

Sunshine Coast Regional Council

Caloundra City Plan 2004  
Round 3 Amendments

Round 3A – Sunshine Coast  
University Hospital Amendments  
**Summary of Changes Document**



# **Caloundra City Council Planning Scheme 1996 Amendment Instrument 2007 No. 1**

It is hereby certified that this is a true and correct copy of  
*Caloundra City Council Planning Scheme 1996 Amendment Instrument 2007 No. 1* made, in accordance with the  
*Integrated Planning Act 1997*, by the Council of the City of Caloundra.

G. Storch  
Chief Executive Officer



# Caloundra City Council Planning Scheme 1996 Amendment Instrument 2007 No. 1

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# Caloundra City Council Planning Scheme 1996 Amendment Instrument 2007 No. 1

## Part 1 Preliminary

### 1 Short title

This amendment instrument may be cited as *Caloundra City Council Planning Scheme 1996 Amendment Instrument 2007 No. 1*.

### 2 Object

The object of this planning scheme amendment instrument is to amend the *Caloundra City Council Planning Scheme 1996* to provide for the development of a Regional Hospital in the Birtinya urban community.

## Part 2 Amendment of Development Control Plan 1 (Kawana Waters)

### 3 Amendment of section 2.3 (Definitions)

(1) Section 2.3(d)—

*omit, insert—*

‘(d) the Development Agreement; and

(e) the Infrastructure Agreement.’

(2) Section 2.3(d)—

*insert—*

‘**Infrastructure Agreement** means the Infrastructure Agreement with respect to the Regional Hospital Land between the Council, the Master Developer, the Minister and State of Queensland acting through Queensland Health dated [**insert Commencement Date**] which is intended to constitute an infrastructure agreement under the *Integrated Planning Act 1997*.

(3) Section 2.3(d)—

*insert—*

‘**Regional Hospital** means a use of premises for a hospital as defined in the Caloundra Town Planning Scheme and may include the following uses, as defined in the Caloundra Town Planning Scheme, where associated with and ancillary to the hospital:-

- (a) accommodation building;
- (b) child care centres;
- (c) commercial premises;
- (d) educational establishment;
- (e) food outlet;
- (f) health care premises;
- (g) Public Purpose;
- (h) restaurant; and
- (i) shop.

**4 Amendment of section 3.5 (Community Facilities Elements)**

- (1) Section 3.5(b) to section 3.5(c)—

*renumber as section 3.5(c) to section 3.5(d).*

- (2) After section 3.5(a)—

*insert—*

‘(b) Regional Hospital;’.

**5 Amendment of section 3.9 (Circulation Network Elements)**

Section 3.9.2—

*insert—*

‘Lake Kawana Boulevard will also be required to incorporate lanes which are dedicated to public transport and emergency vehicles where necessary to connect the Regional Hospital to the Nicklin Way and Kawana Way in the Multi Modal Transport Corridor.’.

**6 Amendment of section 4.4 (Urban)**

- (1) Section 4.4.2(b)(vii)—

*renumber as section 4.4.2(b)(viii).*

- (2) After section 4.4.2(b)(vi)—

*insert—*

‘(vii) A Regional Hospital is intended to be provided to the south of the Town Centre adjacent to the Multi Modal Transport Corridor in the urban community of Birtinya.’.

**7 Renumbering of section 4.15 (Tourism Development) to section 4.16 (Detailed Planning Areas)**

Section 4.15 to section 4.16

*renumber as* section 4.16 to section 4.17.

**8 Insertion of new section 4.15 (Regional Hospital)**

After section 4.14.2(d)—

*insert—*

**‘4.15 Regional Hospital**

**4.15.1 Intent**

The intent of this designation is to identify the area (by symbol) where the Regional Hospital will be located.

**4.15.2 Implementation**

- (a) A trunk collector is to be provided on the eastern frontage of the Regional Hospital.
- (b) The Regional Hospital is to be connected, before the commencement of the use of the Regional Hospital, to the Nicklin Way in the east and to Kawana Way in the Multi Modal Transport Corridor in the west by Lake Kawana Boulevard which incorporates a lane in each direction which is dedicated for public transport and emergency vehicles.
- (c) The Regional Hospital is to be linked to the Town Centre and the Transit Facility within the Public Transport Corridor.
- (d) The Regional Hospital is to be linked to the pedestrian/bikeway network.
- (e) The Regional Hospital is designed to be sympathetic and integrated into the surrounding development.’

**9 Amendment of section 5.2 (Sub-Arterial Roads)**

(1) Section 5.2.2(b)—

*omit, insert—*

‘(b) The Lake Kawana Boulevard road corridor width will be in accordance with paragraph (e) except where—

- (i) indented bus setdown bays are required; and
- (ii) appropriate widening is required at intersections’.

(2) Section 5.2.2(e)—

*omit, insert—*

‘(e) The Lake Kawana Boulevard road configuration will generally be as follows:

Element	East of Lake Kawana	West of Lake Kawana
Footpath (north)	5 metres	5 metres
Bus lane	4.5 metres	4.5 metres
2 through lanes	7 metres	7 metres
Centre median	6 metres	5 metres
2 through lanes	7 metres	7 metres
Bus lane	4.5 metres	4.5 metres
Footpath (south)	4 metres	4 metres
Total	38 metres	37 metres

Section 5.3.2(b)—

*omit ' The trunk collector street configuration is'—*

*insert—*

‘With the exception of the trunk collector along the eastern frontage of the Regional Hospital, the trunk collector street configuration is’.

**10 Amendment of section 5.6 (Public Transport Routes)**

(1) Section 5.6.2(a), ‘accommodate possible future bus traffic’—

*omit, insert—*

‘accommodate future bus traffic’.

(2) Section 5.6.2(a), new paragraph—

*insert—*

‘Lake Kawana Boulevard which connects the Nicklin Way to Kawana Way in the Multi Modal Transport Corridor will be required to incorporate a lane in each direction for public transport and emergency vehicles.’.

(3) After section 5.6.2(a)—

*insert—*

- (b) Lake Kawana Boulevard which connects the Regional Hospital to the Nicklin Way in the east and to Kawana Way in the Multi Modal Corridor in the west which incorporates a lane in each direction which is dedicated for public transport and emergency vehicles.’.

**11 Replacement of Map 1 (Preferred Land Use)**

Map 1—

*omit, insert—*

**12 Replacement of Map 2 (Preferred Open Space, Circulation Network, Community Facilities)**

Map 2—

*omit, insert—*