



# LEGEND

## ALLOTMENTS

The following allotments are able to be put to an Urban Low Density Residential Land Use

### Residential 'A' Zone

 RESIDENTIAL 1  
LOTS NOT LESS THAN 660m<sup>2</sup>

 RESIDENTIAL 1  
LOTS, 300m<sup>2</sup> - 649m<sup>2</sup>

#### NOTE:

Lots not less than 650m<sup>2</sup> are subject to the Precinct/Estate Plan Development Criteria as contained on this Plan



Lots 300m<sup>2</sup> - 649m<sup>2</sup> are subject to the Site Development Plan Development Criteria as contained on this Plan

 RESIDENTIAL 2




#### SYMBOLS

- 'Built-to-boundary' wall location
- ◆ Reduced Setback Lot
- ▲ Corner lots
- Building Envelopes in accordance with Schedule 9, Standard Building Regulations
- \*\* Temporary House and Land Sales Office Site
- \* Display Home Site
- ☐ Three (3) Storey Dwelling House permitted

## MOVEMENT NETWORK

-  ROADS
- # INTERSECTION SUBJECT TO FURTHER DETAILED DESIGN
-  MAJOR PEDESTRIAN AND OR CYCLE LINKAGES

## OPEN SPACE

-  OPEN SPACE - NEIGHBOURHOOD PARK
-  OPEN SPACE - PRECINCT PARK
-  OPEN SPACE - CONSERVATION PARK

 WATER BODIES

## HIERARCHY

--- NEIGHBOURHOOD BOUNDARY

- Amendment M 15-10-02 AB Amend Allotment Tables, Add Res 2
- Amendment L 20-08-02 AB Amend Criteria 6 & notes
- Amendment K 15-06-02 STC Amend Criteria 8 & notes
- Amendment J 14-05-02 JBG Amend Building Envelopes 206, 212 & 252
- Amendment H 10-01-02 JBG Amend Setback Criteria
- Amendment G 26-4-01 JBG Amend as per approval
- Amendment F 25-2-01 JBG Amend Criteria 9 & Table 1 - Lot 395
- Amendment E 18-12-00 JBG Amend criteria 7
- Amendment D 9-10-00 JBG Development Criteria Building Setback Diagrams, Reduced Setback Lots
- Amendment C 31-8-00 JBG Amend lots 362, 216, 177, 178 & Table 2,
- Amendment B 17-7-00 JBG Amend lot layout

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Cad Ref: 49-K-21 M

Date: 24-3-00

PROJECT:

PROJECT:

# CREEKSIDE



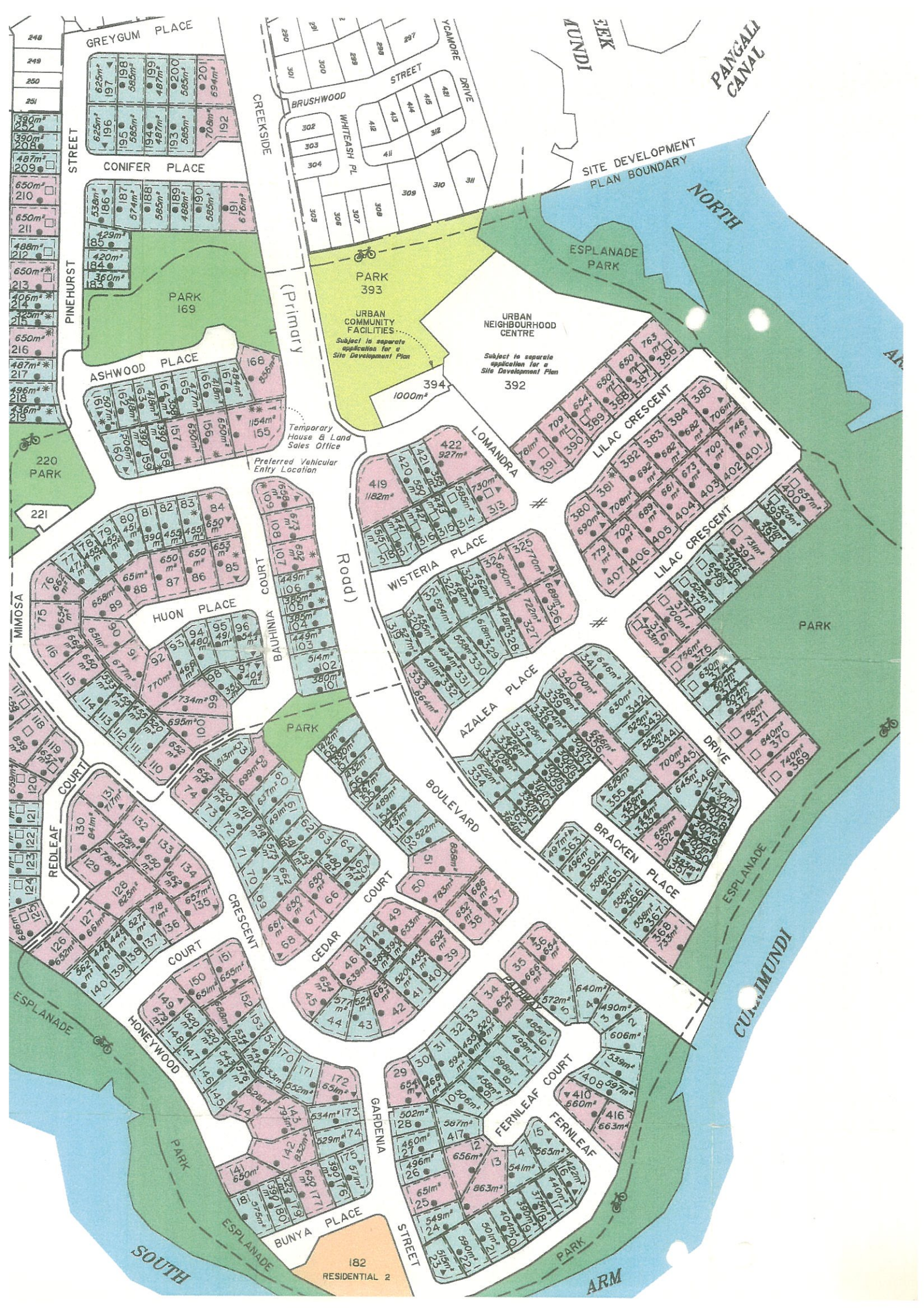
**Kawana Waters**  
LENSWORTH GROUP

TITLE:

## PRECINCT/ESTATE PLAN AND SITE DEVELOPMENT PLAN (for Lots less than 650m<sup>2</sup>) FOR CREEKSIDE

Plan Prepared by J B Goodwin Mison & Partners

File Ref: 49-2780-21 M



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GREYGUM PLACE  
CONIFER PLACE

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PINEHURST STREET  
PARK 169

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ASHWOOD PLACE  
PARK 169

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BRUSHWOOD STREET  
WHITEASH PL  
PARK 393  
URBAN COMMUNITY FACILITIES  
Subject to separate application for a Site Development Plan

392  
URBAN NEIGHBOURHOOD CENTRE  
Subject to separate application for a Site Development Plan

400m<sup>2</sup>  
LOMANDRA  
WISTERIA PLACE  
AZALEA PLACE  
BOULEVARD  
PARK

400m<sup>2</sup>  
LILAC CRESCENT  
LILAC CRESCENT  
DRIVE  
BRACKEN PLACE  
ESPLANADE DRIVE  
PARK

400m<sup>2</sup>  
HONEYWOOD COURT  
CEDAR COURT  
GARDENIA  
FERNLEAF COURT  
FERNLEAF  
PARK

400m<sup>2</sup>  
BUNYA PLACE  
STREET  
PARK

YCAMORE DRIVE  
JUNDI  
PANGALLA CANAL  
SITE DEVELOPMENT PLAN BOUNDARY  
NORTH

ESPLANADE PARK  
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ARM

182  
RESIDENTIAL 2  
SOUTH

**TABLE 1**  
**PURPOSES FOR WHICH LOTS**  
**CAN BE DEVELOPED**

<i>Allotment Size</i>	<i>Purposes for Which Land Can Be Developed</i>
<p><i>RESIDENTIAL 1</i></p>  <p><i>LOTS NOT LESS THAN 650m<sup>2</sup></i></p>	<p><i>Display Home (as indicated on a Precinct/Estate Plan or a Site Development Plan)</i>  <i>Duplex Dwelling (in accordance with an SDP approved pursuant to DCP-1)</i>  <i>Dwelling House</i>  <i>Home Occupation</i>  <i>Park</i>  <i>Temporary House and Land Sales Office (as indicated on a Precinct/Estate Plan or a Site Development Plan)</i>  <i>Three (3) Storey Dwelling House subject to an approved Site Development Plan pursuant to DCP-1</i></p>
<p><i>RESIDENTIAL 1</i></p>  <p><i>LOTS 300m<sup>2</sup> - 649m<sup>2</sup></i></p>	<p><i>Display Home (as indicated on a Precinct/Estate Plan or a Site Development Plan)</i>  <i>Duplex Dwelling (in accordance with an SDP approved pursuant to DCP-1 and on an allotment no less than 500m<sup>2</sup> in area)</i>  <i>Dwelling House (in accordance with a SDP approval pursuant to DCP-1)</i>  <i>Home Occupation</i>  <i>Park</i>  <i>Three (3) Storey Dwelling House subject to an approved Site Development Plan pursuant to DCP-1</i></p>
<p><i>RESIDENTIAL 2</i></p> 	<p><i>Cluster Development</i>  <i>Multiple Dwelling</i></p>

### NOTES

- 1 On a "built to boundary wall side" a dwelling must comply with 1 of the 3 following options or combination of the 3 options
  - I) built to boundary - a dwelling is deemed to be built to boundary if any part of an external wall is located between 0.025 and 0.300m
  - II) setback 0.9 to the external wall (Openings in this wall are permitted. Eaves are permitted to encroach into the 0.9 setback area)
  - III) setback in accordance with the Standard Building Regulation (measured to OMP)
- 2 The maximum length of any part of a dwelling located closer to the nominated "built to boundary" wall side than permitted by Standard Building Regulation is 15 or 50% of the boundary length, whichever is greater
- 3 PRIMARY ROAD and LOCAL STREET designations are noted on this plan
- 4 Allowable building envelopes may be impacted upon by the location of sewers within allotments. For any allotment traversed by a Council sewer, buildings proposed to be located "over or adjacent to a sewer" (as defined by Section 56 of the Standard Building Regulation 1993) must be setback a minimum of 1.5m (measured to the outermost projection) from the alignment of the sewer and must be designed and constructed in accordance with the provisions of Council's "Conditions for Structures Near Council's Services"
- 5 Side boundary clearances noted also apply to rear boundaries and boundaries where zero setback is not possible
- 6 Paved path min 0.75m wide to be provided between building and boundary for that part of the wall within 1.5m of the boundary
- 7 Concrete strip to be provided between wall and boundary along that part of wall which is built to the boundary
- 8 Class 10 buildings can only be built on a boundary on the designated "Built to Boundary" wall side. On the non designated "Built to Boundary" wall side and rear boundaries, Class 10 buildings must be setback as per Class 1 buildings under the Standard Building Regulations

#### Note

All roads are Local Streets unless noted otherwise

# DEVELOPMENT CRITERIA - REDUCED SETBACK LOTS

The following criteria relate to 'Reduced Setback Lots' marked with a "◆" where it is proposed to build within 3.0m of the front boundary.

## 1. Intent

The neighbourhood has been planned and designed as a modern, attractive residential neighbourhood community. Respondents to this plan are encouraged to plan and design buildings and development in a manner fitting the form, arrangement, character and style adopted for the neighbourhood. Building and development proposals should, wherever possible and practicable, emphasize a connection to the features of the site. Special encouragement is given to buildings of single storey in this designation.

## 2. Existing Requirements

The development criteria are to be read in conjunction with the provisions of the Transitional Planning Scheme for the City of Caloundra, the Building Code of Australia and the Queensland Standard Building Regulations.

## 3. Queensland Standard Building Regulations

Buildings to be constructed in the area covered by this plan shall comply with Schedule 9 of Part 3 - Siting Requirements of the Queensland Standard Building Regulations, as summarised in the Building Setback Diagrams outlined on this plan.

## 4. QRDG

The provisions indicated on this plan are deemed to comply with the Performance Criteria of Elements A1 (street setbacks), A2 (building envelope and siting), A4 (on-site carparking and access), A5 (private open space), B2 (building appearance and neighbourhood character), B3 (fences and walls), C4 (privacy), of the Queensland Residential Design Guidelines (QRDG), Part 1 for single detached housing. Any variance to the provisions indicated on this plan shall comply with the Acceptable Solutions applicable to each of these elements, wherein such Acceptable Solutions shall also be deemed to comply with the Performance Criteria of these elements.

## 5. Building Design

The maximum height of any building shall be 2 storeys; however special encouragement is given to buildings of single storey in this designation.

## 6. Vehicle Parking

Two on site parking spaces must be provided. One of these spaces must be capable of being covered and able to be 'locked up'. The other space may be provided in tandem either in front of or behind the covered space (either on the driveway, or with a drive through arrangement). Where it is intended to provide a tandem carpark in front of the covered space, the covered space must be setback a minimum of 5.5 metres from the street frontage.

Undercover car accommodation must not protrude forward of the front building line of the dwelling. Garages must be setback in excess of 1m from the front building line, unless the garage or carport is integrated into the design of the dwelling.

In accordance with councils policy, all driveways are to be located a minimum of 600mm clear of any stormwater catchpit

## 7. Building Appearance and Neighbourhood Character

Carports and garages are designed to be compatible with the dwelling design and have a maximum internal width of garage or carport of 6 metres or 50% of the frontage width, whichever is the less, where they face the street. (See element B2, Part 1 of QRDG).

## 8. Private Open Space

Private open space for the dwellings should comprise:

- total minimum area of 35m<sup>2</sup>;
- a maximum gradient of 1 in 10;
- one part with an area of 16m<sup>2</sup> with a minimum dimension of 3m and directly accessible from a living area of the dwelling;
- screening provided where necessary to ensure privacy to users of the open space.

# DEVELOPMENT CRITERIA - LOTS LESS THAN 650m<sup>2</sup>

All development on lots less than 650m<sup>2</sup> in area are subject to a Site Development Plan and shall comply with the following criteria. Compliance with the provisions of these development criteria for lots subject to a Precinct Estate Plan only is optional and not compulsory.

## 1. Intent

The neighbourhood has been planned and designed as a modern, attractive residential neighbourhood community.

Respondents to this plan are encouraged to plan and design buildings and development in a manner fitting the form, arrangement, character and style adopted for the neighbourhood. Building and development proposals should wherever possible and practicable emphasise a connection to the features of the site. Special encouragement is given to buildings of 2 storeys in height.

## 2. Existing Requirements

The development criteria are to be read in conjunction with the provisions of the Transitional Planning Scheme for the City of Caloundra, the Building Code of Australia and the Queensland Standard Building Regulations.

## 3. Queensland Standard Building Regulations

Buildings to be constructed in the area covered by this plan shall comply with Schedule 9 of Part 3 - Siting Requirements of the Queensland Standard Building Regulations, as summarised in the Building Setback Diagrams outlined on this Plan.

## 4. QRDG

The provisions indicated on this Plan are deemed to comply with the Performance Criteria of Elements A1 (street setbacks), A2 (building envelope and siting), A4 (on-site carparking and access), A5 (private open space), B2 (building appearance and neighbourhood character), B3 (fences and walls) C4 (privacy) of the Queensland Residential Design Guidelines ('QRDG'), Part 1 for single detached housing. Any variance to the provisions indicated on this Plan shall comply with the Acceptable Solutions applicable to each of these elements, wherein such Acceptable Solutions shall also be deemed to comply with the Performance Criteria of these elements.

## 5. Building Design

The maximum height of any building shall be 2 storeys. 3 storeys will be permitted in certain locations as indicated on this plan and will be subject to a future Site Development Plan

## 6. Vehicle Parking

Space for at least two (2) vehicles shall be provided on each lot with at least one (1) space capable of being provided in a carport or garage. Vehicles may be parked in tandem.

In accordance with councils policy, all driveways are to be located a minimum of 600mm clear of any stormwater catchpit

## 7. Building Appearance and Neighbourhood Character

Garages/carports shall not take up more than 60% of the lot frontage measured in line with the garage/carport at the point of setback.

OR

Garages/carports are 'integrated' with the overall design of the dwelling.

## 8. Private Open Space

Maximising the usability of Private Open Space as part of outdoor living is encouraged. This can be achieved by the following:

- A minimum of 20% of the site area is to be provided as private open space. Within this open space area, one section having a minimum area of 25m<sup>2</sup> and a minimum dimension of 3.0m is to be provided. This section is to be directly accessible from a habitable room and screened to ensure privacy for users.
- Covered, unenclosed outdoor areas, such as patios and verandahs are deemed to be private open space.

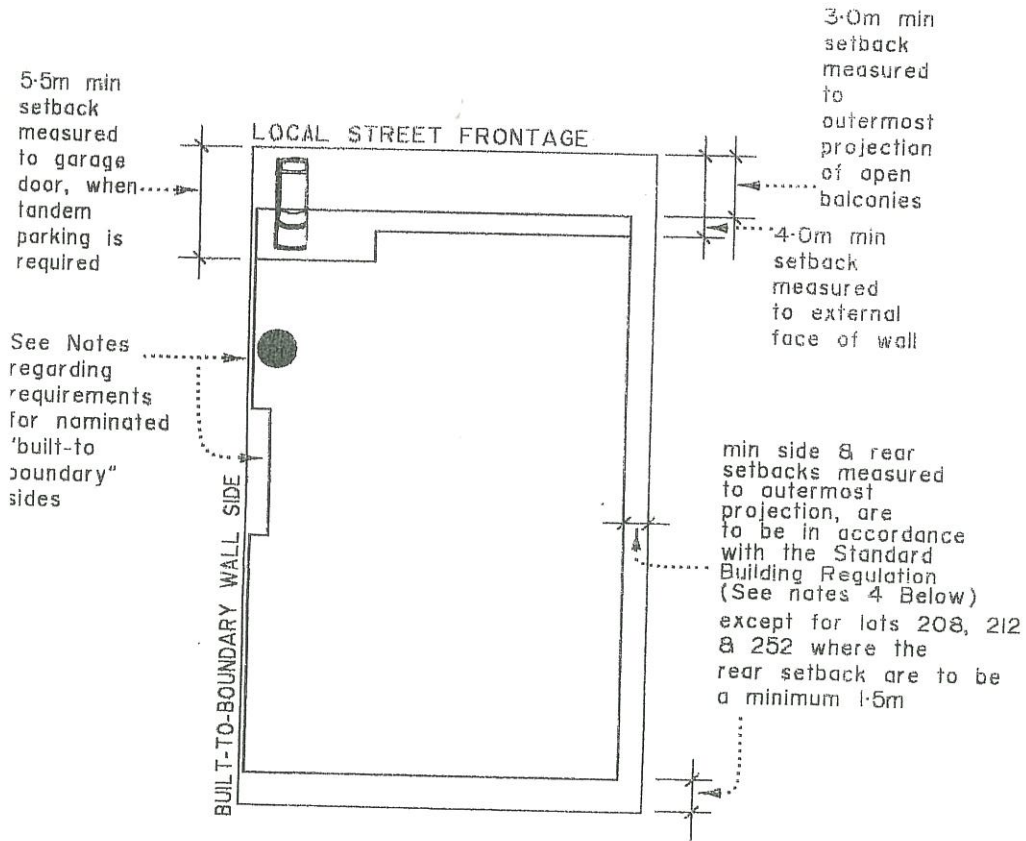
## 9. Landscape

Planting on each allotment should incorporate Australian native species indicative of the endemic vegetation.

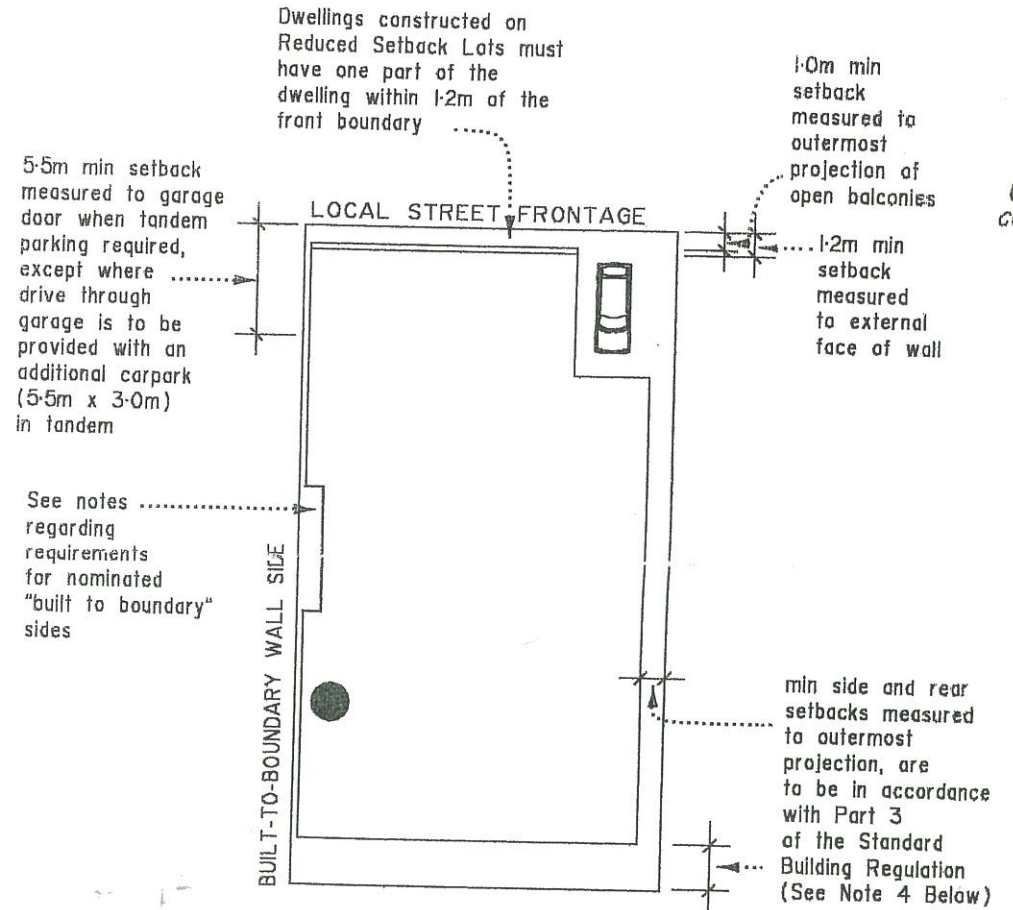
## 10. Exemptions

Council may vary any of the above specific criteria where it is satisfied that the relevant performance criteria of QRDG are met.

# BUILDING SETBACK DIAGRAMS FOR RESIDENTIAL 1 LOTS



"BUILT TO BOUNDARY LOTS"



"REDUCED SETBACK LOTS"

606  
CG-4306

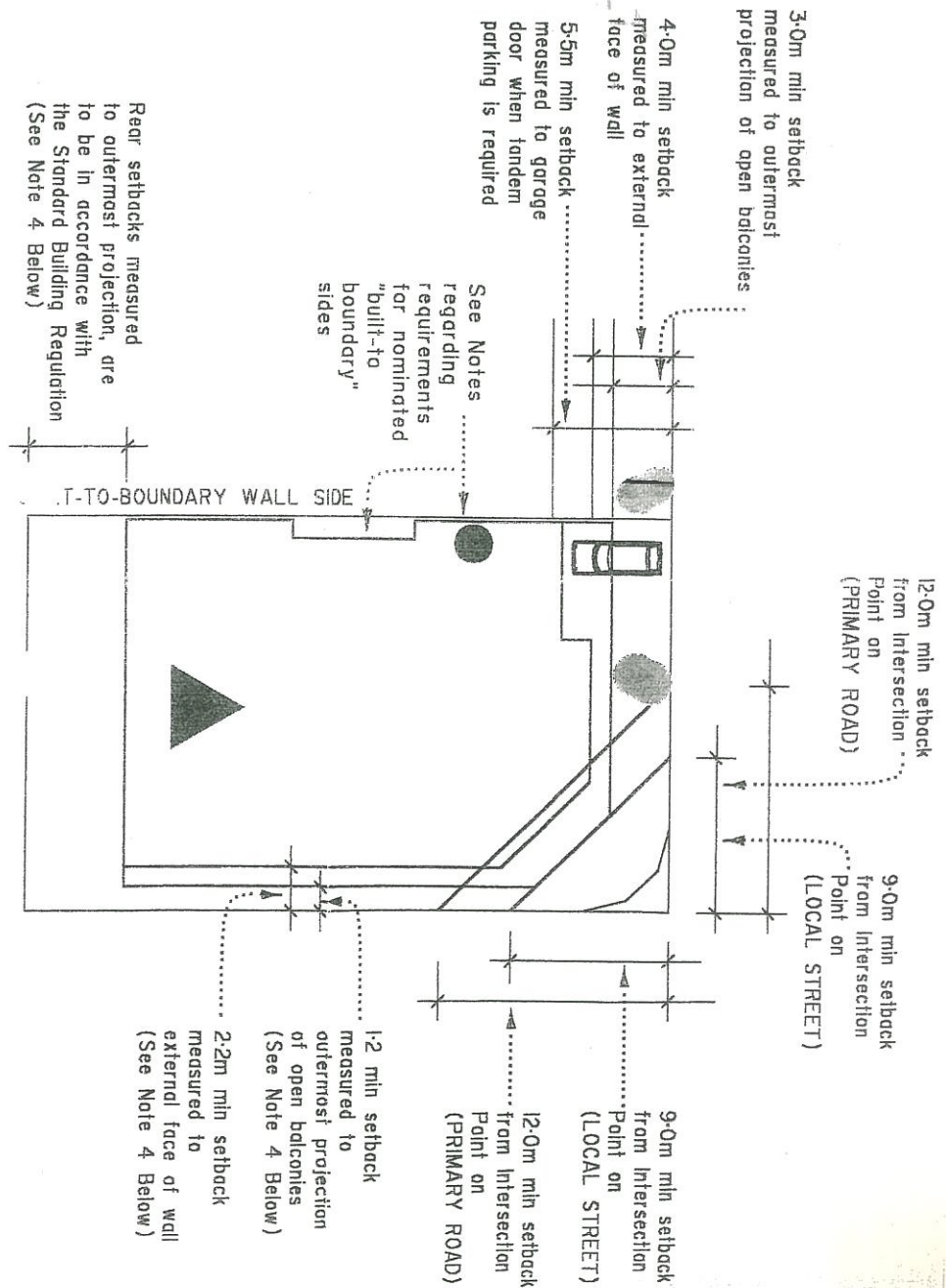
# SETBACK SUMMARY

Standard Building Regulation 1993 - Part 3, Sections 38-40  
 minimum side and rear boundary clearances for allotments being  
 rectangular or near rectangular in shape with a  
 road frontage of 15.5m or less

Road Frontage in metres	Minimum side and rear boundary clearances if-	
	Building Height 4.5m or less	Building Height 4.5m to 7.5m
>15.001	1.500	2.000
14.501-15.000	1.425	1.900
14.001-14.500	1.350	1.800
13.501-14.000	1.275	1.700
13.001-13.500	1.200	1.600
12.501-13.000	1.125	1.500
12.001-12.500	1.050	1.400
11.501-12.000	0.975	1.300
11.001-11.500	0.900	1.200
10.501-11.000	0.825	1.100
10.500 or less	0.750	1.000

For building height in excess of 7.5m, the side and rear boundary clearances must be not less than 2m plus 0.5m for every 3m or part thereof, by which the height exceeds 7.5m

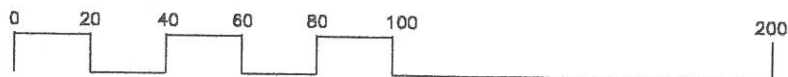
## "CORNER LOTS"



**TABLE 2**  
*Site Development Plan - Development Criteria*

LAND TYPE	PURPOSE FOR WHICH LAND CAN BE DEVELOPED	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Urban Neighbourhood Centre	Accommodation Building; Caretakers Residence Commercial Premises (limited to commercial premises, cottage craft and sales, food outlets, health care premises, local store, restaurant, shop and veterinary surgery) that do not have a total gross floor area greater than 600m <sup>2</sup> ; Community Uses (limited to carpark, child care centre, park, place of public worship and sport and recreation); Home Occupation; and Multiple Dwellings	Maximum 3 storeys	Maximum 30 dwellings units per hectare
Urban – Residential 2	Accommodation Building Caretakers Residence Cluster Development Dwelling House Multiple Dwelling Park (not subject to a Site Development Plan) Retirement Community Temporary House and Land Sales Office	Maximum 3 storeys	Maximum 41 dwellings units per hectare
Urban – Community Facilities	Community Facilities as identified in the approved Community Development Strategy subject to an approved Site Development Plan pursuant to DCP-1; Park.	Maximum 2 storeys	Maximum Gross Floor Area – 1000m <sup>2</sup>

SCALE



NORTH

