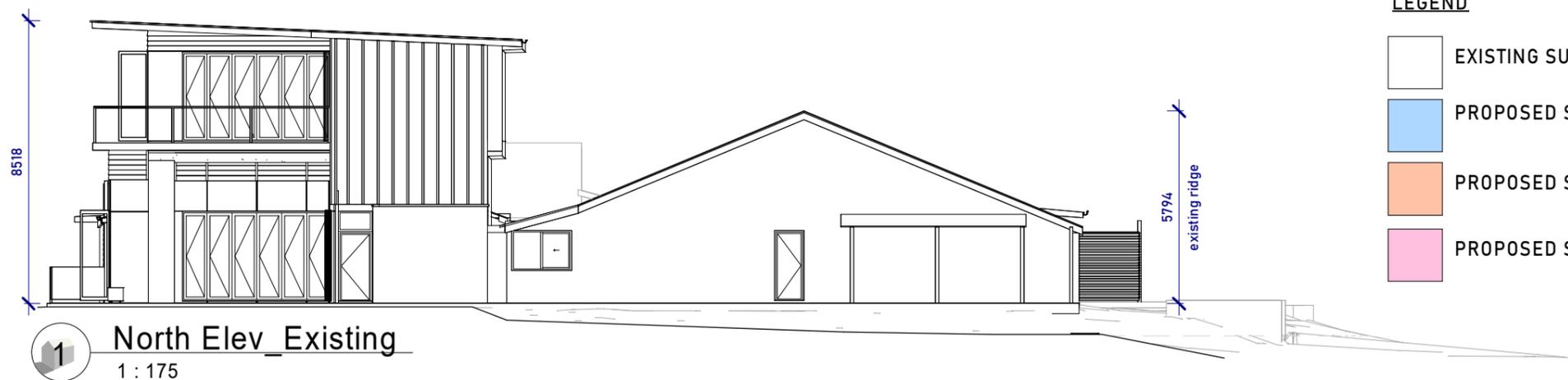
REFER TO DRAWING A04 FOR GFA INFORMATION



**1** Upper Floor\_Proposed  
1 : 200

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								<p>Client: <b>Kawana Waters SLSC</b> Surf Facility Upgrade Cooper Lookout Park, 99 Pacific Blvd. Buddina, Qld. 4575</p>	<p><b>A04.1</b></p>

23/07/2024 8:00:00 PM



**1** North Elev\_Existing  
1 : 175



**2** North Elev\_Proposed  
1 : 175

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Phone: 61 7 3293 6701  
-Hydraulic PDD Plumbing Design and Drafting  
4/34 Technology Drive Warana, 4575  
Phone: 07 5437 7660

**Contact**  
**Issue** **Amendment Log** **Date**  
A 2025 Concept 22/07/2024  
B Planning Assessment 23/07/2024

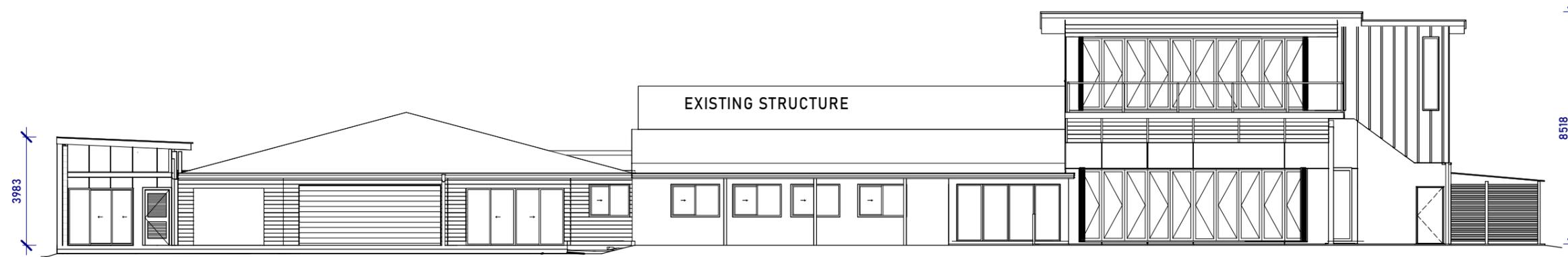
Project number 230902 Date 20/05/2021 Drawn by DC  
Client:  
**Kawana Waters SLSC**  
Surf Facility Upgrade  
Cooper Lookout Park, 99 Pacific Blvd.  
Buddina, Qld. 4575

**North Elevation Overview**  
**A11** Rev. **B**  
Scale. (A3 sheet)  
1 : 175

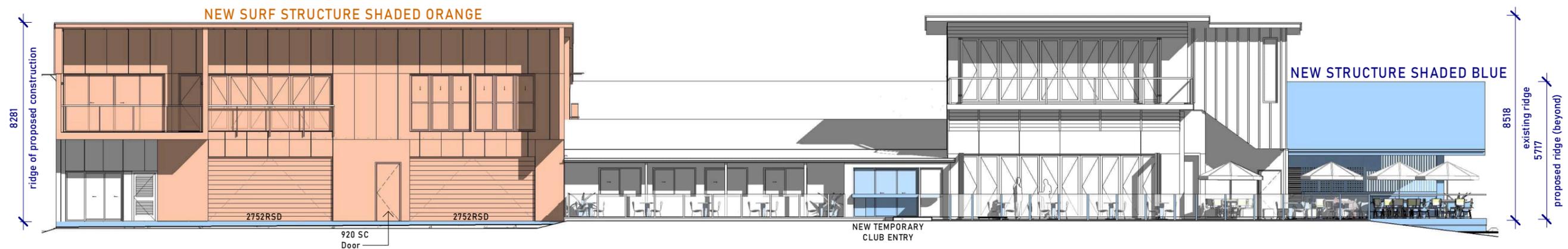
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**LEGEND**

- EXISTING SUPPORTERS CLUB SPACE
- PROPOSED SUPPORTERS CLUB SPACE
- PROPOSED SURF CLUB SPACE
- PROPOSED SERVICES SPACE



**1** East Elev\_ Existing  
1 : 175



**2** East Elev\_Proposed  
1 : 175



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Issue	Amendment Log	Date
A	2025 Concept	22/07/2024
B	Planning Assessment	23/07/2024

Project number	230902	Date	20/05/2021	Drawn by	DC
Client: <b>Kawana Waters SLSC</b> Surf Facility Upgrade Cooper Lookout Park. 99 Pacific Blvd. Buddina. Qld. 4575					

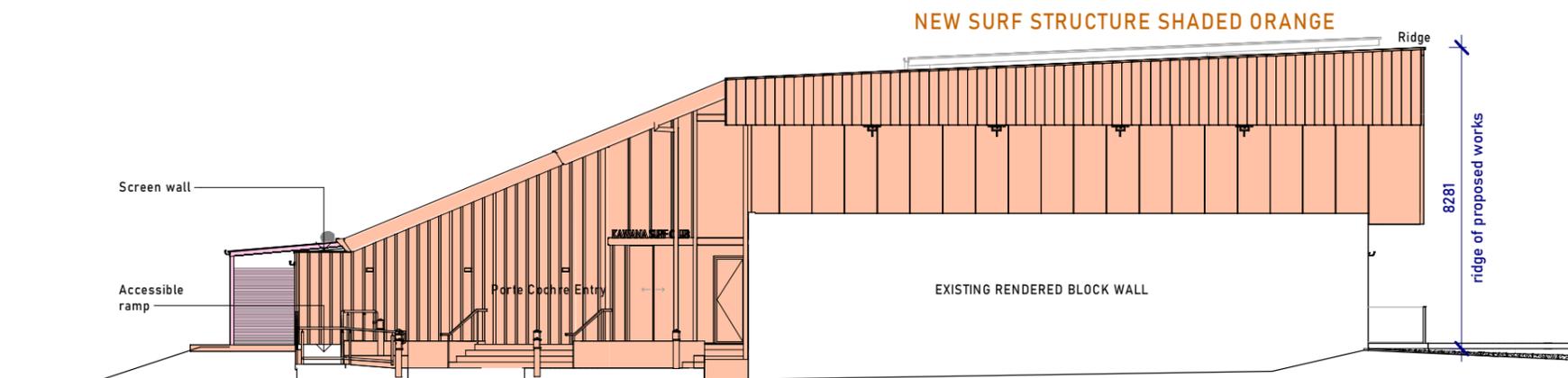
<b>East Elevation Overview</b>	
<b>A13</b>	Rev. <b>B</b>
Scale. (A3 sheet) <b>1 : 175</b>	

**LEGEND**

- EXISTING SUPPORTERS CLUB SPACE
- PROPOSED SUPPORTERS CLUB SPACE
- PROPOSED SURF CLUB SPACE
- PROPOSED SERVICES SPACE



**1** South Elev\_ Existing  
1 : 175



**2** South Elev\_Proposed  
1 : 175

Appendix 7  
Preliminary Engagement Responses

---

**From:** Cr Joe Natoli <joe.natoli@sunshinecoast.qld.gov.au>  
**Sent:** Monday, 29 July 2024 3:24 PM  
**To:** Admin @ ASTPD  
**Cc:** Cameron Adams; Division 4  
**Subject:** RE: Modifications and Extensions to Kawana Waters Surf Life Saving Club - Preliminary Consultation (ASTP ref 240607)

Thank you Kyla, much appreciated.

I have reviewed the two attachments and I am totally supportive of the proposed plans as indicated in the attachment.

Kind Regards

**Joe Natoli** | Division 4 Councillor  
Outstanding Organisation Portfolio – Finance, Corporate Strategy, Governance  
Sunshine Coast Council

Phone: 07 5475 9857  
Mobile: 0477 415 131  
Email: [joe.natoli@sunshinecoast.qld.gov.au](mailto:joe.natoli@sunshinecoast.qld.gov.au)  
Website: [sunshinecoast.qld.gov.au](http://sunshinecoast.qld.gov.au)  
Mail: Locked Bag 72 Sunshine Coast Mail Centre Qld 4560



*Please consider the environment before printing this email*

---

**From:** Admin @ ASTPD <admin@astpd.com.au>  
**Sent:** Friday, July 26, 2024 4:12 PM  
**To:** Cr Joe Natoli <joe.natoli@sunshinecoast.qld.gov.au>  
**Cc:** Cameron Adams <cameron@astpd.com.au>  
**Subject:** Modifications and Extensions to Kawana Waters Surf Life Saving Club - Preliminary Consultation (ASTP ref 240607)

**[SCC External Email: Use caution with links and attachments]**

Good afternoon Mr Natoli,

Kawana Waters Surf Life Saving Club is proposing modifications and extensions to the existing Kawana Waters Surf Life Saving Club and is intending to lodge an application for a Ministerial Infrastructure Designation (MID) to facilitate the renovations.

In accordance with pre-lodgement advice received from the Department of Housing, Local Government, Planning and Public Works we're contacting you as an identified stakeholder for preliminary consultation.

On behalf of Kawana Waters Surf Life Saving Club Inc. please find attached a letter describing the proposed designation as well as architectural plans illustrating the new building. As mentioned within we invite any feedback or comments in relation to the proposed development to be submitted by 09 August 2024.

Kind Regards,

**Kyla Antrobus**  
**ADMINISTRATOR**



07 5231 3200

admin@astpd.com.au | [astpd.com.au](http://astpd.com.au)

Level 3, 26 Duporth Avenue, Maroochydore



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**From:** Jeff Pidgeon <jeff.pidgeon@kawanawaters.rslqld.net.au>  
**Sent:** Friday, 9 August 2024 10:04 AM  
**To:** Admin @ ASTPD  
**Subject:** Preliminary Stakeholder Engagement -Proposed Ministerial Infrastructure Designation for Modifications and Extensions to the existing Kawana Waters Surf Life Saving Club, 99 Pacific Boulevard, Buddina

Hi Cameron,

I thank you for opportunity to provide positive support to the above applications for Kawana Waters Surf Club by way of this response.

The agreement of support which has existed between our two groups commenced on 25th April 1998 when our subbranch and the surf club formalised, by means of a signed agreement, our use of surf club facilities to conduct subbranch business. The agreement also allowed for the provision of memorabilia cabinet situated within the club.

In 2006 when the Surf Lifesaving Club management made plans and carried out renovations to surf Club provision was made at this stage to include and RSL Sub Branch Office which is still in operation today. These agreements duly signed by both parties have been in existence since 1998 and as of this year the last agreement signed will remain in existence until 2038.

The support and working relationship between our two organisations is unique to both groups not only in Queensland but I believe in Australia and is an example of how support and co-operation can exist and how groups can coexist in harmonious working balance.

The current office facility for our sub branch which at the time of handover in late 2006 was adequate for our needs based upon our membership numbers, with an increase we have outgrown the facility and it is indeed pleasing that the plans for redevelopment includes office facilities in the second floor area.

The primary function of the sub branch is veteran welfare and advocacy and in the current situation does not facilitate in most instances the confidential nature of these interactions with veterans and our advocates are constantly travelling to or making alternate arrangements to ensure some degree of confidentiality.

In the design inclusions of the upper floor redevelopment, additions such as meeting rooms and the like will allow us to improve community engagement with the ability to conduct confidential advocacy interviews, meetings, training within this area, subject to availability.

The sub branch has supported this development through an application for grant funding for a proposed lift which will service access to the second floor and at this time we are still awaiting an outcome.

The Kawana Waters Sub Branch Board and members have no hesitation in supporting this redevelopment by the Surf Club and are further looking to the future by engaging with the Surf Club in

a project to redevelop and upgrade our Cenotaph and adding a memorial garden at the rear of the Surf Club.

The board and members of our sub branch look forward to our ongoing and continued collaboration with the boards of the Surf Club and Supporters Club long into the future.

Kind Regards,

**Jeff Pidgeon**

President

Wellbeing Support Officer

Kawana Waters RSL Sub Branch

99 Pacific Blvd Buddina QLD 4575

[jeff.pidgeon@kawanawaters.rslqld.net.au](mailto:jeff.pidgeon@kawanawaters.rslqld.net.au)

Ph: 0404018149

Appendix 8  
Sunshine Coast Council preliminary comments

Officer: Kate Denley  
Direct telephone: 07 54207479  
Direct Email: [kate.denley@sunshinecoast.qld.gov.au](mailto:kate.denley@sunshinecoast.qld.gov.au)  
Our reference: F2024/59584  
Your reference: 240607

14 August 2024

Cameron Adams  
Adams + Sparkes Town Planning  
Level 3, 26 Duporth Avenue  
Maroochydore QLD 4558  
Sent via email: [admin@astpd.com.au](mailto:admin@astpd.com.au)

Dear Mr Adams

**Re: Proposal for a Ministerial Infrastructure Designation – Kawana Waters Surf Life Saving Club (99 Pacific Boulevard, Buddina); Lease D on SP176785 over part of Lot 521 on B92922**

Thank you for your correspondence dated 26 July 2024, in which you seek Council's early input and feedback as part of the preliminary stakeholder engagement phase on a proposed Ministerial Infrastructure Designation (MID) at Kawana Waters Surf Life Saving Club Inc. (KWSLSC) located at 99 Pacific Boulevard, Buddina

Council acknowledges the importance of Surf Life Saving Clubs on the Sunshine Coast and the community services they provide. The KWSLSC has long been a part of the local community and its continued operation to protect and monitor Kawana Beach is recognised and supported by Council.

Recently, Council collaborated with KWSLSC to undertake an in-depth co-design coastal hazard adaption project with Kawana Waters SLSC as part of the State Government QCoast program. The project was developed in response to recommendations within Councils' Coastal Hazard Adaptation Strategy (CHAS) for a Special Area Adaptation Plan (SAAP) to be developed for the Kawana SLSC precinct. As part of this project, KWSLSC stakeholders participated in a survey and 2 in-depth workshops with Council to gain an understanding of local values and undertake an evaluation of potential adaptation options. The results of this project are currently being finalised, with Council continuing to work with KWSLSC to ensure a collaborative approach to coastal hazard adaptation for the area.

Officers in Council's Development Services unit have also previously met with the applicant and their consultant (May 2024) to discuss the proposed development (PLM24/0045). The content of this advice builds on these comments, noting that some small changes appear to have been made in response to the issues Council has previously raised.

## Proposed Development

Council Officers understand that the Kawana Waters Surf Life Saving Club seeks approval to modify and extend the current facility. Extensions are expected to remain within the existing lease area (2092m<sup>2</sup>).

The proposal seeks approval for:

- The demolition of equipment storage within the southern building and sections of the existing reception and administration area
- The construction of a new two-storey building in place of the existing life-saving storage area, including:
  - Ground floor:
    - Storage area for surf lifesaving equipment
    - New club entrance
    - Landscaping
    - A reception, managers office and foyer area
    - New roof and fencing to Air conditioning units
    - 127m<sup>2</sup> covered structure to the existing external dining area/supporters club
  - Upper floor:
    - Club administration offices
    - Lifesaving Training Area and storage
    - Lifesaving Meeting Rooms
    - Additional Lifesaving amenities with Parent's room
    - Kawana Waters RSL Sub-Branch Office

The proposed development will comprise a total gross floor area (GFA) of 1897m<sup>2</sup> (960m<sup>2</sup> additional GFA) with a new, 2 storey maximum building height of 8.518 metres.

## Key matters for consideration

Council officers have reviewed the proposal and undertaken an assessment against relevant Council policies. There are a number of matters that require further consideration. These are outlined in detail below.

## Landowner's Consent

The proposal plans identify 'existing' and 'informal overflow' car parking external to the lease area. In the absence of a traffic impact assessment, it is unclear whether the development application material relies on these car parking spaces to service the club and justify the proposed extension of gross floor area. Council officers request confirmation whether landowner's consent is required for the MID to be accepted as properly made, noting that the currently consent applies specifically to the lease area and not the reserve containing car parking.

## Technical Documentation

Council officers appreciate the initial consultation undertaken and note that further technical documentation will be required to undertake an assessment on the proposal. At a minimum, the following detail would assist Council in preparing comments during the formal consultation process:

1. Town planning Report
2. Stormwater Management Plan
3. Traffic Impact Assessment
4. Landscape Plan

It is recommended that these reports address the key matters outlined below.

### Coastal Protection

The proposed development is located within a Coastal Protection Area and Erosion Prone Area in Council's Planning Scheme. Council officers have reviewed the proposal plans and have indicated that the proposed development in its current form is unlikely to directly affect or conflict with the outcomes of the Kawana Waters SLSC SAAP and the associated medium-term planning for the site. However, given its location within the Coastal Protection Area and Erosion Prone Area, it is important that the proposed development adequately responds to coastal hazards and climate resilience matters.

Given the proposed development involves a significant increase to the existing GFA, Council requests further information be provided to demonstrate the development will not *"intensify the use of an existing urban development site in the erosion prone area"* (refer to PO2/AO2 of Table 8.2.5.3.2 Coastal Protection Overlay Code in Sunshine Coast Council 2014 (Planning Scheme)).

### Stormwater Management

Council officers understand there will be an increase in the impervious area due to the proposed new covered area and awnings to be constructed on the western portion of the site. A Stormwater Management Plan prepared by a suitably qualified RPEQ demonstrating how stormwater quantity and quality will be managed, is to be provided demonstrating compliance with the following:

- (a) The Queensland Urban Drainage Manual (QUDM).
- (b) The Stormwater Management Code of the planning scheme.
- (c) Council's Planning Scheme Policy for Development Works (Table SC6.14.3E Alternative management measures).
- (d) That the peak discharge at the lawful point of discharge will not be increased, or demonstrate that the existing point of discharge has sufficient capacity to accommodate the increase in impervious area resulting from the proposed development.
- (e) That a "lawful point of discharge exists" as per the Planning Scheme policy that the two-point test has been addressed, namely that:
  - i. The location of the discharge is under the lawful control of Council or other statutory authority; and

- ii. That in discharging to this location the discharge “would not cause an actionable nuisance”.

### Car Parking

Council requests that a Traffic Impact Assessment be undertaken to identify the impact of the proposed development on the existing car parks, and whether the proposed number of car parks meets the Minimum Onsite Parking requirements in Table 9.4.8.3.3 of the Transport and Parking Code in Council’s Planning Scheme.

Column 1 Land Use	Column 2 Car spaces	Column 3 Service vehicle spaces	Column 4 Motorcycle/scooter spaces	Column 5 Cycle spaces
<i>Club</i>	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 15m <sup>2</sup> GFA + 1 space / 15m <sup>2</sup> for any outdoor dining area (excluding any footpath dining area))	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 100m <sup>2</sup> GFA)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 space / 50m <sup>2</sup> GFA)

The Traffic Impact Assessment should also consider the following:

- All new car parking spaces, if required, must comply with AS 2890.1 for layout, grades, dimensions, and pavement type.
- If the traffic assessment indicates a need for "overflow parking," appropriate infrastructure (sealed pavement, kerb, and line marking) and the location of that infrastructure relative to the lease area and potential impacts on surrounding areas will be required. Identification of the turning areas are required for angle parking to allow vehicles to exit the site in forward gear. 90-degree parking should be considered wherever compliant aisles can be achieved to facilitate convenient two-way movement.
- On-site Collection Vehicle (WCV) temporary standing bay, loading/unloading and manoeuvring is required (Type A).
- The service vehicle requirements must be in accordance with Council’s Transport and parking code. If the waste collection strategy involves an alternative collection location, the internal turning requirement may reduce to the MRV template.

### Kawana Waters Local Plan Area

The proposed development is located within the Kawana Waters Local Plan Area. The Kawana Waters Local Plan Code refers to the Kawana Waters Surf Club as a significant community and sporting facility in a Coastal urban area. The site is zoned as Sport and Recreation Zone (in the centre of the site) and is surrounded by the Open Space Zone.

The site is identified in Council’s planning scheme as having:

- A primary streetscape treatment area;
- Greenspace and greenspace link;
- Through block pedestrian and cycle linkages;
- Coastal path; and
- Significant views.

The Kawana Waters Local Plan Area requires development to be designed and sited to protect and enhance the natural environmental and scenic values of the local plan area, including major open space links along the coastal foreshore.

As the proposal is located in a prominent area of the coast and local open space and will be increasing in height and scale, the proposed development is to demonstrate how it:

- Protects and enhances major open space links, green space link, natural landscape and scenic qualities offered by the foreshore park and reserve system along the coastline.
- Ensures all buildings, structures and landscaping are consistent with, reflect and enhance the coastal urban character of the Kawana Waters local plan area.
- Includes landscaping that integrates with the building design.
- Ensures that any development adjacent to a primary streetscape treatment area incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of the area.

The proposed development's inclusion with the Sport and Recreation zone further supports the need for the development to be designed to be compatible with the preferred character of the local area and be convenient to users. In particular, the development is to:

- Be of a scale, intensity and built form compatible with the surrounding area.
- Encourage public and active transport accessibility which provide for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to sport and recreation open space areas.

### Building Design

The proposed development is to be designed in accordance with the design measures identified in the Kawana Waters Local Plan code in Council's Planning Scheme.

In particular, the proposed building should comprise the following:

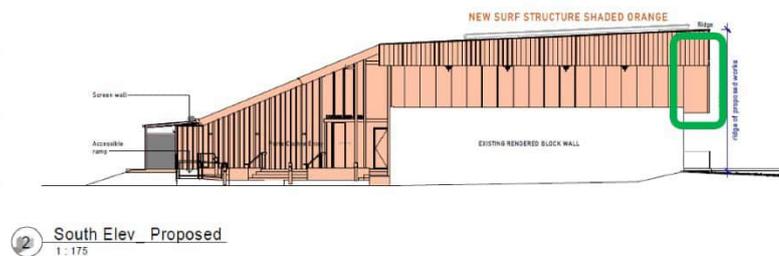
- An understated colour schemes that reflects the coastal urban character.
- Visible roof materials that are of a low reflective material.
- Awnings on all windows and openings for weather protection.
- Eave overhangs to shade walls and to soften the built form.
- Signage that is low key and suits the character of the location.
- Views are captured and highlighted, and not detrimentally impacted.

Council officers have identified that the East Façade and the Southern wall of the proposed building require further consideration.

#### *East Façade - Side panels to roof*

The proposed style of the roof with the vertical overhang panels is not supported (see areas highlighted in green on the below image). The vertical panels projecting towards the coastal frontage, block important sweeping north and south views of the waterfront, from the upper level of both the existing club and the new training facility. These side panels enclose glazing and balcony areas and add to the appearance of the solid wall as seen from north and south.

The proposed design gives the impression of additional building mass and bulk and prevents the appearance of a lightweight floating roof with generous eaves which is synonymous with Sunshine Coast Design principles. Council requests the side panels be removed.



### Articulation and Screening to South Wall

The solid wall shown on the proposal plans on this elevation is exposed, as seen from the vantage point of the beach, the parkland and the carpark. The view towards the south from the proposed office space would be attractive and Council officers considers that enclosing these spaces to block views (as shown on the proposal plans) is a lost opportunity. To optimise views from this area Council request windows and openings be included on the south wall. This would help to articulate the wall and provide openings for the building and visual interest.

### Landscaping

The subject site is in a prominent public location and the proposed development should be considered within the context of the surrounding area. Due consideration to the streetscaping and landscaping provisions of the Kawana Waters Local Plan and the Landscape Code in Council's Planning Scheme is required to ensure a high quality development outcome. The integration of the site to each side of the lease line should be addressed, and landscaping is to integrate appropriately with the built form.

Council requests a detailed Landscape plan be prepared by a suitably qualified Landscape Architect, showing details of the external areas and addressing the above requirements.

In particular, the Landscape Plan should specify:

- Detailed design, layout, and materiality;
- How the building sits within its surroundings; and
- How the development interacts with the natural landscape setting beyond the lease line.

The landscape plan is to also consider:

- Planting to be established in front of the south wall, to soften and screen the built form, instead of the carparking hardstand shown to be abutting the wall. Alternatively, shade trees between the carparks should be provided. The Landscape Code recommends shade trees at a maximum spacing of 1 shade tree per 4 parking bays.
- Retention of existing vegetation and utilisation within the landscape design (refer to Performance outcome PO1 of the Landscape code). The proposal plan notes retention of two existing pandanus trees at the site. A site inspection from Council officers indicated that one of these trees has been removed. This tree is to be replaced with *Banksia integrifolia* to provide commensurate height, screening effect and visual interest.
- Providing landscaping which appropriately screens and softens the proposed development when viewed from the public realm (consider the full extent of the western elevation, including the external edge of the new access ramp, the western wall within the entry forecourt and the southern wall (previously discussed) in particular). Densely planted landscape buffers in deep natural ground should be provided in these locations to achieve screening of a minimum of 30% of the building elevation, with full screening of storage and utility areas provided (Refer to Acceptable Outcomes AO22.1 to AO22.4, and Performance outcome PO22 of the Landscape Code in Council's Planning Scheme). Western facing walls should be shaded.
- Providing landscaping which connects the development to pedestrian infrastructure in Weema Street (to provide ultimate connection to Kawana Shopping World in accordance with the local plan provisions) and connects the development to the coastal pathway. Landscaping should be concentrated towards the frontages of the development where it can contribute to the streetscape/surrounding public space and create public amenity (refer to Performance Outcome PO22 of the Landscape code). The Kawana Waters Local Plan notes that the edge of the reserve facing Weema Street is mapped as a primary streetscape treatment area which requires landscapes to enhance the landscape and visual amenity of major roads (refer Performance outcome PO2 of the Kawana Waters local plan code and PO25 for Streetscape Landscapes). Consideration should be given to this through the landscape and building design.
- Providing landscaping which is appropriate for areas subject to high levels of pedestrian traffic (including children), including hardy species which would not be trampled, but provide a lush and soft visual appearance.
- Providing in-ground planting rather than planting in engineered garden beds and structures.
- Where possible incorporating landscape design measures to reduce light spill (to help protect turtle habitat as discussed later below).
- Making good any damage associated with the works to adjacent parkland e.g. new turf, fixing any damage caused through works.

An arborist report is also considered necessary to demonstrate how the existing pandanus tree proximate to the new extension will be successfully retained and protected, and how the proposed construction works will avoid damage to other vegetation within the public reserve.

### Safe and Accessible pathways

The coastal foreshore area provides an important continuous pedestrian, cycle and open space link. To support the integration of the development with the surrounding area it is important the development be supported by a network of open space to meet the needs of the local community and, facilitate safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

Currently, the Kawana Waters Surf Club facility does not provide for adequate connections to this network and the proposal plans do not offer any improvements to these connections or show how the existing or new pathways link to the building. In particular:

- The entry location of the surf club is shown to be separate to the coastal path and only accessible via the carpark;
- The through block pedestrian link from the west is not achieved; and
- There is no pedestrian connection to the Boulevard.

To ensure the new building entrance is designed to be accessible, connected to the public space it forms part of and welcoming, it is important that an adequate pathways and access to the entry is provided. Safe and accessible pedestrian pathways should be clearly delineated joining roads, carpark, beach and coastal pathways to the entry of the building.

Council requests that the applicant demonstrate suitable connections to the existing pedestrian, cycle and open space network, and that the designs be in accordance with Kawana Waters Local Plan code in Council's Planning Scheme.

### Turtle Habitat

Kawana Beach and the associated dune system provide nesting habitat for sea turtles, primarily Loggerhead and Green Turtles, both of which are listed as threatened at the State and Commonwealth level. The adjacent beach and dune system is therefore identified as an ecologically important area under Schedule 1 of the Planning Scheme.

Council requires the inclusion of turtle sensitive lighting and design measures consistent with the Desired Outcome 2 of Council's Marine Turtle Conservation Plan (minimisation of direct light sources and ambient light visible from sensitive nesting beaches and adjacent marine areas) and Performance Outcome PO12 of the Coastal Protection Overlay Code of the Planning Scheme (maintain and enhance coastal dune systems).

Specifically, Council requests the following lighting design measures be incorporated into the proposed development:

- All outdoor lights should have a maximum of 2700 K correlated colour temperature (CCT). All indoor lights should have a maximum of 3000 K CCT. All lighting (interior and exterior) to avoid the use of halogen, metal halide, or fluorescent lights.

- Amber LED (590-610 nm) or low pressure sodium lighting should be used as a standard. Warm white is to be used only where colour rendition is required. LED lights should not contain short wavelength blue light and supplier should be asked to provide spectral power curve of requested LEDs to prove the absence of short wavelengths.
- All lights should be recessed into structures and roof, and directed away from the turtle nesting habitat.
- No lighting should be located on the roof of the building.
- External feature lighting to the building should be positioned below 10 metres in height and turned off between 8.00pm and sunrise during turtle nesting and hatching season (October – May).
- Upward lights or vertical illumination of the building, vegetation or other structures using lighting that shines into the sky should not be used.
- Where lighting is required for safety purposes (including all corridors above ground level, stairwells, entry points etc.), the lighting of these areas should be activated by proximity sensors or motion detectors with an associated deactivation of the lighting after no more than 10 minutes during turtle nesting and hatching season (October – May). For lighting in other areas, timers, proximity or motion activated light sensors should be used wherever possible.
- Decorative outdoor lighting should not be fitted to the buildings, open space or recreation areas (e.g. Fairy/Christmas lights) during nesting and hatching season (October – May).
- Pool lighting should be switched off after 8:00pm during nesting and hatching season (October – May).
- All exterior lighting should be shielded by a minimum of 30cm vertical shielding.

Council also requires that construction activities be restricted to daylight hours during the turtle nesting and hatching season (October – May) and flood lighting not be used from October – May (turtle nesting and hatching season).

More information about Turtle Care is available here:

<https://www.sunshinecoast.qld.gov.au/Environment/Native-Animals/TurtleCare>

### **Councillor comments**

The divisional Councillor is generally supportive of the development and has not raised any further concerns.

### **Summary**

The Kawana Waters Life Saving Club is an important and valued part of the Sunshine Coast community. While Council supports the continued function of core lifesaving functions, the proposed building design, landscaping, car parking, potential turtle habitat impacts and the development's integration with the surrounding area requires careful and further consideration. The matter of whether landowners consent is required for car parking external to the lease area is also an important matter that requires resolution prior to the application potentially proceeding through the Ministerial Infrastructure Designation process.

Council officers would be pleased to provide further assistance or input as required to help address these matters.

Thank you once again for the opportunity to provide preliminary comments on the proposed Ministerial Infrastructure Designation. I trust that the matters raised above will be able to be taken into consideration in subsequent planning and design work for the site.

Should you wish to discuss these matters further, please contact Kate Denley on the contact details provided above.

Kind regards



Josh Walker  
Co-ordinator Regional Planning & Advocacy  
Strategic Planning Branch

Officer: Kay Bennett  
Direct telephone: (07) 5475 7300  
Email: [propertymanagement@sunshinecoast.qld.gov.au](mailto:propertymanagement@sunshinecoast.qld.gov.au)  
Application no. PMBCON00731  
Our reference: F2023/39445  
Your reference: 240607

Mr Cameron Adams  
Managing Director  
Adams + Sparks Town Planning  
Level 3, 26 Duporth Avenue  
Maroochydore QLD 4558

Forwarded by email only to: [admin@astpd.com.au](mailto:admin@astpd.com.au)

Dear Mr Adams,

**APPLICATION FOR CONSENT – PROPOSED MINISTERIAL INFRASTRUCTURE  
DESIGNATION FOR MODIFICATIONS AND EXTENSIONS TO KAWANA WATERS SURF  
LIFE SAVING CLUB  
LOCATION: 99 PACIFIC BOULEVARD, BUDDINA QLD 4575**

I refer to your application dated 21 August 2024 regarding the abovementioned matter.

I confirm that the Sunshine Coast Regional Council ('council') consents to the lodgement of the applicable applications, by the applicant, with the relevant assessment manager. Council's 'consent' is granted based on the standard conditions of approval (attached) and subject to the applicant ensuring that:

1. All works must be in accordance with the conditions/requirements contained in the tenure arrangement entered into with Council noting the consent is provided only for works within the lease area as defined in Image 1.
2. All works need to consider Council's responses provided in the Preliminary Stakeholder Engagement document (attached).
3. All work must be compliant with appropriate legislation and regulations.
4. The Applicant must accept responsibility for all costs associated with the proposal, including ongoing maintenance, and

5. Upon completion of the works:

- a. ensures Council is notified as soon as possible; and
- b. all documentation pertaining to the works are provided to Council, including, but not limited to, as constructed drawings, certifications, operation and maintenance manuals, test data and photographs. Please email [propertymanagement@sunshinecoast.qld.gov.au](mailto:propertymanagement@sunshinecoast.qld.gov.au)

**Tenure:**

Council would like to confirm the current Lease is due to expire on 30<sup>th</sup> June 2025 and Council has every intention of renewing Tenure to Kawana Waters Surf Life Saving Club Inc. for the existing lease area as per Image 1.

Please note that Council's consent relates to the project on council's land referenced, and as shown on the documentation received, only. If the project is amended or expanded in any way, a further application for consent must be lodged with Property Management Branch, prior to any further works commencing on-site.

Council's consent for the proposed works is valid for a period of two years from the date of this correspondence. Upon commencement of the proposed works the Applicant will be deemed to have accepted Council's conditions contained in this letter

If you have any queries regarding this matter, please contact council on the above provided number.

Yours sincerely



Emma Franks  
Acting Manager Leasing and Land Management  
Property Management Branch

Image 1 – Lease area:



Appendix 9  
Endorsement Correspondence

**From:** Alan Houston <[Alan.Houston@dscilgp.qld.gov.au](mailto:Alan.Houston@dscilgp.qld.gov.au)>  
**Sent:** Thursday, 14 November 2024 9:42 AM  
**To:** Cameron Adams <[cameron@astpd.com.au](mailto:cameron@astpd.com.au)>  
**Subject:** MPL-0624-0159 - Kawana Surf Life Saving Club

Hi Cameron

I am pleased to advise that the Kawana Surf Life Saving Club has been endorsed for the Ministerial Infrastructure Designation (MID) assessment process. You may now lodge the MID proposal via the [online portal](#).

The MID Proposal must include/address:

- The required material for making a MID specified in Schedule 3 of the [Minister's Guidelines and Rules](#)
- the matters raised in pre-lodgement minutes, including list any specific requirements
- Consent if an alternative contact to that identified on the land title is the contact for the landowner.

When lodging material through the portal, please attach all technical reports as separate PDF documents and ensure file sizes do not exceed 30MB. If any attachments exceed 30MB, please attached as Part Reports.

If the project is a large MID or masterplan – Please ensure that a 2-3 page overview of the proposal is included in the package to assist with consultation.

Please be aware that once public consultation has started, DSDIP will not remove or amend any documents made available on the website. Thus, it is very important that the entity has reviewed the material in full (for errors, inconsistencies or sensitive information) prior to consultation starting.

Any amendments (if absolutely necessary and supported by DSDIP) will require a restart of all consultation actions and will need to be supported/accompanied by a public explanation of why this has occurred.

Please also note, it is understood the redevelopment of the club may include additional future works that have not been included as part of the current MID proposal. If the ultimate development is sought as part of the current MID proposal, this must be supported by the current MID application material. Otherwise, as noted above, the consultation actions will require a restart.

Regards



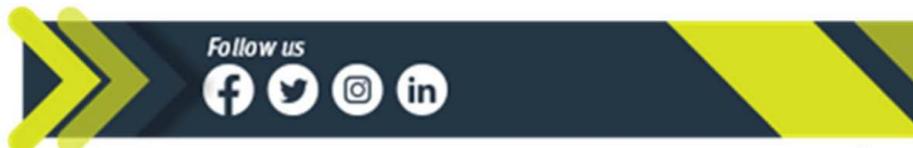
**Queensland**  
Government

Alan Houston  
Senior Planner - Improvement and Assessment  
**Planning Group**  
Department of State Development, Infrastructure  
and Planning

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P 07 3452 7627  
Level 13, 1 William Street, Brisbane QLD 4000  
PO Box 15009, City East QLD 4002

[www.planning.qld.gov.au](http://www.planning.qld.gov.au)



*I acknowledge the traditional custodians of the lands and waters of Queensland.  
I offer my respect to elders past, present and emerging as we work towards a just,  
equitable and reconciled Australia.*



Appendix 10  
Cultural Heritage Register Search

# Cultural Heritage Database and Register Search Report

Search report reference number: 164182

The Aboriginal and Torres Strait Islander Cultural Heritage Database (cultural heritage database) and Aboriginal and Torres Strait Islander Cultural Heritage Register (cultural heritage register) have been searched in accordance with the location description provided, and the results are set out in this report.

The cultural heritage database is intended to be a research and planning tool to help Aboriginal and Torres Strait Islander parties, researchers, and other persons in their consideration of the cultural heritage values of particular areas.

The cultural heritage register is intended to be a depository for information for consideration for land use and land use planning, and a research and planning tool to help people in their consideration of the Aboriginal cultural heritage values of particular objects and areas.

Aboriginal or Torres Strait Islander cultural heritage which may exist within the search area is protected under the [Aboriginal Cultural Heritage Act 2003](#) and the [Torres Strait Islander Cultural Heritage Act 2003](#) (the Cultural Heritage Acts), even if the Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (the Department) has no records relating to it.

The placing of information on the database is not intended to be conclusive about whether the information is up-to-date, comprehensive or otherwise accurate.

Under the Cultural Heritage Acts, a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal or Torres Strait Islander cultural heritage. This applies whether or not such places are recorded in an official register and whether or not they are located on private land.

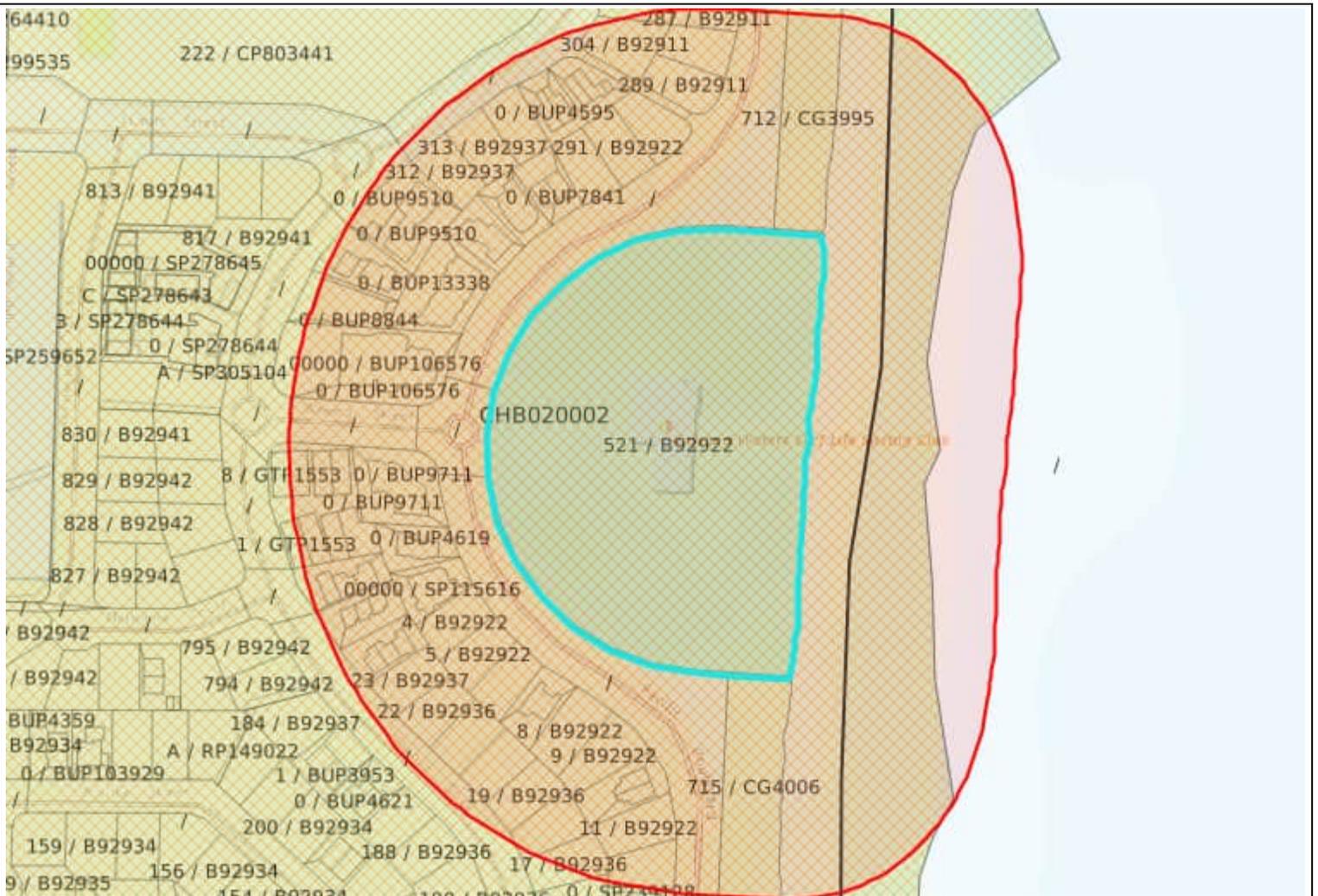
Please refer to the Department website <https://www.qld.gov.au/firstnations/environment-land-use-native-title/cultural-heritage/cultural-heritage-duty-of-care> to obtain a copy of the gazetted Cultural Heritage Duty of Care Guidelines, which set out reasonable and practicable measure for meeting the cultural heritage duty of care.

In order to meet your duty of care, any land-use activity within the vicinity of recorded cultural heritage should not proceed without the agreement of the Aboriginal or Torres Strait Islander Party for the area, or by developing a Cultural Heritage Management Plan under Part 7 of the Cultural Heritage Acts.

The extent to which the person has complied with Cultural Heritage Duty of Care Guidelines and the extent the person consulted Aboriginal or Torres Strait Islander Parties about carrying out the activity – and the results of the consultation – are factors a court may consider when determining if a land user has complied with the cultural heritage duty of care.

Should you have any further queries, please do not hesitate to contact the department via email: [cultural.heritage@dssdsatsip.qld.gov.au](mailto:cultural.heritage@dssdsatsip.qld.gov.au) or telephone: 1300 378 401.

# Cultural Heritage Database and Register Search Report



**LEGEND**

- CH Parties
- CH Bodies
- CHMPs
- Study Areas
- DLAs

Reference Number: 164182

Search Type: Lot/Plan

Lot: 521

Plan: B92922

Shire: Sunshine Coast Regional

Buffer Distance: 100m

**Cultural Heritage Sites**

- Pre-2015 Point Site
- Post-2015 Point Site
- Mitigated Point Site
- Pre-2015 Area Site
- Post-2015 Area Site
- Mitigated Area Site

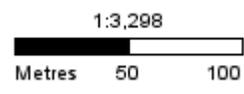
Map Projection: Geographic Latitude & Longitude (GDA2020).

The Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP) is the custodian of spatial data provided by various third parties for inclusion in the Aboriginal and Torres Strait Islander cultural heritage online portal. This includes spatial data provided by the National Native Title Tribunal and Aboriginal and Torres Strait Islander parties.

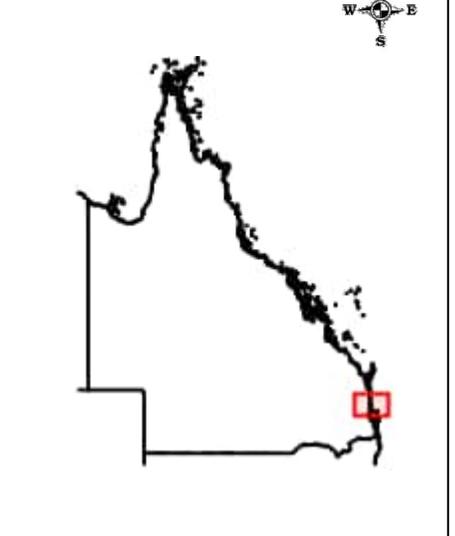
Features shown on this map have been obtained from available sources. It is possible that errors and omissions may exist. The DSDSATSIP disclaims any liability for any errors or omissions that appear in this document.

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Map produced by the Cultural Heritage Unit, DSDSATSIP, Brisbane, Queensland, Australia on 16 July 2024.



## LOCALITY



# Cultural Heritage Database and Register Search Report

There are no Aboriginal or Torres Strait Islander cultural heritage site points recorded in your specific search area.

There are no Aboriginal or Torres Strait Islander cultural heritage site polygons recorded in your specific search area.

## Cultural Heritage Party/ies for the area:

Reference No.	Federal Court No.	Name	Contact Details
QC2018/007	QUD20/2019	Kabi Kabi First Nation Traditional Owners Native Title Claim Group	Kabi Kabi First Nation Traditional Owners P & E Law PO Box 841 MAROOCHYDORE QLD 4558 Phone (07) 5479 0155 Email: reception@paelaw.com Contact: Matt Patterson

## Cultural Heritage Body/ies for the area:

Departmental Reference No.	Name	Contact Details	Registration Date
CHB020002	Kabi Kabi People Aboriginal Corporation	Kabi Kabi Peoples Aboriginal Corporation PO Box 713 CALOUNDRA QLD 4551  Mobile: 0435 599 859 Email: b.warner@outlook.com	27/07/2021

There are no Cultural Heritage Management Plans recorded in your specific search area.

There are no Designated Landscape Areas (DLA) recorded in your specific search area.

There are no Registered Cultural Heritage Study Areas recorded in your specific search area.

There are no National Heritage Areas (Indigenous values) recorded in your specific search area.

# Cultural Heritage Database and Register Search Report

## Glossary

**Cultural Heritage Body:** An entity registered under Part 4 of the Cultural Heritage Acts as an Aboriginal or Torres Strait Islander cultural heritage body for an area. The purpose of a cultural heritage body is to:

- identify the Aboriginal or Torres Strait Islander parties for an area
- serve as the first point of contact for cultural heritage matters.

**Cultural Heritage Management Plan (CHMP):** An agreement between a land user (sponsor) and Traditional Owners (endorsed party) developed under Part 7 of the Cultural Heritage Acts. The CHMP explains how land use activities can be managed to avoid or minimise harm to Aboriginal or Torres Strait Islander cultural heritage.

**Cultural Heritage Party:** Refers to a native title party for an area. A native title party is defined as:

- Registered native title holders (where native title has been recognised by the Federal Court of Australia).
- Registered native title claimants (whose native title claims are currently before the Federal Court of Australia).
- Previously registered native title claimants (the 'last claim standing') are native title claims that are no longer active and have been removed from the Register of Native Title Claims administered by the National Native Title Tribunal. Previously registered native title claimants will continue to be the native title party for that area providing:
  - o there is no other registered native title claimant for the area; and
  - o there is not, and never has been, a registered native title holder for the area.

The native title party maintains this status within the external boundaries of the claim even if native title has been extinguished.

**Cultural heritage site points (pre 2015):** Aboriginal and Torres Strait Islander cultural heritage sites and places recorded in the database as point data **before** 1 July 2015.

**Cultural heritage site points (post 2015):** Aboriginal and Torres Strait Islander cultural heritage sites and places recorded in the database as point data **after** 1 July 2015.

**Cultural heritage site points (post 2015 mitigated):** Aboriginal and Torres Strait Islander cultural heritage sites and places recorded in the database as point data after 1 July 2015 where the recorder has advised the department that the site has been mitigated.

**Cultural heritage site polygons:** Aboriginal and Torres Strait Islander cultural heritage sites and places recorded in the database as a polygon.

**Designated Landscape Areas (DLA):** Under the repealed *Cultural Record (Landscapes Queensland and Queensland Estate) Act 1987*, an area was declared a 'designated landscape area' (DLA) if it was deemed necessary or desirable for it to be preserved or to regulate access.

**Indigenous Protected Areas (IPA):** Areas of land and sea managed by Indigenous groups as protected areas for biodiversity conservation through voluntary agreements with the Australian Government. For further information about IPAs visit <https://www.environment.gov.au/land/indigenous-protected-areas>

**National Heritage areas:** Places listed on the National Heritage List for their outstanding heritage significance to Australia and are protected under the *Environment Protection and Biodiversity Conservation Act 1999*. For further information about the National Heritage List visit <https://www.environment.gov.au/heritage/about/national>

**National Heritage Areas (Indigenous values):** Places listed on the National Heritage list (Indigenous values) are recognised for their outstanding Indigenous cultural heritage significance to Australia and are protected under the *Environment Protection and Biodiversity Conservation Act 1999*. These areas are now included in the cultural heritage

# Cultural Heritage Database and Register Search Report

register.

**Registered Cultural Heritage Study Areas:** Comprehensive studies of Aboriginal and or Torres Strait Islander cultural heritage in an area conducted under Part 6 of the Cultural Heritage Acts for the purpose of recording the findings of the study on the register.

**Traditional Use of Marine Resources Agreement (TUMRA):** Areas subject to agreement between Great Barrier Reef Traditional Owners and the Australian and Queensland governments on the management of traditional use activities on their sea country. For further information about TUMRAs visit <https://www.gbrmpa.gov.au/our-partners/traditional-owners/traditional-use-of-marine-resources-agreements>

**World Heritage Areas:** Places inscribed on the World Heritage List pursuant to the World Heritage Convention adopted by the United Nations Education, Scientific and Cultural Organisation (UNESCO) and are protected under the [Environment Protection and Biodiversity Conservation Act 1999](#). For further information about World Heritage places in Queensland visit <https://parks.des.qld.gov.au/management/managed-areas/world-heritage-areas>

**Disclaimer:** *The Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships is the custodian of spatial data and information provided by various third parties for inclusion in the Aboriginal and Torres Strait Islander cultural heritage online portal. This includes spatial data provided by the National Native Title Tribunal and Aboriginal and Torres Strait Islander parties. Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships is not responsible for the accuracy of information provided by third parties or any errors in this search report arising from such information.*

Contaminated Land and Environmental Management Register Search



Department of Environment, Science and Innovation (DESI)  
ABN 46 640 294 485  
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA  
www.des.qld.gov.au

**SEARCH RESPONSE**  
**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)**  
**CONTAMINATED LAND REGISTER (CLR)**

Dye and Durham Terrain  
GPO Box 1612  
Brisbane QLD 4001

Transaction ID: 50953662      EMR Site Id: 14 August 2024  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:

Lot: 521      Plan: B92922  
PACIFIC BVD  
BUDDINA

**EMR RESULT**

The above site is NOT included on the Environmental Management Register.

**CLR RESULT**

The above site is NOT included on the Contaminated Land Register.

**ADDITIONAL ADVICE**

All search responses include particulars of land listed in the EMR/CLR when the search was generated.

The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DESI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DESI has not been notified

If you have any queries in relation to this search please email [emr.clr.registry@des.qld.gov.au](mailto:emr.clr.registry@des.qld.gov.au)

**Administering Authority**

Officer: Kay Bennett  
Direct telephone: (07) 5475 7300  
Email: [propertymanagement@sunshinecoast.qld.gov.au](mailto:propertymanagement@sunshinecoast.qld.gov.au)  
Application no. PMBCON00731  
Our reference: F2023/39445  
Your reference: 240607

Mr Cameron Adams  
Managing Director  
Adams + Sparks Town Planning  
Level 3, 26 Duporth Avenue  
Maroochydore QLD 4558

Forwarded by email only to: [admin@astpd.com.au](mailto:admin@astpd.com.au)

Dear Mr Adams,

**APPLICATION FOR CONSENT – PROPOSED MINISTERIAL INFRASTRUCTURE  
DESIGNATION FOR MODIFICATIONS AND EXTENSIONS TO KAWANA WATERS SURF  
LIFE SAVING CLUB  
LOCATION: 99 PACIFIC BOULEVARD, BUDDINA QLD 4575**

I refer to your application dated 21 August 2024 regarding the abovementioned matter.

I confirm that the Sunshine Coast Regional Council ('council') consents to the lodgement of the applicable applications, by the applicant, with the relevant assessment manager. Council's 'consent' is granted based on the standard conditions of approval (attached) and subject to the applicant ensuring that:

1. All works must be in accordance with the conditions/requirements contained in the tenure arrangement entered into with Council noting the consent is provided only for works within the lease area as defined in Image 1.
2. All works need to consider Council's responses provided in the Preliminary Stakeholder Engagement document (attached).
3. All work must be compliant with appropriate legislation and regulations.
4. The Applicant must accept responsibility for all costs associated with the proposal, including ongoing maintenance, and

5. Upon completion of the works:

- a. ensures Council is notified as soon as possible; and
- b. all documentation pertaining to the works are provided to Council, including, but not limited to, as constructed drawings, certifications, operation and maintenance manuals, test data and photographs. Please email [propertymanagement@sunshinecoast.qld.gov.au](mailto:propertymanagement@sunshinecoast.qld.gov.au)

**Tenure:**

Council would like to confirm the current Lease is due to expire on 30<sup>th</sup> June 2025 and Council has every intention of renewing Tenure to Kawana Waters Surf Life Saving Club Inc. for the existing lease area as per Image 1.

Please note that Council's consent relates to the project on council's land referenced, and as shown on the documentation received, only. If the project is amended or expanded in any way, a further application for consent must be lodged with Property Management Branch, prior to any further works commencing on-site.

Council's consent for the proposed works is valid for a period of two years from the date of this correspondence. Upon commencement of the proposed works the Applicant will be deemed to have accepted Council's conditions contained in this letter

If you have any queries regarding this matter, please contact council on the above provided number.

Yours sincerely



Emma Franks  
Acting Manager Leasing and Land Management  
Property Management Branch

Image 1 – Lease area:



## STANDARD CONDITIONS OF APPROVAL

The applicant:

1. upon completion of the works:
  - a. ensures council is notified as soon as possible; and
  - b. all documentation pertaining to the works are provided to council, including, but not limited to, as constructed drawings, certifications, operation and maintenance manuals, warranty details, test data and photographs. Please email [propertyprojects@sunshinecoast.qld.gov.au](mailto:propertyprojects@sunshinecoast.qld.gov.au)
2. accepts responsibility for all costs in obtaining the relevant approvals and complying with conditions imposed upon the issue of any approval granted
3. indemnifies council (including its officers, employees and agents) from and against all actions, proceedings, claims, demands, costs, losses, damage and expenses which may be brought against or made upon the council or which the council may sustain or be put to by reason of or in connection with the development application and matters relating to it
4. releases and discharges the council from any action, proceeding, claim or demand which but for the provisions of this consent might be brought against or made upon the council by the applicant as a result of the development being delayed, varied or not proceeding for any reason
5. shall prepare and lodge the application and undertake all related activities and conduct those activities entirely at its own expense and risk, and agrees that the council will not be liable for any loss, cost, damage, expense or other liability incurred or suffered by the applicant whatsoever
6. ensures that the proposed building/structure is compliant with the National Construction Code (with particular reference to the Building Code of Australia) and all other legislation pertaining to the proposed use/occupancy including, but not limited to, the *Disability Discrimination Act* (DDA)
7. ensures that all relevant Australian Standards are complied with in respect of all construction works
8. provide a maintenance plan, or an updated plan, to council (if the proposed building works proceed)
9. ensures that firm/s engaged to perform the construction works:
  - a. holds the appropriate licenses to perform such works
  - b. provides suitable defects liability and warranties for all workmanship, materials, plant and equipment (copies of building and structural warranties must be provided to council)
  - c. holds appropriate insurances, including public liability (evidence must be provided to council)
10. undertakes 'Dial Before You Dig' searches and identifies any other services prior to excavation works being conducted on the site
11. ensures that all fill imported to the site is clean and free of contamination
12. ensures that the proposed use complies with council's planning scheme, any master planning for the site and must align with the intent of council's endorsed strategies
13. ensures that the proposed use must be in accordance with the terms and conditions applied under the tenure arrangements for the site
14. ensures that any required upgrade to council's and/or the energy supplier's existing electrical infrastructure to support the works must be included e.g. switchboard upgrade, incoming mains supply upgrade
15. ensures that any required upgrade to council's and/or the water retailer's existing water and sewerage infrastructure to support the works must be included, e.g. mains upgrade, waste water system upgrade
16. ensures that all works are compliant with council's open space landscape infrastructure manual – see [www.sunshinecoast.qld.gov.au/Development/Development-Tools-and-Guidelines/Infrastructure-Guidelines-and-Standards/Open-Space-LIM](http://www.sunshinecoast.qld.gov.au/Development/Development-Tools-and-Guidelines/Infrastructure-Guidelines-and-Standards/Open-Space-LIM).

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>49014165</b>
<b>Date Reserve Gazetted:</b>	06/09/1980
<b>Page:</b>	18

<b>Search Date:</b>	10/06/2024 16:09
<b>Request No:</b>	48294224

#### DETAILS

Opening Ref: DL 2 PT 12  
Purpose: LOCAL GOVERNMENT  
Sub-Purpose: PARK AND LIFE SAVING  
Local Name:  
Address: PACIFIC BOULEVARD  
County (R) No: R1207  
File Ref: RES 18964

#### LAND DESCRIPTION

LOT 521 CROWN PLAN B92922 GAZETTED ON 06/09/1980 PAGE 18  
Local Government: SUNSHINE COAST  
Area: 2.456000 Ha. (SURVEYED)

#### TRUSTEES

SUNSHINE COAST REGIONAL COUNCIL Gazetted on 06/09/1980 Page 18

#### EASEMENTS AND ENCUMBRANCES

1. TRUSTEE LEASE No 710509729 18/04/2007 at 11:32  
KAWANA WATERS SURF LIFE SAVING CLUB INC  
LEASE D ON SP176785  
TERM: 01/07/2005 TO 30/06/2025 OPTION NIL
2. MORTGAGE No 715982768 28/08/2014 at 15:32  
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141  
over  
TRUSTEE LEASE: 710509729
3. AMENDMENT OF LEASE No 718795203 07/06/2018 at 15:06  
TRUSTEE LEASE: 710509729  
TERM: 01/07/2005 TO 30/06/2025 OPTION NIL
4. SUB LEASE No 719093862 08/11/2018 at 13:24  
TRUSTEE LEASE: 710509729  
KAWANA WATERS SURF LIFE SAVING SUPPORTERS CLUB INC  
OF PART OF THE GROUND FLOOR (LEASE E)  
TERM: 01/05/2018 TO 30/06/2025 OPTION NIL

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Reserve Search \*\*