

Development Agreement, Development Control Plan 1
Kawana Waters and Section 316
(Development Control Plans)
of the Planning Act 2016

**MASTER PLAN NO. 110 (SITE DEVELOPMENT PLAN – DETAILED PLANNING AREA 2
– PRECINCT 9) 2019**

**Approved by Sunshine Coast Regional Council pursuant to
Master Plan Determination No.
(Approval of Site Development Plan – Detailed Planning Area 2 – Precinct 9) 2019
Dated / /**

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List of Plans

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1.0 ADMINISTRATION

1.1 Preliminary

1.1.1 Citation

- 1.1.1.1 This document may be cited as Master Plan No. 110 (Site Development Plan – Detailed Planning Area 2 – Precinct 9) 2019.

1.1.2 Type of Master Plan

- 1.1.2.1 This document is a Site Development Plan.

1.1.3 Legal Requirement for Master Plan

- 1.1.3.1 A Site Development Plan is required to be prepared for the area defined as Land Use Area 3 (Residential B) pursuant to Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015, and in accordance with section 7.4.5.1 of DCP 1.

1.1.4 Legal Effect of the Master Plan

- 1.1.4.1 The Site Development Plan comprises:
- (a) This document which shows the subdivision layout with lot boundaries, the purpose for which each lot may be developed, building envelopes and setbacks, building layout criteria, access and parking; and
 - (b) Maps 1 – 3 which show in more detail the elements identified as required by section 7.4.5.2 of DCP 1, to be read in conjunction with the accompanying detailed Architectural Plans.

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1.2 Location and Description

- 1.2.1 The land the subject of this Site Development Plan is bound by Precinct 8 to the north, Precinct 10 to the south, Longboard Parade to the east, and Precinct 8 and Kombi Street to the west.
- 1.2.2 The land the subject of this Master Plan is described as part of Lot 21 on SP299790 in the Parish of Bribie, being leasehold land within Development Lease No. 2.
- 1.2.3 The land the subject of this Site Development Plan has an area of approximately 3,314m².
- 1.2.4 Map 1 (Locality Plan) shows the land the subject of this Master Plan, relative to its surrounds as described above, while Map 2 (Land Subject of Master Plan) shows the extent of the area covered by this application.

1.3 Zoning Map Description

- 1.3.1 The land the subject of this Site Development Plan is zoned Special Development under the Caloundra City Planning Scheme 1996.

1.4 Strategic Plan Description

- 1.4.1 The land the subject of this Site Development Plan is identified in the Strategic Plan of the Caloundra City Planning Scheme 1996 as having a preferred dominant land use of Urban.

1.5 DCP Description

- 1.5.1 The land the subject of this Site Development Plan is identified in DCP 1 as having a preferred land use as described in Section 4.10.2(c) of the DCP.

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1.6 Relationship to Higher Order Master Plans

1.6.1 The land the subject of this Site Development Plan is subject to the Structure Plan and as such is:

- (a) identified on Structure Plan Map 1 as having a land use Focal Tourist Node and being subject to the Focal Tourist Node Development Criteria defined in the Structure Plan;
- (b) subject to Structure Plan Map 2 which shows the area as having an adjacent pedestrian/cycle network;
- (c) subject to Structure Plan Map 3 which shows the area as being part of Detailed Planning Area 2;
- (d) subject to Structure Plan Map 4 which shows the area as having a Village/Neighbourhood Relationship;
- (e) subject to Structure Plan Map 5 which shows indicatively the service infrastructure for sewerage; and
- (f) subject to Structure Plan Map 6 which shows indicatively the service infrastructure for water supply.

1.7 Relationship to Other Master Plans;

1.7.1 This Site Development Plan should be read in conjunction with Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015.

1.8 Relationship to DCP

1.8.1 The land the subject of this Site Development Plan is subject to DCP 1 and as such is identified on DCP 1, Map 1 as being part of Detailed Planning Area 2.

1.8.2 DCP 1, Map 2 identifies the subject area as containing a Circulation Network.

1.8.3 DCP1, Map 3 identifies the site as being within Detailed Planning Area 2.

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1.9 Relationship to Planning Scheme Provisions

1.9.1 The land the subject of the Site Development Plan is subject to:

- (a) Zoning Map No. 55 which identifies the land as being included in the Special Development zone;
- (b) the Table of Development in Section 2.7 (2) (Special Development Zone) of the Planning Scheme which lists the purposes for which premises in the Special Development Zone may be used in accordance with a Supplementary Table of Development prepared in accordance with DCP 1; and
- (c) Part 6 of the Planning Scheme which contains provisions relating to the reconfiguring of lots in the Special Development Zone.

2.0 STRUCTURE OF MASTER PLAN

2.1 Structure of Site Development Plan

This Site Development Plan comprises:

- 2.1.1 Subdivision layout with lot boundaries as specified in Section 3.0 (Subdivision Layout) of this document;
- 2.1.2 The purpose for which each lot may be developed as specified in Section 4.0 (Defined Uses) of this document;
- 2.1.3 Building Layout Criteria as specified in Section 5.0 (Building Design and Development Works) of this document;
- 2.1.4 Access and Parking Provision as specified in Section 6.0 (Vehicular Access) of this document;
- 2.1.5 Implementation of Urban Design Performance Criteria as specified in Section 7.0 (Implementation of Urban Design Performance Criteria) of this document;
- 2.1.6 Maps and Tables as specified in Section 8.0 (Maps and Tables) of this document;

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- 2.1.7 Statement of Compliance as specified in Section 9.0 (Statement of Compliance) of this document;
- 2.1.8 Interpretation Rules as specified in Section 10.0 (Interpretation Rules) of this document; and
- 2.1.9 Supporting Information as specified in Section 11.0 (Supporting Information) of this document.

3.0 SUBDIVISION LAYOUT

3.1 Subdivision Layout

- 3.1.1 The subdivision layout with lot boundaries for the Site Development Plan is indicated on Map 3 (Dimensions Plan) of this document.

4.0 DEFINED USES

4.1 Defined Uses

- 4.1.1 The land the subject of this Site Development Plan shall be developed for the defined uses specified in Table 1 – Supplementary Table of Development of this document.
- 4.1.2 'Permitted Land Uses' nominated in Column 1 are self-assessable where in accordance with the relevant Probable Solutions prescribed in Section 7.0 (Implementation of Urban Design Performance Criteria) of this document.
- 4.1.3 Any proposal that is not in accordance with the approved plans forming part of this Site Development Plan is a Column 4 'Prohibited Use'.
- 4.1.4 Notwithstanding Section 4.1.3 above, any subsequent amendments to the plans forming part of this Site Development Plan are to be facilitated by a formal amendment to the Site Development Plan. any such

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amendment is to demonstrate compliance with Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015 and maintain consistency with the built form outcomes of the original approved design.

Table 1 – Supplementary Table of Development – Precinct 9

SITE DEVELOPMENT PLAN PRECINCT	COLUMN 1 PERMITTED LAND USES AND DEVELOPMENT WORKS	COLUMN 2 PERMITTED SUBJECT TO CONDITIONS	COLUMN 3 CONSENT REQUIRED	COLUMN 4 PROHIBITED USES
Site Development Plan Precinct 9	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling unit) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Temporary House and Land Sales Office 	All Operational Works relative to the above uses of the site, including: <ul style="list-style-type: none"> ▪ Civil works ▪ Landscaping works ▪ Electrical reticulation 		Uses not listed in Column 1, 2 and 3

4.2 Development Criteria

4.2.1 The land the subject of this Site Development Plan shall be subject to the controls specified in the Supplementary Table of Development, being part of this document and Table 1 of Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015;

4.2.2 The land the subject of this Site Development Plan shall be subject to the Development Criteria specified in Section 4.0 (Development Criteria) of Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015.

5.0 BUILDING DESIGN AND DEVELOPMENT WORKS

5.1.1 The proposed built form and development works for the site is to be in accordance with the Plans included within this Site Development Plan, as listed below:

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6.0 VEHICULAR ACCESS

6.1.1 Vehicular access is to be in accordance with the approved plans forming part of this Site Development Plan.

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7.0 IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA

7.1 Urban Design Performance Criteria for the whole of the Detailed Planning Area

The Specific Outcomes and Probable Solutions prescribed below are an extract taken from Master Plan No. 44 Detailed Planning Area Plan – Detailed Planning Area 2, Section 5.1 – Urban Design Performance Criteria.

Urban Design Performance Criteria contained in Master Plan No. 44 that are not applicable to the assessment of this Site Development Plan for Precinct 9 within Land Use Area 3 have been identified below.

Specific Outcome	Probable Solution	Site Development Plan Compliance				
Lot Size						
<p>O1 Lot size and dimensions provide for building envelopes suited to the intended form of development and do not compromise the functionality of the street network, infrastructure and streetscape landscaping.</p>	<p>S1.1 Varied lot sizes and frontages are distributed such that functionality of the street network as well as the ability to provide infrastructure and landscaping is maintained:</p> <p><u>Land Use Area 1 – Residential A:-</u></p> <p><i>Not applicable to this Site Development Plan relating to Land Use Area 3</i></p> <p><u>Land Use Area 2 – Mixed Use & Tourism:-</u></p> <p><i>Not applicable to this Site Development Plan relating to Land Use Area 3</i></p> <p><u>Land Use Area 3 – Residential B</u></p> <table border="1"> <thead> <tr> <th>Precinct</th> <th>Minimum Lot Size</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>3,000m²</td> </tr> </tbody> </table>	Precinct	Minimum Lot Size	9	3,000m ²	<p>Complies.</p> <p>Compliance with the minimum lot size of 3,000m² prescribed for Precinct 9 is demonstrated on Map 3 (Dimensions Plan) of this document.</p>
Precinct	Minimum Lot Size					
9	3,000m ²					

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Specific Outcome		Probable Solution		Site Development Plan Compliance
		10	3,000m ²	
		11	4,000m ²	
		<u>Land Use Area 4 – Community Facilities:-</u>		
		<i>Not applicable to this Site Development Plan relating to Land Use Area 3</i>		
		<u>Land Use Area 5 – Public Access Club Facility:-</u>		Not applicable.
		<i>Not applicable to this Site Development Plan relating to Land Use Area 3</i>		
		S1.2 No Probable Solution prescribed for Land Use Area 5 (Open Space).		
Stormwater Management (On-Site)				
O2	Development on allotments within Land Use Areas 2, 3, 4 & 5 is to provide for stormwater quality management infrastructure that is designed and constructed in accordance with contemporary best practice standards for water sensitive urban design.	S2.1	Stormwater quality management infrastructure associated with development within Land Use Areas 2, 3, 4 & 5 complies with the <i>Deemed to Comply – Stormwater Quality Management (South East Queensland) Version 1.0 May 2010 Water by Design</i> and the <i>Water Sensitive Urban Design Technical Design Guidelines (South East Queensland Healthy Waterways Partnership)</i> and is designed and constructed in accordance with Council's adopted Engineering Standards.	<p>Complies.</p> <p>Stormwater quality management infrastructure is to be provided in accordance with the Stormwater Management Overview Report prepared by ADG, provided as Supporting Information to this SDP. This report recommends provision of the following treatment devices:</p> <ul style="list-style-type: none"> • Hardstand areas directed through OceanGuard baskets or approved equivalent; • Landscaped green space drained to outlet with subsoil drainage; • 11 Ocean Protect 690mm PSorb StormFilters or approved equivalent.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
<p>O3 Development on allotments within Land Use Areas 2, 3, 4 & 5 is to comply with the stormwater quality management objectives set out in the relevant State Government regulations in force at the time of development.</p>	<p>S3.1 Development within these Land Use Areas complies with <i>State Planning Policy 04/10 Healthy Waters</i> (where applicable) and <i>South East Queensland Regional Plan 2009-2031 Implementation Guideline # 7 Water Sensitive Urban design</i>.</p>	<p>Complies. As above, stormwater quality management infrastructure is to be provided in accordance with the Stormwater Management Overview Report prepared by ADG, provided as Supporting Information to this SDP.</p>
<p>O4 Development on allotments within Land Use Areas 2, 3, 4 & 5 avoids discharging ¹'treated' stormwater into ²'un-treated' stormwater within the public stormwater network.</p>	<p>S4.1 'Treated' stormwater discharged from development within these Land Use Areas, accords with the following:</p> <ul style="list-style-type: none"> (a) connects to a lawful point of discharge; and (b) connects to a dedicated 'treated' stormwater network (where provided); or (c) connects directly into the nearest public stormwater pit (where there is no dedicated 'treated' stormwater network provided). <p>S4.2 Development ensures that under no circumstances shall a development's 'treated' stormwater discharge to the footpath, kerb and channel, or pavement surface of a public road.</p>	<p>Complies. As outlined in the Stormwater Management Overview Report prepared by ADG, treated stormwater will be connected to a lawful point of discharge, with the details being determined in conjunction with a future development application for Operational Works.</p>

¹ 'treated' stormwater is stormwater that has been treated to a standard commensurate with the relevant State Government regulations in force at the time.

² 'un-treated' stormwater is all stormwater from a development that has bypassed a stormwater treatment device designed and constructed to current best practice standards.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
Car Parking & Access		
<p>O5 The layout and design of parking bays, manoeuvring areas, queuing areas, set down/pickup areas, and driveways ensures that on-site parking and servicing areas are clearly defined, safe, easily accessible and meet user requirements, including people with disabilities, pedestrians, cyclists and public transport services, where relevant.</p>	<p>S5.1 Vehicular access is provided in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.</p> <p>S5.2 Vehicular crossings are designed in accordance with Council's adopted standard drawings.</p> <p>S5.3 Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in:</p> <p>(a) <i>AS2890.1 – Parking Facilities: Off-street Car Parking</i>; and</p> <p>(b) <i>AS2890.2 – Parking Facilities: Off-street Commercial Vehicles facilities</i>.</p> <p>S5.4 On-site parking and manoeuvring areas (excluding Dwelling Houses and Terrace Houses) provide for vehicles to enter and leave the site in a forward motion.</p> <p>S5.5 Engineering design of all parking and manoeuvring areas is in accordance with Council's adopted standards.</p>	<p>Complies.</p> <p>Vehicular access is proposed from Kombi Street in the location nominated on Map 7 of the Detailed Planning Area Plan.</p> <p>The proposed vehicular crossing has been designed in accordance with Council's adopted standards.</p> <p>All parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways have been designed in accordance with the relevant Australian Standards.</p> <p>The proposed parking and manoeuvring areas have been designed to ensure all vehicles are able to enter and exit the site in forward motion.</p> <p>All parking and manoeuvring areas have been designed in accordance with Council's adopted standards.</p>
<p>O6 Residential development provides on-site car parking at a rate that adequately services the needs of the use, without encouraging or reinforcing reliance on private vehicles.</p>	<p>S6.1 The minimum number of on-site residential car parking spaces provided is in accordance with the rates nominated in Table 3 below:</p>	<p>Complies.</p> <p>The development provides 211 spaces (including 25 visitor spaces) which is surplus to the requirements of Table 3.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance																
	<p>Table 3 – Residential Car Parking Rates</p> <table border="1"> <thead> <tr> <th data-bbox="1021 424 1205 467">Use</th> <th data-bbox="1205 424 1368 467">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="1021 467 1205 611">Residential Uses (limited to Accommodation Building, Motel and Multiple Dwelling only):</td> <td data-bbox="1205 467 1368 611"></td> </tr> <tr> <td data-bbox="1021 611 1205 687"> <ul style="list-style-type: none"> • Dwelling Unit comprising 1 or 2 bedrooms* </td> <td data-bbox="1205 611 1368 687">1 space per unit</td> </tr> <tr> <td data-bbox="1021 687 1205 783"> <ul style="list-style-type: none"> • Dwelling Unit comprising 3 or more bedrooms* </td> <td data-bbox="1205 687 1368 783">1.25 spaces per unit</td> </tr> <tr> <td data-bbox="1021 783 1205 879"> <ul style="list-style-type: none"> • On-site Visitor Spaces (limited to Multiple Dwelling only) </td> <td data-bbox="1205 783 1368 879">0.25 spaces per unit</td> </tr> <tr> <td colspan="2" data-bbox="1021 879 1368 986"> <p>* Any room which is reasonably capable of being used as a bedroom will be regarded as a bedroom for the purposes of calculating on site car parking requirements (e.g. study, media room).</p> </td> </tr> <tr> <td data-bbox="1021 986 1205 1174">Dwelling House, Terrace House and Duplex Dwelling</td> <td data-bbox="1205 986 1368 1174">2 spaces per dwelling unit, with at least one space capable of being covered (parking spaces may be provided in tandem)</td> </tr> <tr> <td data-bbox="1021 1174 1205 1227">Caretaker's Residence</td> <td data-bbox="1205 1174 1368 1227">1 space per residence</td> </tr> </tbody> </table>	Use	Minimum Rate	Residential Uses (limited to Accommodation Building, Motel and Multiple Dwelling only):		<ul style="list-style-type: none"> • Dwelling Unit comprising 1 or 2 bedrooms* 	1 space per unit	<ul style="list-style-type: none"> • Dwelling Unit comprising 3 or more bedrooms* 	1.25 spaces per unit	<ul style="list-style-type: none"> • On-site Visitor Spaces (limited to Multiple Dwelling only) 	0.25 spaces per unit	<p>* Any room which is reasonably capable of being used as a bedroom will be regarded as a bedroom for the purposes of calculating on site car parking requirements (e.g. study, media room).</p>		Dwelling House, Terrace House and Duplex Dwelling	2 spaces per dwelling unit, with at least one space capable of being covered (parking spaces may be provided in tandem)	Caretaker's Residence	1 space per residence	
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Dwelling House, Terrace House and Duplex Dwelling	2 spaces per dwelling unit, with at least one space capable of being covered (parking spaces may be provided in tandem)																	
Caretaker's Residence	1 space per residence																	

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Specific Outcome	Probable Solution		Site Development Plan Compliance						
	<table border="1"> <tr> <td>Bed and Breakfast - Homestay</td> <td>1 additional space per guest suite in addition to the Dwelling House requirement</td> </tr> <tr> <td>Display Home</td> <td>2 spaces which may be provided in tandem</td> </tr> <tr> <td>Home Occupation</td> <td>1 visitor space in addition to dwelling requirements</td> </tr> </table>	Bed and Breakfast - Homestay	1 additional space per guest suite in addition to the Dwelling House requirement	Display Home	2 spaces which may be provided in tandem	Home Occupation	1 visitor space in addition to dwelling requirements		
Bed and Breakfast - Homestay	1 additional space per guest suite in addition to the Dwelling House requirement								
Display Home	2 spaces which may be provided in tandem								
Home Occupation	1 visitor space in addition to dwelling requirements								
	<p>S6.2 The minimum number of on-site cycle parking spaces provided is in accordance with the rates nominated in Table 4 below:</p> <p>Table 4 – Residential Cycle Parking Rates</p> <table border="1"> <thead> <tr> <th>Use</th> <th>Minimum Rate</th> </tr> </thead> <tbody> <tr> <td>Multiple Dwelling</td> <td>1 resident space / dwelling + 1 visitor space / 4 dwellings</td> </tr> </tbody> </table>		Use	Minimum Rate	Multiple Dwelling	1 resident space / dwelling + 1 visitor space / 4 dwellings	<p>Complies. The development provides 125 bike spaces.</p>		
Use	Minimum Rate								
Multiple Dwelling	1 resident space / dwelling + 1 visitor space / 4 dwellings								
O7 Visitor parking spaces are accessible at all times.	S7.1 No Probable Solution prescribed.		<p>Complies. The majority of visitor parking spaces have been located at ground level. An intercom will be provided at ground level adjacent to the ramps to allow access to visitor spaces that are located in the basement.</p>						
O8 Sufficient on-site car parking is	S8.1 The minimum number of on-site		Not applicable.						

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Specific Outcome	Probable Solution	Site Development Plan Compliance																				
<p>provided for the number and type of vehicles likely to be generated by the commercial activity.</p>	<p>commercial car parking spaces provided is in accordance with the rates nominated in Table 5 below:</p> <p>Table 5 – Non-Residential Car Parking Rates</p> <table border="1" data-bbox="1021 504 1364 1034"> <thead> <tr> <th>Use</th> <th>On-Site Rates</th> </tr> </thead> <tbody> <tr> <td>Child Care Centre</td> <td>1 / employee and 1 customer space / 5 children</td> </tr> <tr> <td>Commercial Premises</td> <td>1 / 30m² total use area</td> </tr> <tr> <td>Food Outlet</td> <td>1 / 10m² total use area</td> </tr> <tr> <td>Function Room</td> <td>1 / 15m² total use area</td> </tr> <tr> <td>Health Care Premises</td> <td>1 / 20m² gross floor area</td> </tr> <tr> <td>Hotel</td> <td>1 / guest room</td> </tr> <tr> <td>Local Store</td> <td>1 / 30m² total use area</td> </tr> <tr> <td>Restaurant</td> <td>1 / 15m² dining area</td> </tr> <tr> <td>Shop</td> <td>1 / 20m² total use area</td> </tr> </tbody> </table>	Use	On-Site Rates	Child Care Centre	1 / employee and 1 customer space / 5 children	Commercial Premises	1 / 30m ² total use area	Food Outlet	1 / 10m ² total use area	Function Room	1 / 15m ² total use area	Health Care Premises	1 / 20m ² gross floor area	Hotel	1 / guest room	Local Store	1 / 30m ² total use area	Restaurant	1 / 15m ² dining area	Shop	1 / 20m ² total use area	
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<p>O9 For Land Use Areas 2, 3, 4 & 5 sufficient on-site parking and manoeuvring area is provided to accommodate the number and type of service vehicles generated by the development activity.</p>	<p>S9.1 For Land Use Areas 2 & 3 provision is made for on-site manoeuvring and service areas to accommodate on-site refuse collection in addition to a service bay for one medium rigid vehicle, designed in accordance with AS2890.2 <i>Parking Facilities: Off-street</i></p>	<p>Generally complies.</p> <p>The proposed development allows for an "On-Property" collection service with the refuse collection embayment adjacent to the site access driveway, such that bulk bins can be manually handled to the road reserve for servicing by the waste contractor.</p>																				

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p><i>commercial vehicle facilities</i> and Council's adopted Engineering Standards.</p> <p>S9.2 For Land Use Areas 4 & 5 provision is made for on-site manoeuvring and service areas to accommodate on-site refuse collection only, designed in accordance with <i>AS2890.2 Parking Facilities: Off-street commercial vehicle facilities</i> and Council's adopted Engineering Standards</p>	<p>Adequate standing area is provided in the secondary driveway aisle for an occasional medium rigid vehicle to stand without significantly impeding on-site traffic flows.</p> <p>Not applicable.</p>
<p>O10 For Land Use Areas 2, 3, 4 & 5 provision is made for a reasonable portion of the total number of on-site car parking spaces to be wheelchair accessible spaces (with at least one space per site) and identified and reserved for such access.</p>	<p>S10.1 The number of car parking spaces provided for people with disabilities complies with the relevant provisions of the Building Code of Australia.</p> <p>S10.2 Access to parking spaces for people with disabilities complies with <i>AS1428 – Design for Access and Mobility</i>.</p> <p>S10.3 Car parking spaces for people with disabilities comply with the provisions of <i>AS2890.6 – Parking Facilities: Off-street parking for people with disabilities</i>.</p>	<p>Complies.</p> <p>Three (3) car parking spaces are provided.</p> <p>Access to these parking spaces complies with <i>AS1428 – Design for Access and Mobility</i>.</p> <p>The parking spaces also comply with the provisions of <i>AS2890.6 – Parking Facilities: Off-street parking for people with disabilities</i>.</p>
<p>O11 Mixed use development provides car parking for residents that is clearly marked and physically separated from the car parking provided for other uses within the building.</p>	<p>S11.1 Residential car parking is clearly nominated on the Site Development Plan.</p>	<p>Complies.</p> <p>The proposed resident car parking spaces are clearly nominated on the architectural plans.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
O12 Development is designed to ensure that adequate provision is made for on-street car parking.	<p>S12.1 Development in Land Use Area 1 (Residential A) provides on-street car parking at the following rates:-</p> <p>(a) 1 space per 2 dwelling houses for lots with an area of 300m² or less; and</p> <p>(b) 2 spaces per 3 dwelling houses for larger lots.</p> <p>These on-street car parks are to be provided generally in accordance with the locations identified on Map 14 (Proposed Car Parking Provision) of this document.</p> <p>S12.2 Additional unallocated on-street car parking is provided adjacent to Land Use Areas 2 – 6 to cater to the demands generated by visitors to the Detailed Planning Area, generally in accordance with the locations identified on Map 14 (Proposed Car Parking Provision) of this document.</p>	<p>Not applicable.</p> <p>Complies. On-street car parking will be provided proximate to Precinct 9 in the locations identified on Map 14 (Proposed Car Parking Provision) of the DPAP.</p>
Energy Efficiency		
O13 Development in Land Use Area 2 (Mixed Use and Tourism) is designed to respond to the local climatic conditions and thereby reduce reliance on artificial heating and cooling systems, energy and water consumption	S13.1 The Development demonstrates achievement of current best practice and design energy efficiency, where buildings achieve at least an equivalent 4 Star Green Star Rating benchmarked against the Green Building Council of Australia's (GBCA) 'Green Star' rating system, or for buildings not addressed by the GBCA ratings system, buildings are designed	<p>Complies.</p> <p>The development incorporates energy and water efficiency features to reduce environmental impact, including:</p> <ul style="list-style-type: none"> • Adequate horizontal shading to the north and west facing windows to habitable rooms • Large amounts of glazing to the living areas, reducing lighting loads

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>to achieve a 4 star Australian Building Greenhouse Rating (ABGR).</p> <p>S13.2 Development incorporates fundamental design features to engender an energy efficient built form, being:</p> <p>(a) appropriate building orientation;</p> <p>(b) adequate shading through the provision of appropriate building design elements including fenestration, roof projections, sun control devices and other vertical and horizontal façade projections.</p> <p>S13.3 Multi-unit residential dwellings sited above podium level(s) are predominantly oriented east / north-east, to maximise climatic efficiencies.</p>	<ul style="list-style-type: none"> • Incorporation of ceiling fans to extend period where air conditioning isn't required • LED lighting throughout • Individually controlled air conditioning with energy efficiency control features • Selection of fittings and fixtures to reduce water consumption • Water efficient irrigation system to landscaping • A ventilated core.
Acid Sulfate Soils		
O14 Development works are managed to avoid or minimise the release of acid and metal contaminants into the environment.	<p>S14.1 The Development works do not disturb acid sulfate soils when undertaking excavation or filling works, or when extracting groundwater</p> <p>S14.2 If acid sulfate soils or potential acid sulfate soils are disturbed by development works:-</p> <p>(a) the release of acid and metal contaminants into the environment is avoided by appropriate treatment and management of disturbed acid</p>	<p>Complies.</p> <p>An Acid Sulfate Soils Management Plan has been submitted to Council.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>sulfate soils and drainage waters in accordance with the provisions of the Queensland State Planning Policy; and</p> <p>(b) if the works involve excavation of more than 100m³ of soil or sediment, or more than 500m³ of filling, an acid sulfate soils management strategy outlining how the proposed works will comply with the required outcomes of the Queensland State Planning Policy is prepared in conjunction with the Site Development Plan, and is reviewed by Council in conjunction with its assessment of the Site Development Plan.</p>	
O15 Basements (where proposed) are designed and constructed as water excluding structures.	S15.1 No Probable Solution prescribed.	Complies. The proposed basement levels have been designed and will be constructed as water excluding structures.
Advertising Devices		
<p>O16 Advertising Devices within the Detailed Planning Area:</p> <p>(a) are to compliment, or at least do not unreasonably detract from, the desirable characteristics of the natural and built environment;</p> <p>(a) are designed and integrated so as to minimise visual clutter; and</p>	<p>S16.1 Advertising Devices are designed and located in accordance with Local Planning Policy PDLPP 7.0/01 – Siting and Design of Advertising Devices (Caloundra City Planning Scheme 1996).</p> <p>Assessment level to be determined by applicable Site Development Plan.</p>	<p>Will comply.</p> <p>Any advertising devices will be designed and located in accordance with Local Planning Policy PDLPP 7.0/01 – Siting and Design of Advertising Devices (Caloundra City Planning Scheme 1996).</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
(b) are constructed to satisfactory standards of public safety.		
Acoustic Quality		
O17 Development is located, designed, constructed and operated to maintain appropriate levels of acoustic amenity for noise sensitive development.	S17.1 Noise sensitive development is to be constructed in accordance with the relevant noise criteria outlined in State Development Assessment Provisions (SDAP) Module 1. Community Amenity 1.1 Managing Noise and Vibration Impacts from Transport Corridors state code.	Not applicable. Precinct 9 is not located within proximity to the Nicklin Way, being the closest 'Transport Corridor'.
O18 Mitigation measures incorporated into noise sensitive development to ameliorate road traffic noise achieves appropriate internal and external noise levels.	S18.1 Noise sensitive development is constructed in accordance with <i>Australian Standard AS3671-1989 Acoustics – Road traffic noise intrusion – building siting and construction</i> to achieve the satisfactory internal noise levels stipulated in <i>Australian Standard AS2107-2000 Acoustics – Recommended design sound levels and reverberation times for building interiors</i> . S18.2 Noise affected lots are identified on the applicable Site Development Plan.	Not applicable. The higher order Noise Impact Assessment prepared for the DPAP did not identify Precinct 9 as a noise affected lot.
O19 For Land Use Areas 2, 3, 4 & 5 development involving live entertainment or amplified music and voices maintains a satisfactory level of amenity for surrounding noise sensitive development.	S19.1 From 10pm to 6am -The sound pressure level L_{OCT10} , in a full octave band with centre frequencies from 63 Hz to 2000 Hz. does not exceed the background level, L_{OCT90} , by more than 8 dB in any octave band when	Not applicable.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>measured at any noise sensitive development.</p> <p>S19.2 From 6am to 10pm - The adjusted maximum sound pressure level L10, plus adjustments for tonal and impulse components, does not exceed the background level L90 by more than 10 dB(A) when measured at any noise sensitive development.</p>	Not applicable.
<p>O20 For development in Land Use Areas 2, 3, 4 & 5 which includes:</p> <p>(a) industrial plant – fixed or mobile;</p> <p>(b) commercial plant – air-conditioning, refrigeration, deliveries, waste storage and collection; or</p> <p>(c) residential air conditioning;</p> <p>and where there is a potential for:</p> <p>(a) noise emissions to affect existing (or proposed) potentially noise sensitive development; or</p> <p>(b) noise emissions from existing development to adversely affect a proposed potentially noise sensitive development;</p> <p>a satisfactory level of amenity is achieved.</p>	<p>S20.1 Development complies with the Noise Impact Assessment Criteria provided in Table 6 below at all nearby and adjacent noise sensitive places.</p> <p>OR</p> <p>Where the noise levels specified in Table 6 cannot be achieved, mitigation measures are adopted to achieve an appropriate degree of acoustic amenity at the affected sensitive place. Such measures, in order of preference, include one or more of the following:</p> <p>(a) reduction of source noise levels to prevent the impact occurring (this includes provision of additional sound insulation to the building housing the noise source);</p> <p>(b) redesign of building layouts and orientation to maximise buffer distances and noise shielding;</p> <p>(c) provision of noise barriers to provide noise reductions to</p>	<p>Will comply.</p> <p>The proposed air conditioning units will comply with the Noise Impact Assessment Criteria provided in Table 6.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	(d) external and internal spaces; and acoustic treatment of buildings achieves satisfactory design sound levels for internal occupancies, as specified in AS 2107:2000 <i>Acoustics – Recommended Design Sound Levels and Reverberation</i>	
Table 6 - Noise Impact Assessment Criteria		
Time	Noise Sensitive Place	Commercial Place
7 am – 6 pm	$L_{Amax,adj} \leq L_{Abg} + 5 \text{ dB}$	$L_{Amax,adj} \leq L_{Abg} + 10 \text{ dB}$
6 pm – 10 pm	$L_{Amax,adj} \leq L_{Abg} + 5 \text{ dB}$	$L_{Amax,adj} \leq L_{Abg} + 10 \text{ dB}$
10 pm – 7 am	$L_{Amax,adj} \leq L_{Abg} + 3 \text{ dB}$	$L_{Amax,adj} \leq L_{Abg} + 8 \text{ dB}$
10 pm – 7 am (sleep disturbance criteria)	The FICAN 1997 sleep threshold of 5% awakenings must be complied with. The sleep disturbance curve is represented by the following equation: Percentage awakenings = $0.0087 \times (L_{Abg} - 30)^{1.79}$.	n/a
<i>Notes</i>		
(a) L_{Abg} is the minimum average background sound pressure level for the time period nominated.		
(b) $L_{Amax,adj,T}$ is the maximum 15-minute adjusted sound pressure level for the time period nominated from the noise source of interest.		
(c) Refer to the definitions presented in the Noise Measurement Manual (Environmental Protection Agency 2000) for further details.		

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Specific Outcome	Probable Solution	Site Development Plan Compliance
Air Quality		
<p>O21 Development in Land Use Areas 2, 3, 4 & 5 is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause an environmental nuisance either:</p> <p>(a) in the surroundings of the proposed development; or (b) at the proposed development.</p>	<p>S21.1 The <i>Air Quality Objectives</i> specified in Schedule 1 of the <i>Environmental Protection (Air) Policy 2008</i> are achieved.</p>	<p>Will comply. The <i>Air Quality Objectives</i> specified in Schedule 1 of the <i>Environmental Protection (Air) Policy 2008</i> will be achieved.</p>
Lighting		
<p>O22 Where development in Land Use Areas 2, 3, 4 & 5 has the potential to cause a loss of amenity as a result of light spillage, lighting devices are suitably located, designed and installed to:-</p> <p>(a) minimise light spillage on surrounding premises; (b) preserve an acceptable degree of lighting amenity at surrounding premises; (c) provide covers or shading around lights; (d) direct lights downwards; (e) position lights away from potentially affected areas; and (f) enable brightness of lights to be adjusted to low levels.</p>	<p>S22.1 Compliance with <i>AS4282-1997: Control of the Obtrusive Effects of Outdoor Lighting</i> is achieved.</p>	<p>Will comply. Compliance with <i>AS4282-1997: Control of the Obtrusive Effects of Outdoor Lighting</i> will be achieved.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
<p>O23 Car Park lighting and pedestrian walkway lighting is located, designed and constructed to mitigate adverse amenity impacts.</p>	<p>S23.1 Lighting levels are in accordance with <i>AS1158.3.1:1999: Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>.</p> <p>S23.2 In achieving the above, <i>AS4282 – 1997: Control of the Obtrusive Effects of Outdoor Lighting</i> is also met.</p>	<p>Will comply.</p> <p>Lighting levels will be in accordance with <i>AS1158.3.1:1999: Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>.</p> <p>Compliance with <i>AS4282 – 1997: Control of the Obtrusive Effects of Outdoor Lighting</i> will also be met.</p>
Refuse Management		
<p>O24 Development is located, designed, constructed and operated with appropriate waste management facilities which achieves the following:</p> <ul style="list-style-type: none"> (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 appropriate 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. 	<p>S24.1 No Probable Solution prescribed.</p>	<p>Complies.</p> <p>Separate bin stores are provided to allow for the collection and containment of refuse generated by the development.</p> <p>The proposed development allows for an "On-Property" collection service with the refuse collection embayment adjacent to the site access driveway, such that bulk bins can be manually handled to the road reserve for servicing by the waste contractor.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
O25 Adequate provision is made for refuse collection for all lots.	S25.1 Lots that do not have a frontage readily serviceable by a refuse collection vehicle or have an irregular frontage are allocated concrete bin pads to enable ease of access by refuse collection vehicles	Not applicable.

7.2 Urban Design Performance Criteria specific to Land Use Area 3 – Residential B

Specific Outcome	Probable Solution	Site Development Plan Compliance
Built Form		
O1 Building form demonstrates 3-dimensional modelling that reduces: (a) building scale and bulk; and (b) the appearance of continuous blank walls.	S1.1 The building incorporates vertical and horizontal articulation to ensure that no unbroken elevation is longer than 15 metres. S1.2 The building incorporates most or all of the following design elements: (a) variations in plan shape, such as curves, steps, recesses, projections or splays; (b) variations in vertical profile, with steps or slopes at different levels; (c) variations in the treatment and patterning of windows, sun protection devices, or other elements of a façade treatment at a finer scale than the overall building structure; (d) a layered façade effect, where the planes containing most windows are	Complies The building provides horizontal and vertical articulation and variations to all elevations.

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	<p>recessed behind penetrated planes, structural framing, balustrades, friezes, grilles or sun shading devices;</p> <p>(e) balconies, verandahs or terraces; and</p> <p>(f) planting, particularly on podiums, balconies, terraces and low level roof decks</p>	
Building Setbacks		
<p>O2 Development over Precinct 9 & 10 is to be setback from site boundaries in accordance with Map 13D (Precincts 5-10 – Setback Controls) of this document to ensure the preservation of view lines.</p>	<p>S2.1 No Probable Solution prescribed.</p>	<p>Generally complies.</p> <p>The residential tower complies with the setbacks identified on Map 13D. Ground level structures associated with the communal open space area (gym, toilet block and pergola structures) are within 9m to the northern boundary of the site. These structures are small, single storey elements that are typically associated with and expected near communal outdoor open space areas. The intent of the setback provisions in Specific Outcome O2 is to protect view lines through the site towards the ocean. These view lines are not affected by the proposed low level communal open space structures. Specific Outcome O2 is considered to be achieved.</p>
<p>O3 Development over Precinct 11 is to be setback from site boundaries in accordance with Map 13E (Precincts 11 and 16 – Setbacks) of this</p>	<p>S3.1 No Probable Solution prescribed.</p>	<p>Not applicable.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
document.		
O4 Adequate separation is maintained between separate tower balconies, to ensure appropriate levels of privacy and amenity for visitors and residents.	S4.1 Balconies to separate, adjacent towers are not to be located closer than 15 metres, when measured from the balustrade of each balcony.	Complies.
Building Height, Siting and Design		
O5 Building heights within Land Use Area 3 do not to exceed eight (8) storeys for Precinct 9, six (6) storeys for Precinct 10 and four (4) storeys for Precinct 11, in accordance with Map 12 (Building Heights Plan) and Map 13C (Precincts 5-10 – Height Controls) of this document.	S5.1 No Probable Solution prescribed.	Complies The development does not exceed eight (8) storeys as prescribed.
O6 Site coverage over Precinct 9 & 10 is to be in accordance with Map 13B (Precincts 8-10 – Frontage Controls) of this document to ensure appropriate building massing.	S6.1 No Probable Solution prescribed.	Complies. The site cover complies with the revisions proposed to Map 13B.
O7 Design and layout provides: (a) a visible clear pedestrian entrance to and from the building; (b) minimal potential for pedestrian and vehicular conflict; (c) an active frontage to the street or adjacent parkland or other parkland areas; and (d) opportunities to promote casual	S7.1 The building is sited and designed such that:- (a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage; (b) access from the street to the entrance of the building(s) or individual dwellings is easily discerned; (c) vehicular access to the site is separate from the pedestrian access;	Complies. The primary pedestrian entrance to the development is located on Longboard Parade. Access to the building is easily identifiable. Vehicular access is separated from pedestrian access points. Habitable spaces and balconies are sited and orientated towards the street frontages.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
surveillance of public and semi-public spaces.	and (d) street and parkland frontages comprise "semi-active uses/spaces" such as habitable rooms of dwelling units, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance.	
O8 Development addresses the public realm, contributes to a residential character and achieves a high level of amenity for dwellings within the site.	S8.1 The number of dwelling units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open space is optimised.	Complies.
O9 The total number of dual key units in a precinct is not to exceed 20% of the total allocated dwelling yield for that precinct.	S9.1 No Probable Solution prescribed.	Not applicable.
O10 Development is designed to ensure car parking areas, services and mechanical plant do not detrimentally impact on the amenity of the dwelling units and streetscape.	S10.1 Services and mechanical plant, including individual air conditioning equipment for dwelling units is visually integrated into the design and finish of the building, or effectively screened from view.	Will comply. Services will be visually integrated into the building design to the extent possible.
Lighting		
O11 Lighting and signage adjacent to the dune area is designed to minimise disruption to adjacent turtle breeding grounds as follows: (a) External feature lighting is positioned below 10 metres in height;	S11.1 No Probable Solution prescribed.	Will comply. All lighting and illuminated signage associated with the development will be designed to minimise disruption to the adjacent turtle breeding grounds, having regard to the items nominated in this Specific Outcome. Given the exact lighting details will be determined as part of the

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Specific Outcome	Probable Solution	Site Development Plan Compliance
(b) Smart lighting technology (including dimming control) is incorporated in levels above 10 metres in height, in order to allow Council the ability to reduce light emissions during critical turtle breeding periods;		future detailed design exercise, it is expected that Council will apply conditions of approval to ensure compliance is achieved.
(c) The use of illuminated external signage on the eastern (seaward) sides of the buildings is restricted;		
(d) Be accompanied by a substantial vertical shielding to reduce sky glow;		
(e) Avoid the use of halogen, metal halide, or fluorescent lights, and use only white lights contained areas where colour rendition is required;		
(f) The number and wattage of lights is minimised, and lights are recessed into structures wherever possible;		
(g) The use of timers or motion activated light sensors is maximised;		
(h) Low Pressure Sodium lighting is used as a first choice light source, and high pressure sodium lights where low pressure is not practical; and		
(i) Reflective materials are used to delineate pathways, and embedded lighting is used		

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Specific Outcome	Probable Solution	Site Development Plan Compliance
wherever possible.		
Parking and Access		
O12 Vehicle access points are to be located in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.	S12.1 No probable solution prescribed	Complies.
O13 Adequate on-site car parking is provided to cater to the demands generated by the particular use.	S13.1 Car parking is provided on-site in accordance with the rates nominated in Section 5.1 of this Master Plan.	Complies.
O14 Development is designed to ensure car parking and servicing areas do not detrimentally impact on the amenity of the dwelling units and streetscape.	S14.1 Car parking areas or other associated structures are integrated into the design of the development such that:- (a) they are screened from view from frontages to streets, parks, pathways and adjoining land; (b) they are not located between the building and the street address; and (c) basement or semi-basement car parking areas do not protrude above the adjacent ground level by more than 1 metre, when measured to underside of the slab which constitutes the roof of the car park structure.	Generally complies. The majority of car parking is located in basement structures and will be screened from view. Basements will not protrude above the adjacent ground level by more than one (1) metre. The majority of visitor parking spaces are located at ground level proximate to the site's secondary frontage. These spaces will be partially screened from the secondary frontage by perimeter landscaping and are considered to achieve the intent of the Specific Outcome.
O15 Resident and visitor car parking is sited and designed so as to minimise the visual impact of car parks provided at-grade.	S15.1 Car parking areas for residential developments are distributed as follows: (a) Resident car parking is provided in either a basement or sub-basement or podium arrangement; (b) Remaining visitor parking is to be	Complies.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	accessible at all time.	
O16 At-grade car parking areas are to contain adequate landscaping to deliver sun protection for vehicles, and to provide visual relief to the hardscape area.	<p>S16.1 Large canopy shade trees are provided at regular intervals throughout surface car parking areas and along exposed internal roadways. Trees are provided within a minimum planting area of 1.2m² and at a minimum interval of one tree per 6 car parking bays.</p> <p>S16.2 Trees and planting areas provided within surface car parks are protected from vehicles by either raised kerbs or where surface runoff is directed into planters as WSUD initiatives, wheel stops, bollards or alternative restriction devices may be used.</p>	<p>Complies.</p> <p>Complies.</p>
Privacy and Amenity		
O17 Dwelling units, private open spaces and adjoining residential uses are provided with a reasonable level of privacy.	<p>S17.1 Windows of one dwelling unit are not located directly opposite windows of another dwelling unit, unless views are controlled by screening devices, landscaping or design of the opening.</p> <p>S17.2 Where habitable room windows look directly at habitable room windows in an adjacent dwelling unit within 2 metres at the ground storey or 9 metres at levels above the ground storey, privacy is protected by:-</p> <p>(a) window sill heights being a minimum of 1.5 metres above floor level; or</p> <p>(b) fixed opaque glazing being applied to any part of a window below 1.5 metres above floor level; or</p>	<p>Complies.</p> <p>Windows are sited and/or screened to achieve these privacy criteria.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>(c) fixed external screens; or</p> <p>(d) if at ground level, screen fencing to a minimum height of 1.5 metres.</p> <p>S17.3 For development up to and including 3 storeys in height, the outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas is screened, where direct view would otherwise be available into private open space of an adjacent, existing dwelling.</p>	
O18 Noise from communal open space areas, service areas or plant and equipment does not unreasonably impact upon residents of dwelling units or on neighbouring residential properties or other noise sensitive uses.	S18.1 The Acoustic Quality Objectives specified in Schedule 1 of the Environmental Protection (Noise) Policy 2008 are achieved.	Will comply. These criteria can be conditioned.
O19 Development is designed to ensure mechanical plants do not detrimentally impact on the visual amenity of the dwelling units and streetscape.	S19.1 Services and mechanical plant, including individual air conditioning equipment for dwelling units is visually integrated into the design and finish of the building or effectively screened from view.	Will comply. Services will be visually integrated into the building design to the extent possible
Building Design (Sub-Tropical Elements)		
O20 Elements of sub-tropical design are integrated into the design of dwellings and structures	S20.1 Sub-tropical design elements are incorporated within residential design, including but not limited to: <ul style="list-style-type: none"> (a) The maximising of natural light and cross-ventilation; (b) The provision of fixed and adjustable sun shading devices to control direct solar access; 	Complies. Sub-tropical design elements are incorporated within the residential design by way of: <ul style="list-style-type: none"> • Extensive glazing to maximise access

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	(c) The provision of roof eave overhangs to walls, wall openings and balconies.	<p>to natural light;</p> <ul style="list-style-type: none"> • Provision of sun screening devices to offer sun protection; • Provision of external balconies to offer shading to the internal floor plan; • Bedrooms that utilise the BCA provisions for borrowed light and ventilation are provided with sliding louvered doors to enable natural light and ventilation when the doors are closed; • A ventilated core.
Open Space/Landscaping and Fencing		
O21 Development incorporates communal and private open space and landscaping such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces and accommodate visitors.	S21.1 Development provides the following: <ul style="list-style-type: none"> (a) A minimum of 20% of the site area is provided as communal open space with each space having a minimum dimension of 4 metres; (b) Each ground storey dwelling unit is provided with a private landscaped courtyard or similar open space area accessible from the main living area of the dwelling unit with a minimum area of 16m² and a minimum dimension of 4 metres; (c) Each dwelling unit above ground storey is provided with a balcony as follows:- <ul style="list-style-type: none"> a. 1 bedroom unit – minimum 9m² (minimum dimension 3m); 	Complies. The development achieves the communal and private open space areas and dimensions prescribed exclusive of areas required clothes drying and air conditioning.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>b. 2 bedrooms and greater – minimum 16m² (minimum dimension 3m).</p> <p>Note: Clothes drying areas, driveways, private open space, and landscape buffering requirements do not form part of the communal open space requirement.</p> <p>Note: any room which is reasonably capable of being used as a bedroom will be regarded as a bedroom for the purposes of determining minimum balcony requirements (e.g. study, media room)</p>	
O22 Landscaping enhances the quality of streetscapes and adjoining development without unduly restricting opportunities for casual surveillance of public and communal areas and facilities.	S22.1 A minimum 2m wide landscaping buffer is provided to the full frontage/s of the site.	Complies
O23 The development is to integrate well-designed landscape areas, pedestrian spaces, courtyards and/or recreation areas that are usable and appropriate for the built form in terms of scale, composition, character, safety and privacy.	S23.1 No Probable Solution prescribed.	Complies.
O24 Plant selections for Communal Open Space areas must address functional issues of the development, its character and privacy needs by considering:	S24.1 No Probable Solution prescribed.	Complies.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
<ul style="list-style-type: none"> (a) watering requirements; (b) screening and buffering needs; (c) street frontage and kerb appeal; (d) shading and potential overshadowing; (e) limb, foliage or seed drop issues. 		
<p>O25 Fences and walls in landscaping are to:</p> <ul style="list-style-type: none"> (a) assist the development to address the street and/or walkable waterfront; (b) assist safety and surveillance; (c) enable the use of private open space abutting the street; (d) provide an acoustic barrier for traffic noise; (e) assist in highlighting entrances; (f) maintain important views from the street; (g) assist in allowing access for cooling breezes; and (h) do not unduly impact upon the amenity of the site and surrounding area. 	<p>S25.1 High solid fences or walls are avoided along street frontages.</p> <p>S25.2 Front fences and walls have a maximum height of:</p> <ul style="list-style-type: none"> (a) 1.8 metres if 50% transparent; or (b) 1.2 metres if solid. 	<p>Complies.</p> <p>Complies.</p>
<p>O26 The location, height, extent and materials of retaining walls must be designed to minimise visual impact.</p>	<p>S26.1 Combined height of retaining wall and fence does not exceed 2.0 metres, except where balustrading is required to prevent falls from a drop greater than</p>	<p>Complies.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	1.0 metres. S26.2 Retaining walls, where not provided as an interface between development sites and the walkable waterfront, do not exceed 1m in height unless stepped or terraced so that landscaping can soften visual impact.	Complies.
Site Facilities		
O27 Adequate on-site facilities are provided for storage and collection of refuse in a manner which provides reasonable standards of amenity for residents.	S27.1 A communal refuse storage area for wheelie bins (9 units or less) or a suitable single refuse bin collected by a contractor (10 units or more), is located and designed such that it: (a) is provided within an appropriately designed and well-ventilated part of a building situated close to the likely point of collection; or (b) if this is not reasonably practicable and an outdoor area is provided, such an area is: (c) no closer than 3 metres to any frontage and 1.5 metres to any other site boundary; (d) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles; (e) screened by dense planting with or without mounding; and (f) adequately separated from dwellings so as to avoid any undesirable	Complies.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	impact of odour or noise from refuse collection services.	
O28 Communal clothes drying facilities are provided where dwelling units are not provided with individual drying facilities.	S28.1 One or more outdoor clothes drying areas are provided in an accessible location, calculated at 5m ² per dwelling unit, with a minimum area of 15m ² to a maximum area of 60m ² , and of a minimum dimension of 2 metres, equipped with robust clothes lines.	Complies.
Home Occupation		
O29 The premises is managed and operated as a bona fide working from home activity.	S29.1 The Home Occupation is conducted within a dwelling unit or within another enclosed structure such as a shed or a garage on the same site. S29.2 An occupant of the dwelling unit conducts the Home Occupation.	Not applicable.
O30 A Home Occupation is limited in size and scale so that the amenity of the existing neighbourhood is protected and the home based business remains ancillary to the residential use of the unit.	S30.1 The total gross floor area used for the Home Occupation does not exceed 50m ² . S30.2 No more than 2 customers or clients are present at any one time and no more than 6 customers or clients are present in any one day.	Not applicable.
O31 The activities conducted on the premises are appropriate to a residential location.	S31.1 The Home Occupation does not interfere with the amenity of the neighbourhood from the operation of machinery or electrical equipment, or from light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference or otherwise.	Not applicable.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>S31.2 There is no public display or offering for retail sale of goods on the premises.</p> <p>S31.5 Materials used or goods manufactured, serviced or repaired are stored within a building on the premises.</p> <p>S31.4 The Home Occupation does not involve any activity defined as an Environmentally Relevant Activity in the Environmental Protection Regulation 1998.</p>	
<p>O32 The Home Occupation is conducted within a dwelling unit that has a predominantly residential amenity and character.</p>	<p>S32.1 The external appearance and character of the dwelling unit is not modified to accommodate the home based business.</p> <p>S32.2 The internal layout of the dwelling unit house:</p> <ul style="list-style-type: none"> (a) is designed to enable the reversion of the home based business to a residential use without modification; or (b) is not modified to accommodate the home based business to the extent that it cannot be reverted back to a residential use without further works. 	<p>Not applicable.</p>
<p>Requirements for a Caretakers Residence</p>		
<p>O33 Caretakers Residence is only provided where demonstrated to be a legitimate support for other activities on the site.</p>	<p>S33.1 Site Development Plan is to demonstrate compliance with Local Planning Policy PDLPP 4.3/01 – Caretakers Residence</p>	<p>Not applicable.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
Requirements for a Display Home and Temporary House and Land Sales Office		
O34 Display Homes and Temporary House and Land Sales Offices are appropriately located so as to ensure they do not adversely affect the amenity of the residential neighbourhood.	S34.1 Site Development Plan is to demonstrate compliance with Local Planning Policy PDLPP 4.5/01 – Display Homes	Not applicable.

8.0 MAPS AND TABLES

This Site Development Plan comprises the following:

Maps

Map 1 – Locality Plan
Map 2 – Land Subject of Master Plan
Map 3 – Dimensions Plan

Tables

Table 1 (Supplementary Table of Development)

Plans

Drawing Name	Drawing Reference	Prepared by	Date
Basement Carpark 2	SK 01H	Gustav Donoval Design	02.07.2019
Basement Carpark 1	SK 02H	Gustav Donoval Design	02.07.2019
Ground Floor Level 1	SK 03H	Gustav Donoval Design	02.07.2019
Level 2	SK 04H	Gustav Donoval Design	02.07.2019
Level 3	SK 05H	Gustav Donoval Design	02.07.2019
Level 4	SK 06H	Gustav Donoval Design	02.07.2019
Level 5	SK 07H	Gustav Donoval Design	02.07.2019

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Level 6	SK 08H	Gustav Donoval Design	02.07.2019
Level 7	SK 09H	Gustav Donoval Design	02.07.2019
Level 8	SK 10H	Gustav Donoval Design	02.07.2019
Roof	SK 11H	Gustav Donoval Design	02.07.2019
North Elevation	SK 12H	Gustav Donoval Design	02.07.2019
East Elevation	SK 13H	Gustav Donoval Design	02.07.2019
South Elevation	SK 14H	Gustav Donoval Design	02.07.2019
West Elevation	SK 15H	Gustav Donoval Design	02.07.2019
Section A:A & E:E	SK 16H	Gustav Donoval Design	02.07.2019
Section B:B & F:F	SK 17H	Gustav Donoval Design	02.07.2019
Section C:C & D:D	SK 18H	Gustav Donoval Design	02.07.2019
Screen Details	SK 19H	Gustav Donoval Design	02.07.2019
North Elevation colour	SK 20H	Gustav Donoval Design	02.07.2019
East Elevation colour	SK 21H	Gustav Donoval Design	02.07.2019
South Elevation colour	SK 22H	Gustav Donoval Design	02.07.2019
West Elevation colour	SK 23H	Gustav Donoval Design	02.07.2019

9.0 STATEMENT OF COMPLIANCE**9.1 DCP 1 Requirements**

The Site Development Plan complies with the following:

- (a) The Structure Plan;
- (b) Master Plan Determination No. 1 (Approval of Structure Plan) 1999;
- (c) the Planning Scheme including DCP 1;
- (d) the Development Agreement;
- (e) Development Lease No. 2;
- (f) the Transport Infrastructure Agreement;
- (g) the Hospital Infrastructure Agreement; and
- (h) Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015.

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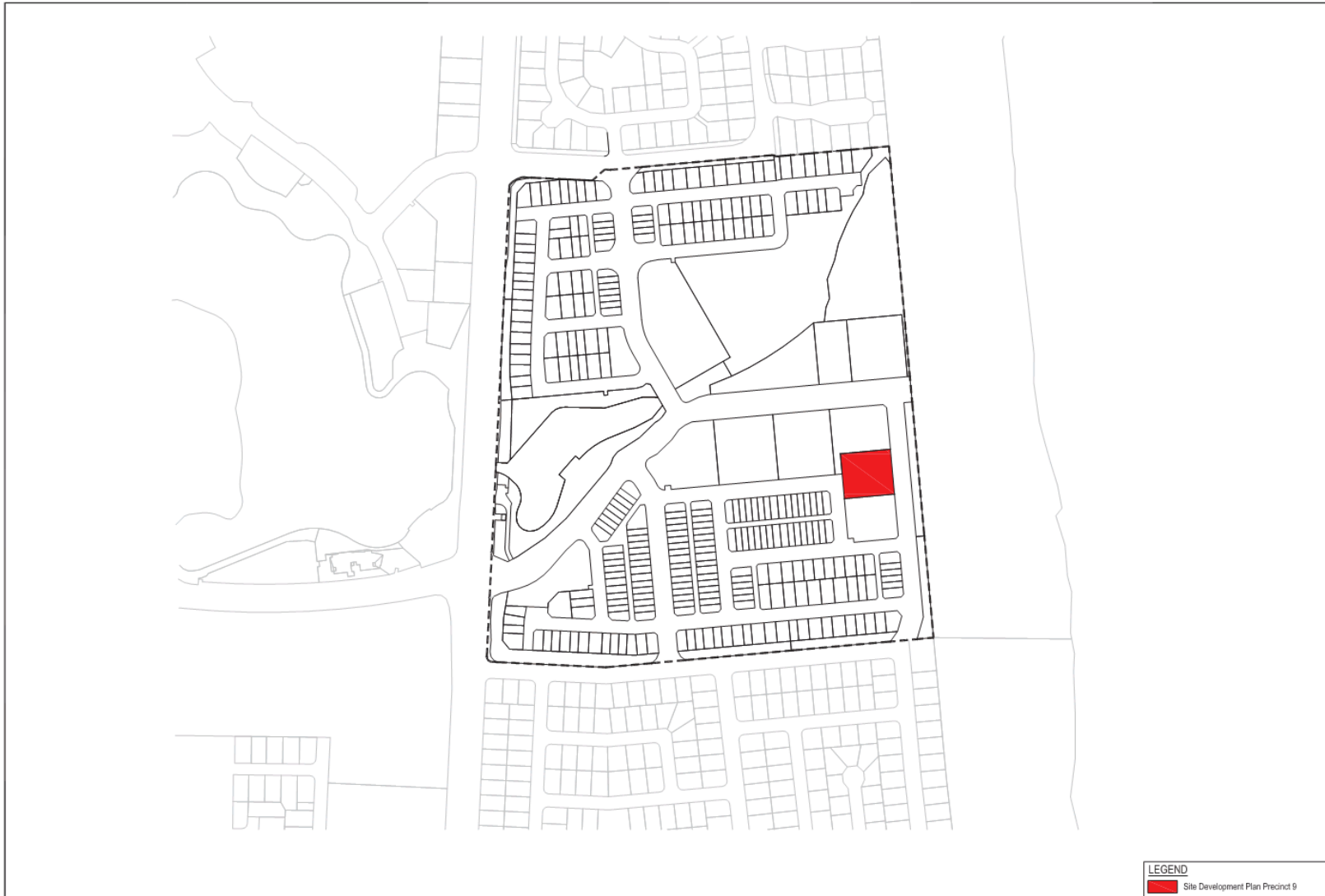
10.0 INTERPRETATION RULES

- 10.1 Terms used in this Site Development Plan have the meaning given in Part 9 (Meaning of Words and Interpretation) of the Caloundra Town Planning Scheme unless otherwise defined in this Site Development Plan or Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015.
- 10.2 Interpretation of words or terms used in this Site Development Plan are to be interpreted in accordance with Part 9 (Meaning of Words and Interpretation) of the Planning Scheme unless the context otherwise indicates or requires.
- 10.3 'Planning Scheme' – means the Planning Scheme of the City of Caloundra gazetted on 2 August 1996 (as amended).

11.0 SUPPORTING INFORMATION

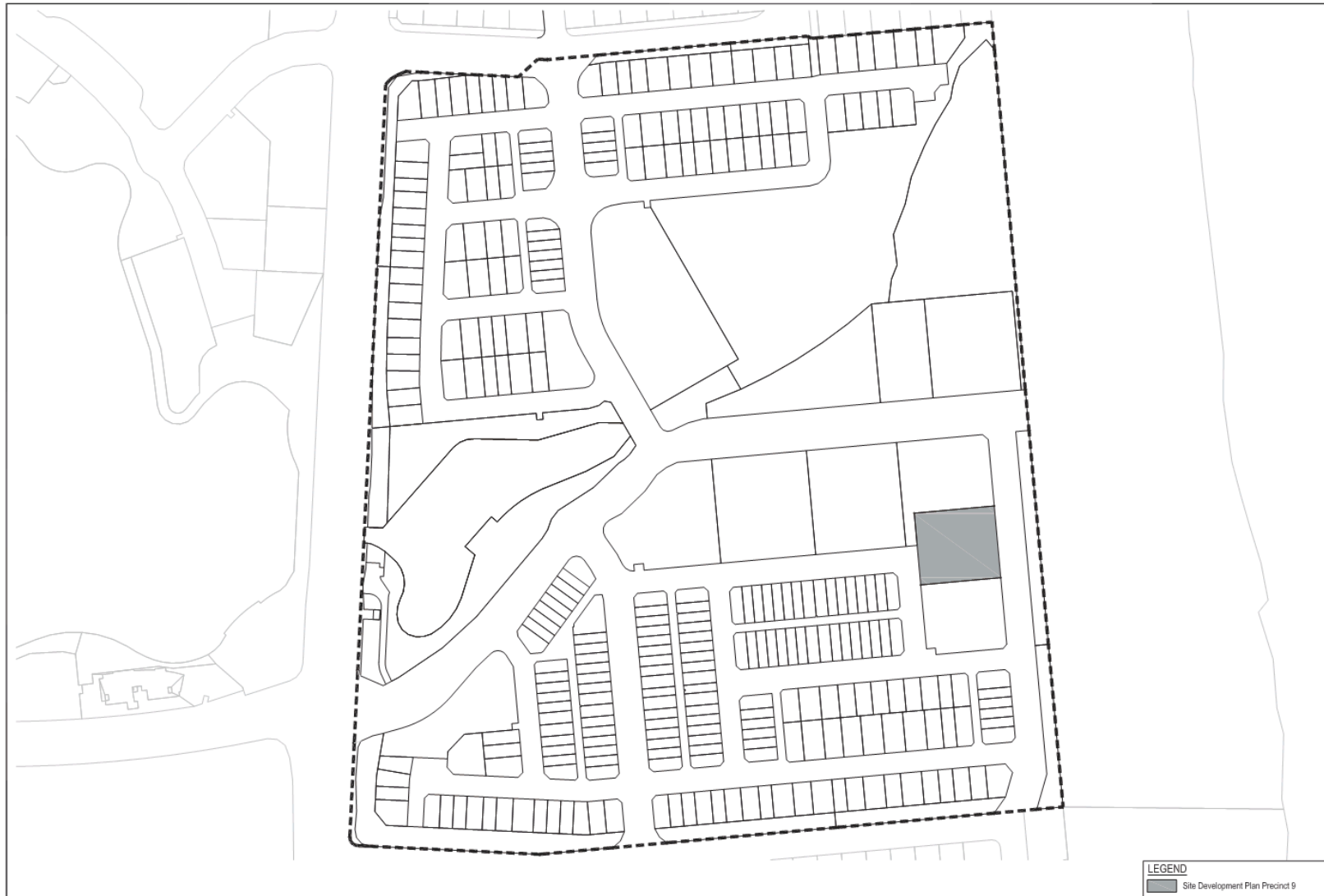
The following supporting information is attached to this Site Development Plan:

- Acid Sulfate Soils Management Plan
- Stormwater Management Plan
- Landscape Concept Plan
- Traffic Engineering Report

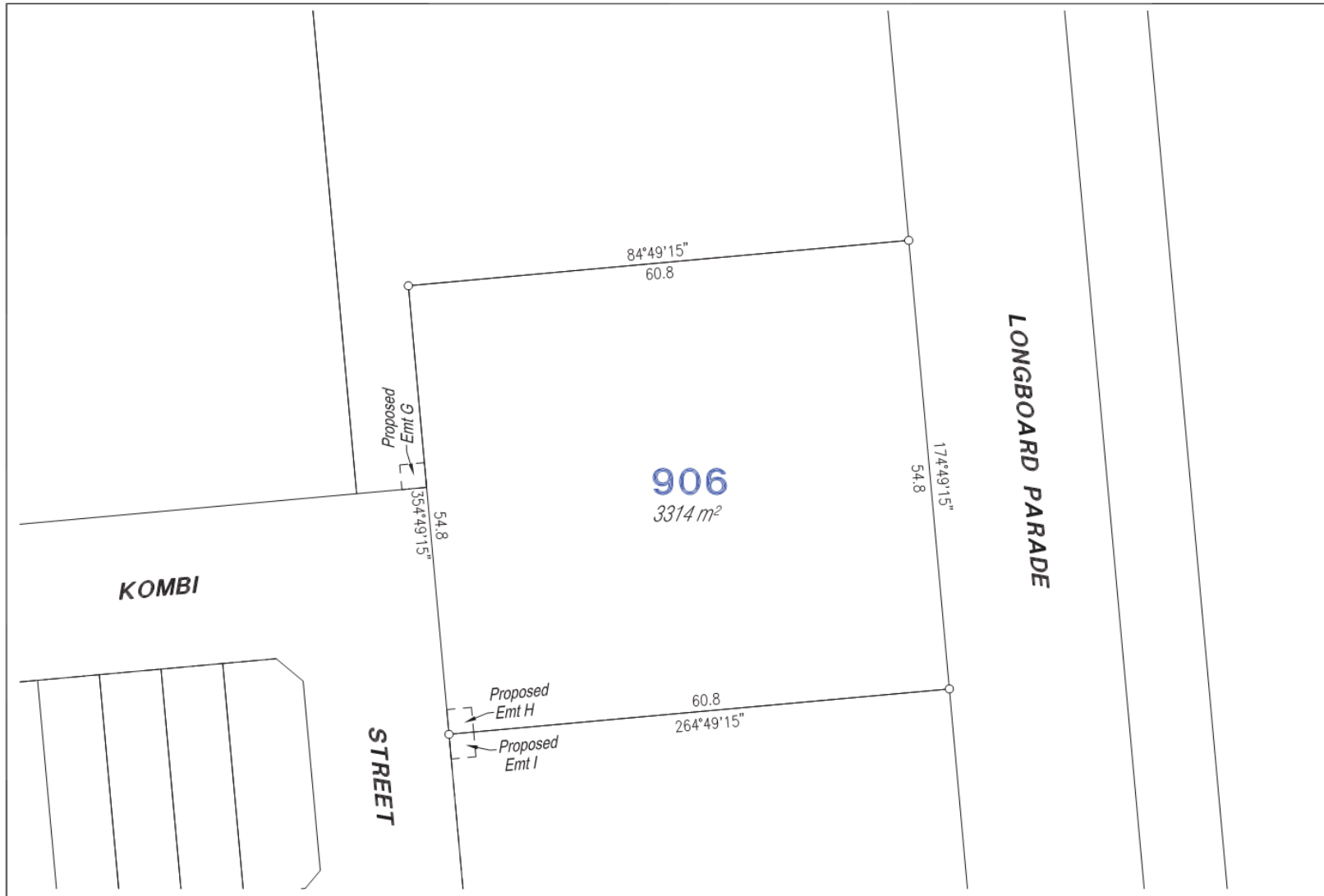


MAP 1 LOCALITY PLAN
RPS | 127104-2-151 | 17/04/2019





MAP 2 LAND SUBJECT OF MASTER PLAN
RPS | 127104-2-151 | 17/04/2019



MAP 3 DIMENSIONS PLAN
RPS | 127104-2-151 | 17/04/2019

