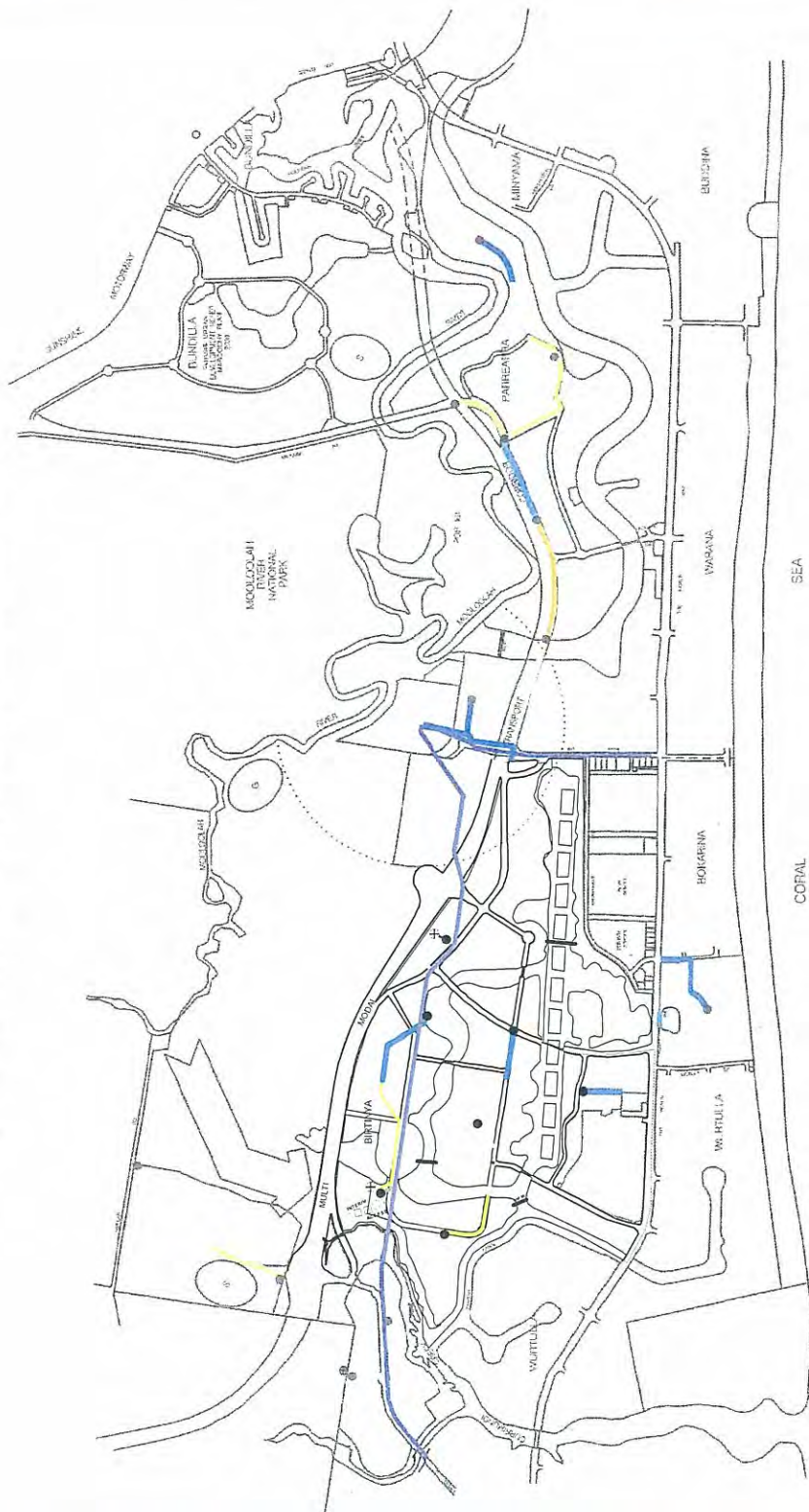


STRUCTURE PLAN 5

KAWANA WATERS DEVELOPMENT CONTROL PLAN 1

LEGEND/ DEVELOPMENT CRITERIA

- 240 dia Rising Main
- 250 dia Rising Main
- 300 dia Rising Main
- 375 dia Rising Main
- 250 dia Trunk Main
- 300 dia Trunk Main
- 375 dia Trunk Main
- 450 dia Trunk Main
- 585 dia Trunk Main
- 600 dia Trunk Main
- Existing Rising Main
- Purge Station
- Holding Tank
- Existing Pump Station
- WPCW BUFFER LIMIT



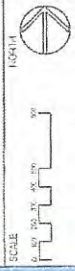
**KAWANA
WATERS**



COPYRIGHT
TITLE

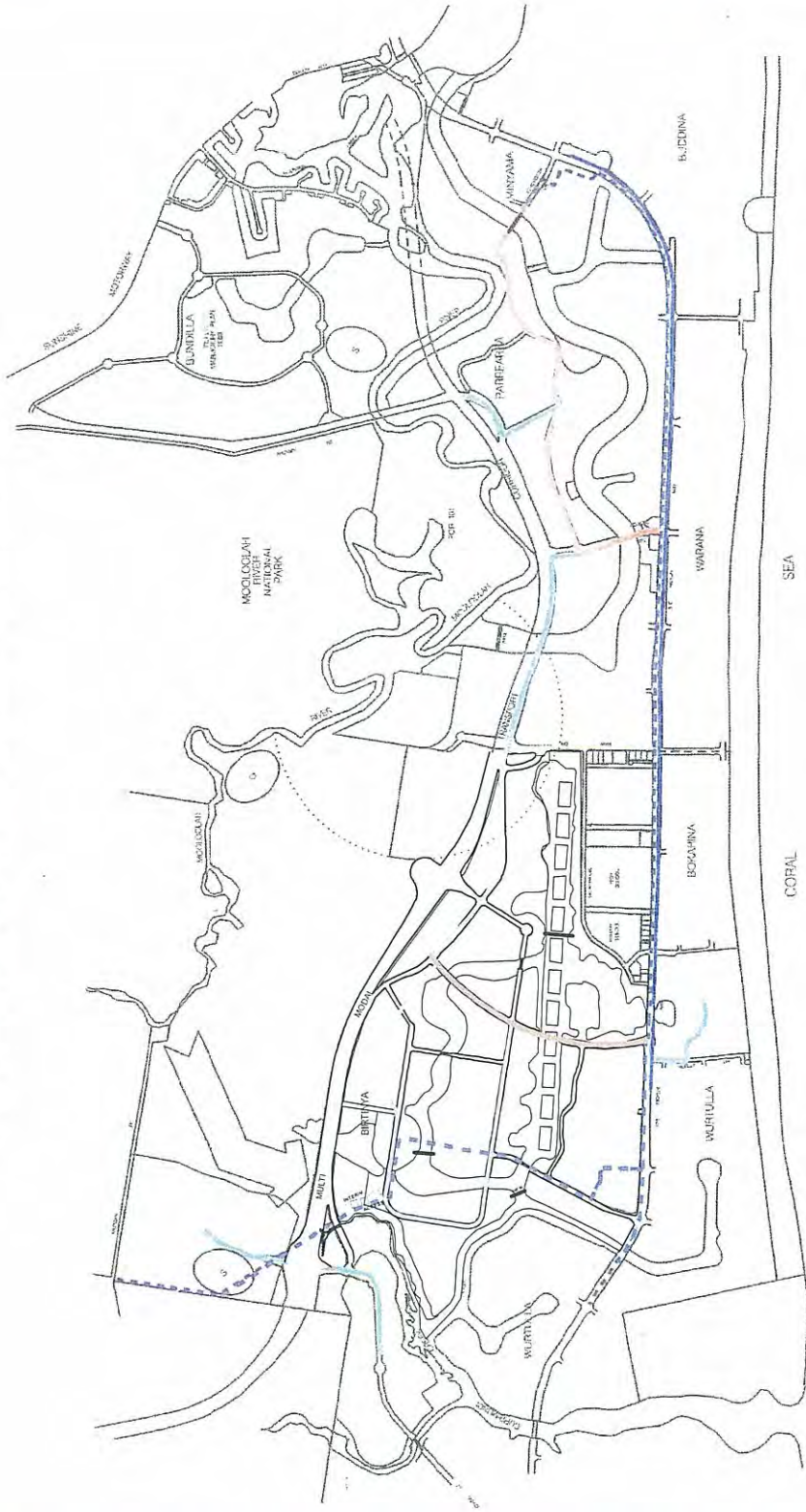
STRUCTURE
PLAN FIVE
SERVICE
INFRASTRUCTURE
SEWER

Drawn/Prepared by: Graham Gibson & Partners
File Ref: Kw_str_05a.dwg
Date: APR-07
Revised by: RS



STRUCTURE PLAN 6

KAWANA WATERS DEVELOPMENT CONTROL PLAN 1



LEGEND/ DEVELOPMENT CRITERIA

- 200 dia.
- 250 dia.
- 300 dia.
- 300 dia. (headwaters)
- 375 dia.
- 450 dia.
- 525 dia.
- Existing 250 dia.
- Existing 375 dia.
- Existing 500 dia.
- WPCW BUFFER LIMIT

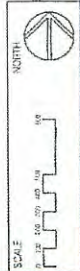
**KAWANA
WATERS**



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TITLE:

STRUCTURE
PLAN SIX
SERVICE
INFRASTRUCTURE
WATER

Drawn by: [Name]
File Ref: [Number]
Date: [Date]
Revised by: [Name]



Schedule 4

Amended Neighbourhood/Village Plan

**Development Agreement, Development Control Plan – 1 Kawana Waters and
Section 6.1.45A (Development Control Plans under the repealed Act) of the
Integrated Planning Act 1997**

NOTICE OF DETERMINATION

Determination No. (Insert)

Citation:	This approval may be cited as Master Plan Determination No. (Insert). Amendment of Approved Master Plan Application No. 38 (Neighbourhood Plan – Birtinya) 20054
Application:	Determination of amendments to Neighbourhood Plan (Master Plan No. 38 (Neighbourhood Plan – Birtinya) 20054
Applicant:	<u>Stockland Lensworth-Kawana Waters Pty Ltd and Stockland Buddina Pty Ltd</u>
Relationship to Master Developer:	Master Developer
Location of relevant part of Kawana Waters Community Development Area:	Lot 11 SP143168, Part of Lot 7 C3125, Part of Lots 702 & 703 SP161647, Part of Lot 462 SP161647, Part of Lot 462 SP198937
Description of relevant part of Kawana Waters Community Development Area:	Neighbourhood 10 in Village <u>13</u> as shown on Structure Plan Map 4.
Description of Master Plan:	The Neighbourhood Plan comprises:- (a) Land Use Areas (b) Development Criteria (c) Urban Design Performance Criteria (d) Site Development Plan Design Parameters (e) Detailed Design (f) Neighbourhood Plan Maps; Map 1 – Locality Plan Map 2 – Land Subject of Master Plan Map 3 – Land Use Areas Map 4 – Open Spaces Map 5A – Movement Network-Public transport Map 5B – Movement networks – Pedestrians and Cycle Links Map 5C – Movement Networks – Road hierarchy Map 6A – Urban Infrastructure - Water

	Supply Map 6B Urban Infrastructure - Sewerage Map 7 – Lake / Canal Edge Treatment Plan Map 8A -8D – Lake / Canal Edge Treatment Sections
Supporting Information:	<ol style="list-style-type: none"> 1. Birtinya Island Local Area Traffic Network Study prepared by Eppell Olsen and Partners - July 2004. 2. Birtinya Neighbourhood Preliminary Acoustic Study prepared by Ask Consulting Engineers – 24 May 2004.
State Government Agencies Consulted in the determination of the Application:	Queensland Transport Department of Natural Resources and Water. Department of Main Roads Department of Health.
Decision:	<p>In accordance with Development Control Plan 1 – Kawana Waters, the Development Agreement and Section 6.1.45A (Development Control Plans under the Repealed Act) of the Integrated Planning Act 1997;</p> <ul style="list-style-type: none"> • Council recommends to the Minister of the Department of Natural Resources and Water that the Neighbourhood Plan (as amended) be approved subject to Conditions of Approval.
Reasons for Decision:	The determination made by Council has been made for the reason that the approved amended Neighbourhood Plan generally complies with the Development Documents.
Conditions of Approval:	See the attached conditions of approval.
Delegated Officers:	Council
Date of Council Decision:	
Attachments:	Conditions of Approval

Conditions of Approval

PLANNING

The following conditions of approval apply to the amended Neighbourhood Plan- Birtinya 2007:

1. the subject land can only be developed for those uses as defined in Table 1 of the Neighbourhood Plan;
2. provision of a walkable waterfront around the entire frontage of Birtinya Island and on both sides of the canal and to the west of the Lake Kawana rowing course shall be provided. Details of the 'walkable waterfront' shall be submitted as part of the lower order Precinct Estate Plan;

ENGINEERING

3. the minimum reclamation level at the north western end of the Neighbourhood Area must be RL 3.5m AHD, increasing to RL 3.6m AHD at the south western end, with land to the east reclaimed to a minimum of 3.0m AHD generally in accordance with Cardno MBK Drawing No. 1478/10-48 contained in the "Birtinya Development Western Waterways Revised Layout and Reclamation Levels" dated 20 March 2003 submitted as part of the Structure Plan amendment. The higher reclamation levels along the western boundary of the Birtinya development site must be in place prior to the endorsement of any plan of survey for the creation of allotments within the lower reclaimed land;
4. the applicant shall provide the various items of water supply and sewerage infrastructure required to serve the neighbourhood area. Such works may be provided in stages, as specified as part of the approval of lower order Master Plans;
5. proposals for granting private mooring rights to lots which do not directly abut the lake or the existing Pangali Canal, but which are separated from the lake or canal edge by a public access promenade, will be subject to consideration and detailed assessment at the Precinct Estate Plan (PEP) stage;
6. all proposed road bridges and footbridge shall be designed and constructed in accordance with the current Austroads and Australian bridge design standards. The design and timing of the bridges will need to be addressed as part of the lower order Master Plans application. With respect to the footbridge, the width should be consistent with the requirements of Austroads for serving commuter/pedestrian and local access purposes;

7. the applicant must construct Regatta Boulevard to connect with the internal loop road network on Birtinya Island in conjunction with the development of the associated stage of Birtinya Island or prior to the release of the 500th residential lot within the Birtinya Development as recommended in the "Birtinya Islands Local Area Traffic Network Study" dated July 2004 which ever occurs first;
8. the configuration of sub-arterial, trunk collector and collector roads shall be in accordance with the requirements of Development Control Plan 1 – Kawana Waters, except where specifically varied in this Master Plan;
9. the interim arrangement of Lake Kawana Boulevard from the existing bridge west to the Multi Modal Transport Corridor (MMTC) sub-arterial road ('Kawana Way') shall be constructed to its ultimate form (i.e. sub arterial road) at the time the new bridge across Lake Kawana is constructed;
10. pedestrian and cycleway linkages must be provided generally in accordance with Map 5 of the Neighbourhood Plan and Structure Plan 2 of Development Control Plan. All roundabouts within the Birtinya Island Neighbourhood must be designed with appropriate staged crossing provisions for pedestrians;

ENVIRONMENTAL HEALTH

11. stormwater Quality Improvement Devices (SQID) are to be provided in accordance with Council's Manual of Engineering Guidelines, the Development Design Planning Scheme Policy and other relevant Policy and Guidelines. The SQID treatment strategy shall be submitted for assessment at the time application is made for design plan approval under the Land Act 1994 and/or reconfiguring a lot under the Integrated Planning Act 1997. Detailed engineering design may be assessed as part of operational works applications for civil works;
12. the layout and design of the development including urban and landscaping design measures shall comply with section 3.4 of Council's Transitional Planning Scheme, with respect to acoustic controls. Landscaping treatments of acoustic controls (eg noise barriers) will be required, to mask and/or soften the visual presence of acoustic controls to public areas, including designated movement networks. Such landscaping and screening treatments shall be provided in accordance with the relevant policies of Council;
 Note: refer to "advice to applicant conditions (b)
13. the layout and design of the development including urban and landscaping design measures shall comply with section 3.3 and 3.5 of Council's Transitional Planning Scheme, with respect to aesthetics and amenity and lighting;

14. site development works shall be undertaken in accordance with the relevant provisions of Council's Transitional Planning Scheme (including section 3.9), the Development Design Planning Scheme Policy, and the relevant requirements of other State and Federal Government Agencies, where those requirements are triggered via legislative provision.

Site development works means those works required to be undertaken to construct and establish the Birtinya development, including but not necessarily limited to soil stripping, bulk and minor earthworks, canal excavations and filling (land reclamation), civil works, landscaping works, infrastructure works, and water quality management including the handling and management of acid sulfate soils;

BUILDING

15. any Building work to be carried out shall be in compliance with the Building Act, Standard Building Regulations and Building Code of Australia. Compliance with all related Standards is required. Building work is not to be undertaken prior to approval of a Building application. Proposed signage is to be in accordance with Council's Sign Policy;

ADVICE TO APPLICANT

- (a) please provide an electronic copy of the final version of the Master Plan document in 'word' format along with six (6) paper copies of the Master Plan document for Council's endorsement;
- (b) conditions of approval require the layout and design of the development, including urban and landscaping design measures, to provide for acoustic attenuation measures pursuant to the Transitional Planning Scheme. The City Plan Noise Code provides guidance as the technical standards necessary to satisfy the acoustic requirements of the Transitional Planning Scheme;
- (c) Development Control Plan 1 (DCP) (Map 4) establishes population thresholds for each of the precinct areas identified for the Kawana Waters Master Plan area. The subject site forms part of Precinct 3. It is noted that the Master Plans for Precinct 1 (Creekside), Precinct 2 (Kawana Forest), and Precinct 5 (Kawana Island) have now been completed. The remaining Precinct 4 (Kawana Beach) is yet to be submitted to Council.

Map 4 (DCP- 1) provides that the maximum population density for Precinct 3 is 9025. As Precinct 3 exceeds the population density the development of future Precinct 4 (Kawana Beach) will be required to demonstrate that an overall density of 22,410 is not exceeded for Precincts 1-5;

(d) the consideration of further amendments to the Master Plan Document such as:

- consideration of an additional road link through to the Town Centre,
- the redesign of the road layout to provide a direct link through to The Kawana Way,
- the addition of 'Dwelling House' to the Table of defined Uses for Residential 2 sites, and
- the provision of an additional pedestrian bridge crossing across Currimundi Creek,

are able to be considered as part of a future application for a change to Master Plan 38 once further information eg. an amendment to Epell Olsen Traffic Report and the design of the Town Centre have been provided to Council;

Development Agreement, Development Control Plan 1
- Kawana Waters and Section 6.1.45A
(Development Control Plans under Repealed Act)
of the Integrated Planning Act 1997

MASTER PLAN NO. 38 (NEIGHBOURHOOD PLAN – BIRTINYA) 2005

Approved by Caloundra City Council pursuant to
Master Plan Determination No. 74 [insert]
(Approval of Neighbourhood Plan – Birtinya) 2005

dated 17/2/2005 17 February 2005 and amended pursuant to Master Plan Determination No. [insert]
(Amendment of Neighbourhood Plan – Birtinya) 2007 dated [insert]

MASTER PLAN NO. 38 (NEIGHBOURHOOD PLAN – BIRTINYA) 2005

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MASTER PLAN NO. 38 (NEIGHBOURHOOD PLAN – BIRTINYA) 2005

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1.0 PRELIMINARY

1.1 Citation

1.1.1 This document may be cited as Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005

1.2 Type of Master Plan

1.2.1 This document is a Neighbourhood Plan.

1.3 Legal Requirement for Master Plan

1.3.1 A Neighbourhood Plan is required to be prepared for the neighbourhood of Birtinya as shown on ~~Map 1~~ Map 3 urban designated areas of the DCP as shown on DCP Map 1, pursuant to Section 7.4.2.1 (Neighbourhood/Village Plan) of DCP 1.

1.4 Legal Effect of the Master Plan

1.4.1 The Neighbourhood Plan comprises:

- (a) This document which outlines the general nature, form, extent and location of Development for the whole of the Urban designated area in the neighbourhood of Birtinya neighbourhood area; and
- (b) Maps 1 – 8 which show in more detail the elements to be identified as required by Section 7.4.2.2 (Neighbourhood/Village Plan) of DCP 1.

2.0 DESCRIPTION OF LAND

2.1 Location and Description

2.1.1 The land the subject of this Neighbourhood Plan is bound by the future MMTC sub-arterial road on the west, the Recreation Lake on the east, Lake Kawana Boulevard and a future water body to the north and the Pangali Canal and north arm of the Currimundi Creek to the south. Map 1 – Locality shows the subject land relative to its surrounds as described above.

2.1.2 The land the subject of this Master Plan is described as lot 11 on SP143168, part of lot 7 on C3125, part of lots 702 & 703 on SP161647 and part of lot 462 on SP161647 in the Parish of Bribie. Those parts of lots 11, 7, 702 & 703 are freehold land with that part of lot 462 being leasehold land within Development Lease No. 2.

2.1.3 The land the subject of this Neighbourhood Plan has an area of about 162.1 ha.

2.1.4 Map 1 – Locality 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.

2.2 Zoning Map Description

2.2.1 The land the subject of this Neighbourhood Plan is zoned Residential 'A', Sport & Recreation & Environment & Protection under the superseded Planning Scheme for Caloundra City.

2.3 Strategic Plan Description

2.3.1 The land the subject of this Neighbourhood Plan is identified in the Strategic Plan of the superseded Planning Scheme for Caloundra City as having a preferred dominant land use of Urban.

2.4 DCP Description

2.4.1 The land the subject of this Neighbourhood Plan is identified in DCP 1 as having a preferred land use of Urban.

3.0 APPLICATION OF MASTER PLAN

3.1 Relationship to Higher Order Master Plans

3.1.1 The land the subject of this Neighbourhood Plan is subject to the Structure Plan and as such is:

(a) 3.1.1.1 identified on Structure Plan 1 as having a land use of Urban and Regional Hospital, and incorporating a Village Centre therefore being and is subject to the ~~Urban~~ Development Criteria defined in the Structure Plan;

(b) 3.1.1.2 subject to Structure Plan 2 which shows the area having an Open Space network comprising a Village Park, 4 Neighbourhood Parks and 4 Precinct Parks, a Community Facility designation being a Child Care Centre, Neighbourhood House and Community Hall, a Pedestrian/Cycle Network and Public Access Promenade; and

(c) 3.1.1.3 subject to Structure Plan 4 which shows the area as having a Village/Neighbourhood Relationship.

3.2 Relationship to Other Master Plans

3.2.1 Following approval of this Neighbourhood Plan, subsequent applications will be made under the Master Plan Process for a number of Precinct/Estate Plans and a number of Site Development Plans.

3.3 Relationship to DCP

- 3.3.1 The land the subject of this Neighbourhood Plan is subject to DCP 1 and as such identified on DCP 1, Map 1 as having a preferred land use of Urban;¹
- 3.3.2 DCP – 1, Map 2 identifies the subject area as containing an Open Space Network comprising a Village Park, 4 Neighbourhood Parks and 4 Precinct Parks, a Circulation Network comprising 2 sub-arterial roads, a Pedestrian/Cycle Network, a Neighbourhood Centre and a Village Centre;²
- 3.3.3 DCP 1, Map 4 identifies the subject area as being part of Precinct 3 where the maximum population shall not exceed 9025 persons;³ and
- ~~3.3.4 Section 4.16.2(k) outlines the Planning and Design Criteria for the neighbourhood of Birtinya. Compliance with this Section of DCP 1 is addressed in Section 11 (Statement of Compliance) of this document.~~

3.4 Relationship to Planning Scheme Provisions

- 3.4.1 The land the subject of the Neighbourhood Plan is subject to:
 - (a) ~~3.4.1.1~~ Zoning Maps No. 65 and 66 which identify the land as being included in the Residential ‘A’, Sport & Recreation & Environment & Protection zones;
 - (b) ~~3.4.1.2~~ ^tThe Table of Development in Section 2.4 (2) (Residential Zones) of the Planning Scheme which lists the purposes for which premises in the Residential “A” zone may be used subject to an approved Precinct/²Estate Plan; and
 - (c) ~~3.4.1.3~~ Part 6 of the superseded Planning Scheme which contains provisions relating to the reconfiguring of lots in the Residential ‘A’ zone.

4.0 STRUCTURE OF MASTER PLAN

4.1 Structure of This Neighbourhood Plan Comprises:

4.1.1 The Neighbourhood Plan comprises:

- (a)4.1.1 Land Use Areas which are specified in Section 5 (Land Use Areas) of this document;
- (b)4.1.2 Development Criteria which are specified in Section 6 (Development Criteria) of this document;
- (c)4.1.3 Urban Design Performance Criteria which are specified in Section 7 (Urban Design Performance Criteria) of this document;
- (d)4.1.4 Site Development Plan Design Parameters as specified in Section 8 (Site Development Plan Design Parameters) of this document;
- (e)4.1.5 Detailed Design Criteria which are specified in Section 9 (Detailed Design Criteria) of this document; and
- (f)4.1.6 Maps which are specified in Section 10 (Maps and Tables) of this document.

5.0 LAND USE AREAS

5.1 Types of Areas

- 5.1.1 The land the subject of this Neighbourhood Plan shall be divided into areas that correspond with the Land Use Areas specified in Table 1 of this document. This table does not create land use rights on this plan, inferring preferred uses only. Land use rights will be created at the Precinct /Estate Plan Stage.

5.2 Description of Areas

5.2.1 The type of areas governing the preferred use of the land the subject of this Neighbourhood Plan are:

- (a) 5.2.1.1 Residential 1 comprising development up to a density of 14 dwelling units per hectare and building height restricted to 3 storeys maximum;
- (b) 5.2.1.2 Residential 2 comprising development up to a density of 450 dwelling units per hectare and where the building height is generally restricted to a maximum of 4 storeys maximum, with a maximum building height of 8 storeys will be permitted on in respect of sites in strategic locations;
- (c) 5.2.1.3 Village Centre comprising commercial uses, residential uses, and community uses as outlined in Table 1 of this document, with the height of buildings or structural height restricted to a maximum of 3 storeys maximum and residential development limited to up to a maximum density of 50 dwelling units per hectare, and commercial land uses are limited to a maximum Gross Floor Area of 3000m²;
- (d) 5.2.1.4 Community Use comprising the Open Space Network as outlined in Table 1 of this document;
- (e) Regional Hospital comprising a regionally focussed hospital, not exceeding 33.5 meters in height, with a mix of associated and ancillary uses as defined in Table 1 of this document;
- (f) Further Investigation Area, which is intended to identify the area of land to be further considered in terms of the planning implications resulting from the proposed location of a Regional Hospital and associated infrastructure and land uses within and adjacent to the Further Investigation Area.

5.3 Location of Areas

5.3.1 The areas described in Section 5.2 are shown in broad terms on Map 3 (Land Use Areas) of this document.

6.0 DEVELOPMENT CRITERIA

6.1 Defined Uses

6.1.1 The land the subject of this Neighbourhood Plan may be developed for the defined uses specified in Table 1.

6.2 Development Controls

6.2.1 The land the subject of this Neighbourhood Plan shall be developed in accordance with the development controls specified in Table 1.

6.2.2 All allotment designs and proposed buildings thereon must comply with Section 6.3(2)(b) and 6.3(3)(b)(iv) of the Caloundra Town superseded Planning Scheme which dictates the minimum dimensions of building envelopes required above Q100 flood term levels. Development of the Regional Hospital site must comply with the relevant provisions of State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslip with respect of flood immunity provisions.

6.2.3 All development must comply with the recommendations of the relevant Detailed Acoustic Study applicable to any lower order Master Plan.

6.2.4 No development will occur in the area identified as the Further Investigation Area other than necessary engineering works and those engineering works already approved in the area. Further applications or works may be undertaken upon agreement of Council and the Master Developer in accordance with the DCP1 Planning Process.

6.2.5 For areas designated Residential 1, sewers must be designed in accordance with the provisions of the Council's adopted engineering provisions, but the following restrictions on sewer alignments will also apply, to minimise the impacts of sewers on the potential "building envelope" of each allotment:

- (a) (i) ~~s~~Sewers must not traverse allotments which are less than 450 sqm in area and less than 30m in depth;
- (b) (ii) ~~f~~For allotments less than 450 sqm in area and greater than 30m in depth:
 - ~~(i)~~ sSewers may be located within and adjacent to the front boundary (1.5m alignment) provided that a minimum 3.0m front building setback applies;
 - ~~(ii)~~ sSewers may be located within and adjacent to the rear boundary (1.5m alignment);
- (c) (iii) ~~s~~Sewers must not be located within and adjacent to the side boundary of any allotment where the average width of the allotment is less than 18m;
- (d) (iv) ~~s~~Sewers must not be located within and adjacent to the front boundary of any allotment where building setbacks to less than 3.0m are permitted; and
- (e) (v) ~~s~~Sewers located adjacent to the nominated "built to boundary" boundary of the neighbouring allotment must be off-set a minimum of 1.5m from that boundary.

6.2.67 In accordance with Section 13.1 of the Development Agreement, ~~Leneworth must transfer an area of 5000m² in the Regional Hospital locality/Town Centre of land in Birtinya to the Crown~~ is to be granted in fee simple to the Caloundra City Council subject to a nomination of trust for a community purpose as specified by the Council. ~~The location of the Community Facilities Land is to be determined via the approval of the Community Development Strategy or through alternative consultation with Council.~~

The provision of this land will satisfy the requirements in clause 13 (Community facilities) and Annexure 15 of the Development Agreement in respect of the provision of land for community facilities identified for the Birtinya Village Centre.

The land is to be located in accordance with an approved Precinct/Estate Plan applicable to the Further Investigation Area or an approved Precinct/Estate Plan applicable to the Town Centre upon agreement between Council and the Master Developer.

6.3 Urban Water Cycle Management Infrastructure

6.3.1 Water supply infrastructure and sewerage infrastructure to serve the land the subject of this Neighbourhood Plan must be provided generally in accordance with the details shown on Map 6 of this document.

6.3.2 Stormwater drainage infrastructure, into which runoff from the site of the Regional Hospital is connected, must be designed to take account of the future Regional Hospital development in accordance with the relevant provisions of the Queensland Urban Drainage Manual.

6.4 Movement Networks

6.4.1 The movement networks for the land the subject of this Neighbourhood Plan are to be generally as shown on Map 5C of this document.

6.4.2 Lake Kawana Boulevard, which is designated as a sub-arterial road must accommodate dedicated bus lanes. The required minimum road reserve width must be 44 metres (west of Lake Kawana) and 38 metres (east of Lake Kawana) (with appropriate additional widening to accommodate turning lanes at intersections). The road configuration will generally be as follows:

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

<u>footpath</u>	<u>7.5 metres;</u>
<u>bus lane and two through traffic lanes</u>	<u>11.5 metres;</u>
<u>centre median</u>	<u>6 metres;</u>
<u>two through traffic lanes and bus lane</u>	<u>11.5 metres;</u>
<u>footpath</u>	<u>7.5 metres;</u>

Additional road reserve widenings must also be provided to accommodate two indented bus set down areas (one on each side of the road) east of Lake Kawana and two indented bus set down bays (one on each side of the road) west of Lake Kawana.

6.4.3 The major circulation route through the land the subject of the Neighbourhood Plan is designated as a trunk collector street. This 'ring road' intersects with Lake Kawana Boulevard in the north eastern corner of the land the subject of the Neighbourhood Plan; travels in a circular pattern around the waterway; adjoins the eastern boundary of the site of the Regional Hospital; and then heads in a north westerly direction to intersect with Kawana Way at a location at least 300 metres from the Lake Kawana Boulevard / Kawana Way intersection. The section of that street along the eastern boundary of the site of the Regional Hospital must have a minimum road reserve width of 2835.5 metres (with appropriate additional widening to accommodate turning lanes at the intersections).

Additional road reserve widths must be provided to accommodate indented bus set down bays at appropriate locations.

The section of this street that traverses the northern end of the site of the Regional Hospital is to must have a maximum road reserve width of 30 metres (with appropriate additional widening to accommodate turning lanes at the intersections). The cross-sectional requirements for this road will be determined through the subsequent master planning processes. The road configuration of that street must be as follows:

<u>footpath</u>	<u>7.5 metres on the southern side;</u>
<u>two through traffic lanes</u>	<u>7 metres;</u>
<u>centre median</u>	<u>2.5 metres;</u>

two through traffic lanes 7 metres;
footpath 6 metres on the northern side.

The footpath widths must accommodate indented bus set-down bays at appropriate locations.

The cross-sectional requirements for the remainder of this road will be determined through the subsequent master planning processes.

6.4.4 The east-west road which is to be provided at the southern boundary of the Regional Hospital, within the site of the Regional Hospital, is designated as a trunk collector street and must have an 10 metre wide carriageway within a 22-18 metre wide road reserve (with appropriate additional widening to accommodate turning lanes at the intersections).

6.4.5 Pedestrian paths and cycleways must be provided generally as shown on Map 5B of this document. Pathway widths will be determined in subsequent stages of the master planning and development processes.

6.4.6 An appropriate public transport network and facilities must be provided generally in accordance with the network shown on Map 5A of this document.

6.5 Stormwater Quality Management

6.5.1 The sediment and pollutant loading of stormwater discharging into the lake and canal system must be managed so that the water quality and recreational and aesthetic values of the lake and canal systems are protected and maintained.

6.6 Further Investigation Area

The area of land, which is the subject of the Further Investigation Area, will be subject to one or more Precinct/Estate Plans. At the time of preparation of the first Precinct/Estate Plan, important elements relating to servicing the subject land and relevant surrounding development must be dealt with. This will include the provision of infrastructure relating to movement networks (road, pedestrian, cycleways and public transport), community infrastructure, and parks and open space (including a Village Park) of a minimum of 2.75ha in area.

6.7 Regional Hospital

The Regional Hospital is recognised as a major activity focus providing a range of services and facilities beneficial and essential to the whole Sunshine Coast Community. The facility is also recognised as an important activity focus within the Birtinya community.

The DCP recognises a number of locational criteria with which the Regional Hospital must comply. These are as follows:

- (a) A trunk collector road is to be provided on the eastern frontage of the Regional Hospital.
- (b) The Regional Hospital is to be connected, before the day-of-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 means of a sub-arterial road. Lake Kawana Boulevard which incorporates a lanes that are 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 orientated towards the east so that it is integrated with the development to the east sympathetic and integrated into the surrounding development.

In addition to these locational criteria, the performance criteria listed below apply to the siting, design and operation of all uses within the site of the Regional Hospital. Each of the performance criteria will be addressed in detail in the Precinct/Estate Plan for the site of the Regional Hospital.

Built Form and Environs

- Building height
- Building Bulk and scale
- Building Setbacks and orientation

Site cover

- Building design and appearance

Movement Network

- Integrated Travel Management Plan
- Pedestrian and cycle connectivity
- Public Transport Hub
- Car parking
- Access and circulation

Land Use Setting and Neighbourhood Context

- Landmarks and focal points
- Provision of public and private open space
- Urban design and neighbourhood character
- Linkages and integration with adjoining areas
- Siting
- View corridors
- Service areas and plant equipment
- Future development and expansion areas
- Landscape character and design
- Noise and acoustics
- Way-finding and legibility
- Protecting emergency ingress and egress routes and other key infrastructure
- “Good neighbour” provisions

Service Infrastructure Provision and Maintenance

- Stormwater management and water sensitive urban design
- Waste management
- Water

- Sewerage

Sustainability

7.0 URBAN DESIGN PERFORMANCE CRITERIA

7.1 General

7.1.1 The Precinct/Estate Plans applicable to the land the subject of this Neighbourhood Plan shall be in accordance with the Urban Design Performance Criteria established in this Neighbourhood Plan.

7.1.2 All Urban Design Performance Criteria will not be addressed in each lower order Master Plan but rather in accordance with their relevance to the content of the Master Plan.

7.2 Residential Development

7.2.1 The Performance Criteria detailed below apply to all Residential Development.

DETACHED HOUSE

- Street Setbacks – QRDG (Single Detached Housing, Element A1, Performance Criteria P1).
- Building Envelope and Siting – QRDG (Single Detached Housing, Element A2, Performance Criteria P1 – P8).
- Storm Drainage – QRDG (Single Detached Housing, Element A3, Performance Criteria P1 – P7).
- Car Parking – 2 per Detached House.
- Private Open Space – QRDG (Single Detached Housing, Element A5, Performance Criteria P1 – P3).

ATTACHED HOUSING – Cluster Development, Retirement Community, Multiple Dwelling, Accommodation Building, Duplex Dwelling

Street Setbacks

- QRDG (Attached Housing, Element A1, Performance Criteria P1).

Site Cover

- Accommodation Building, Multiple Dwelling, Retirement Community – 40% of total site area
- Cluster Development - 50% of total site area
- 75% per Community Title Lot where Building Format Plan with land or Standard Format Plan is adopted.
- Duplex Dwelling - 50% of total site area
- 50% per lot where Building Format Plan with land or Standard Format Plan is adopted.

Building Envelope and Siting

- Accommodation Building/Multiple Dwelling/Retirement Community should comply with the following criteria:-
 - (i) side and rear setbacks in accordance with Section 4.14 (2) (b) of the Planning Scheme; and
 - (ii) QRDG (Attached Housing, Element A2, Performance Criteria P2, P3, P4, P5 and P8).
- Cluster Development should comply with the following criteria:-
 - (i) QRDG (Attached Housing, Element A1 and A2)
- Duplex Dwellings should comply with the following criteria:-

- (i) QRDG (Attached Housing, Element A1 and A2).

Stormwater Drainage

- QRDG (Element A3, Performance Criteria P1 – P7).

Carparking

- Cluster Development, Accommodation Building, Multiple Dwelling and Retirement Community are to be provided at the rate specified in the Planning Scheme. In accordance with Section 3.1(5) and Local Planning Policy 3.1/01 – “Parking” Council may approve a relaxation to car parking as part of a Material Change of Use application.
- Duplex Dwelling - 1 bedroom unit – 1 space
- 2 bedroom unit or greater – 2 spaces
- The dimensions and design of car parking is to be in accordance with Local Planning Policy 3.1/01 – “Parking”.

ACCESS

- Accommodation Building, Multiple Dwelling, Retirement Community and Cluster Development should comply with the Australian Standard AS2890.1 for off-street car parking.

Open Space (Private and Communal)

- Accommodation Building, Multiple Dwelling and Retirement Community should comply with the following criteria:-

- Open Space to be provided at the following ratio per unit – 1 bedroom (20m²), 2 bedrooms or greater (35m²) provided in accordance with Section 4.14 (2) (d) of the superseded Planning Scheme or the variation provisions contained in Section 4.14(4)(a)(ii) of the superseded Planning Scheme.
- Landscaping strips are to be provided in accordance with the following – side and rear boundaries (1.5m wide) or in accordance with the variation provisions contained in Section 4.14 (4)(a)(ii) of the superseded Planning Scheme, front boundary (1.5m minimum width and an average of 2.0m), excluding the driveway) and does not contain a fence.
- Cluster Development should comply with the following criteria:-
 - A. Private Open Space must comply with the following:-
 - (i) Minimum private open space per community title lot – 25m² (roofed but unenclosed areas of private open space may be used in this calculation); and
 - (ii) One area of 25m² or greater be provided with a minimum dimension of 4m and be directly accessible from a habitable room; and
 - (iii) A garden shed is permitted in the private open space providing it is not greater than 10m².
 - B. Landscape Strips are to be provided along the road frontage and have an average width of 2.0m and not contain any fencing.
 - C. Communal Open Space must comply with the following:-
 - (i) Be provided at a rate of 50m² per dwelling unit with 70% of a requirement provided in one location. A variation to the 70% requirement may be approved by Council provided the Communal Open Space complies with QRDG (Attached Housing, Elements A6 & A7); and
 - (ii) Communal Open Space is to be designed in accordance with QRDG (Attached House, Element A6); and
 - (iii) Landscape strips may be used in the calculation of Communal Open Space.
- Duplex Dwelling should comply with the following criteria:-

- (i) Minimum private open space per community title lot – 25m² (roofed but unenclosed areas of private open space may be used in this calculation); and
- (ii) One area of 25m² or greater be provided with a minimum dimension of 4m and be directly accessible from a habitable room; and
- (iii) A garden shed is permitted in the private open space providing it is not greater than 10m².

Building Appearance and Neighbourhood Character

- QRDG (Element B2, Performance Criteria P1, P3 – P9).

Privacy

- QRDG (Element C3, Performance Criteria P1 and P2).

7.2.2 The Acceptable Solutions corresponding to the Performance Criteria outlined in the above Sections of QRDG indicate the ways in which these Urban Design Performance Criteria may be met.

Additional innovative solutions that satisfy the above Performance Criteria may also be approved.

7.3 Access to Lots and Street Parking

7.3.1 Access to lots and street parking should be provided in an orderly manner.

7.3.2 For Performance Criteria regarding access and street parking refer to section 2.4 of Queensland Streets (1993).

7.4 Estate Entry Points

7.4.1 Estate Entry Points and signage, the locations of which will be determined at the Precinct/Estate Plan level will be located and designed to ensure the following:

- | (a) 7.4.1 The scale, proportion and form of signage and entry features are appropriate to the streetscape or other setting in which they are located.
- | (b) 7.4.2 They do not obstruct the passage of pedestrians or vehicles.
- | (c) 7.4.3 They are constructed of robust materials and in such a way as to minimise ongoing maintenance.
- | (d) 7.4.4 They do not impact on traffic safety in terms of obstructing view of traffic or a motorist's view of pedestrians, other traffic or the road ahead.
- | (e) 7.4.5 They are designed and integrated so as to minimise visual clutter.
- | (f) 7.4.6 Examples of such Estate Entry Points include entry walls, themed street furniture and gatehouses.

7.5 Stormwater Quality Management

7.5.1 ~~The sediment and pollutant loading of stormwater discharging into the lake and canal system must be managed so that the water quality and recreational and aesthetic values of the lake and canal systems are protected and maintained.~~

7.5.6 Village Centre

7.5.6.1 The Village Centre provides a focus for the whole of the community. It will provide services and facilities that are beneficial and common to the whole of that community.

The above could be achieved through multi-purpose buildings providing allowable commercial uses on the ground floor with residential uses above. Other allowable community uses, or specific commercial uses, will be provided on sites within the Village Centre. Such sites are to be identified through the lower level Master Planning process.

Buildings should:

- (a) respect their location at a major intersection within the neighbourhood, in particular to punctuate vistas and views from collector streets;
- (b) address, front, or face the street, park, or other defined focal places and points;
- (c) mass at places of highest activity or highest amenity;
- (d) have varied and articulated facades, in particular to express their primary anticipated uses; and
- (e) incorporate a landmark element to signify the centres' function and position within the neighbourhood.

7.56.2 Residential Development within the Village Centre is to be in accordance with the residential development criteria outlined in Section 7.2 as applicable to Attached Housing.

7.67 Lake

7.67.1 Open space and pedestrian networks should maximise access to the lake at defined entry points (notably beaches, esplanade parks and private mooring pontoons).

7.6.2.7.7.2 In order to create visual interest a variety of lake edge options should be utilised incorporating a mixture of private (i.e. revetment walls to the rear of properties) and public lake edges. Public Lake edge options are shown on Maps 7 (Community Access to Waterfront Options) and Map 8 (Lake/Canal Edge Treatment Options). More details of specific lake edge treatments will be provided at the relevant Precinct/Estate Plan level.

7.6.3.7.7.3 Quay line access will be available with certain allotments as nominated in the relevant Precinct/Estate Plan. Such mooring opportunities will generally be limited to those allotments which:

- (a) directly abut the lake or canal; or
- (b) directly abut any public access promenade to the lake or canal edge, where the average width of the promenade is less than 10.0 metres.

In order to ensure uniformity in appearance, pontoons will be restricted to a standard design which has been endorsed by the Council and the Department of Natural Resources. The details of this design will be provided at the relevant Precinct/Estate Plan level.

Quay lines are not to be provided directly adjoining major open space areas such as Neighbourhood and Precinct Parks.

7.87.7 Currimundi Creek Esplanade

7.7.17-8.4 Subdivision adjacent to the Currimundi Creek Esplanade shall provide for a 50% street frontage. A lesser road frontage may be permitted where an alternative design demonstrates that it will provide greater protection of this area.

7.7.2 The design of the remaining areas must provide adequate maintenance and recreational access to the esplanade, and shall provide for the protection of existing vegetation.

7.97.8 Public Open Space – Landscaping Design Philosophy

7.8.1 Public open space areas including parks and esplanade, Estate Entry Points and landscaped road reserve, should utilise the following design criteria:

(a) 7.9.4 Village Parks, Neighbourhood Parks and Precinct Parks should utilise a combination of native and exotic planting, achieving an outcome which is resources conservative by design, but also creating a distinctive landscape which clearly defines the area from previous areas in the Kawana development. Integrated approaches utilising water sensitive design and stormwater harvesting techniques together with appropriate species selection should be implemented to achieve a landscaping outcome which is focused on sustainability. These areas could include the use of non-potable irrigation systems;

(b)7-9-2 Landscaping in Esplanade areas should be focused on the enhancement of Biodiversity, and maximising the opportunity for community interaction and appreciation of the natural attributes of these areas. In this regard, the open space should exclusively utilise local indigenous species in the design of the landscape, explore opportunities to provide habitat for local fauna, and include interpretive signage and other ecology focused recreation opportunities. Responsible species usage together with water sensitive design and stormwater harvesting techniques should reduce the long term maintenance requirements, negate the need for any irrigation installation, or any long term use of fertilisers in these areas;

(c)7-9-3 Estate Entry Points and linear landscaping along road reserve, should adopt a combination of native and exotic planting, achieving an outcome which is resource conservative by design, and should therefore reduce long term maintenance requirements, negate the need for any irrigation installation, or longer term use of fertilisers in these areas. Integrated approaches utilising water sensitive design and stormwater harvesting techniques together with appropriate species selection should be implemented to achieve a landscaping outcome which is focused on sustainability.

8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS

8.1 Requirements for Site Development Plan

8.1.1 A Site Development Plan shall be approved by Council in respect of land which is:

- (a) ~~8.1.1-1~~ designated Urban – Medium Density Residential (Residential 2) on lots where it is proposed to establish a 'Duplex Dwelling';
- (b) ~~8.1.1-2~~ designated Urban – Low Density Residential (Residential 1); and
- (c) ~~8.1.1-3~~ designated Urban – Village Centre;
- (d) ~~8.1.1-4~~ designated Urban – Low Density Residential (Residential 1) on lots where it is proposed to establish a Duplex Dwelling; and
- (e) designated Urban – Village park as shown on Map 4.

8.2 Content of Site Development Plans

8.2.1 A Site Development Plan applicable to the land, the subject of this Neighbourhood Plan (other than the Village Park) may contain details of the following matters if deemed appropriate:

- ~~(a)~~ Building setbacks;
- ~~(b)~~ Building envelopes;
- ~~(c)~~ Building layout;
- ~~(d)~~ Building appearance;
- ~~(e)~~ Access and Parking;
- ~~(f)~~ Private Open Space; and
- ~~(g)~~ Built to boundary locations (zero lot line).

8.3 Residential Development in Land Use Area – Residential 1

8.3.1 Built form will be predominantly 1 and 2 storeys with 3 storeys permitted in appropriate locations to provide scale and variation.

8.3.2 The appropriate locations for 3 storey development will be those having higher amenity attributes such as being adjacent to Neighbourhood Parks, Precinct Parks, waterbodies or enjoy particular visual benefits that can be exploited without detriment to adjoining lower development.

8.3.3 “Duplex Dwellings”, will be permitted in accordance with the following design parameters:

- ~~(a)~~ They may only be permitted on allotments at least 500m² in area;
- ~~(b)~~ Allotments containing Duplex Dwellings must not comprise more than 10% of the total detached allotments within the area the subject of this Master Plan;
- ~~(c)~~ They must not result in the total population density of the land subject to the Master Plan exceeding the densities specified in Table 1; and
- ~~(d)~~ The location of Duplex Dwelling allotments shall be specified in the relevant Precinct/Estate Plan.

8.4 Residential Development in Land Use Area – Residential 2

- 8.4.1 All Residential 2 sites are to be subject to a Precinct/Estate Plan. Development of an allotment for the purposes of a Duplex Dwelling will require the completion of a Site Development Plan. Any other development of a Residential 2 site will require a further material change of use application to be made to Council.
- 8.4.2 Location of Residential 2 sites, building siting and their elevations can ensure minimisation of impact on adjoining Residential 1 land. Buildings for these sites would be purpose designed to meet these aims, with layout and functionality being addressed in the subsequent material change of use development application or Site Development Plan where a Duplex Dwelling is proposed.

8.5 Village Park

The Village Park is to be subject to a Precinct/Estate Plan. It is to have a minimum area of 2.75 ha, and the Village Park is to be located opposite and adjacent to the Regional Hospital land within the further investigation areas having continuous frontage (of at least 50% of the perimeter of the park) to the road that adjoins in the eastern boundary of the Regional Hospital land and the road connecting the Regional Hospital to the Lake and Precinct Park directly to the east of the Regional Hospital, as shown on Map 4. The Village Park must provide a linear connection which is a minimum of 4 metres wide along the lake edge to connect with a part of the Village Park having a minimum area of 2,000m² on the lake edge and adjacent to the Precinct Park to the east of the site of the Regional Hospital. The Village Park is to be embellished in accordance with the requirements of the approved lower order master plans and DCP1.

9.0 DETAILED DESIGN CRITERIA

9.1 Lot Layout

- 9.1.1 A lot layout is not required to be specified on a Neighbourhood Plan.

9.2 Building Layout

9.2.1 A building layout is not required to be specified on a Neighbourhood Plan.

10.0 MAPS AND TABLES

10.1 This Neighbourhood Plan Maps Comprises the Following:

10.1.1 The Neighbourhood Plan comprises the following Maps:

- (a) Map 1 – Locality
- (b) Map 2 – Land Subject of Master Plan
- (c) Map 3 – Land Use Areas
- (d) Map 4 – Open Spaces
- (e) Maps 5A- 5C – Movement Networks
- (f) Map 6A – Urban Infrastructure – Water supply
- (g) Map 6B – Urban Infrastructure – Sewerage
- (h) Map 7 – Lake / Canal Edge Treatment Plan
- (i) Map 8A – 8D – Lake / Canal Edge Treatment Sections

It should be noted that the lines shown on the maps defining location of any element, are indicative only and subject to further refinement at the time of further Master Plan applications.

10.1.2 The Neighbourhood Plan comprises the following Tables:

- (a) Table 1 – Land Use Areas

11.0 STATEMENT OF COMPLIANCE

11.1 DCP 1 Requirements

11.1.1 The Neighbourhood Plan must comply with:

- (a) ~~the~~ Structure Plan;
- ~~b) Master Plan Determination No. 1 (Approval of Structure Plan) 1999;~~
- ~~(b)e) The superseded Caloundra Town Planning Scheme including DCP 1;~~
- ~~(c)d) The Development Agreement; and~~
- ~~(d)e) Development Lease No. 2; and~~
- ~~(e) the Transport Infrastructure Agreement.~~

11.2 The Structure Plan

11.2.1 The Neighbourhood Plan complies with:

- ~~(a) the Conditions of Approval of the Structure Plan;~~
- ~~11.2.1.1(b) The Structure Plan Maps;~~
- ~~(c) the Structure Plan Development Criteria in that:~~

11.3 Master Plan Determination No. 1 (Approval of Structure Plan) 1999

~~11.3.1 The Neighbourhood Plan complies with the Master Plan Determination No. 1 (Approval of Structure Plan) 1999 in that:~~

- ~~11.3.1.1 (i) it is consistent with the intent of the Urban Area as specified in Section 3.3 (Intent of Urban Area) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999;~~

~~11.3.1.2~~ (ii) it complies with the structure of the Urban Area as specified in Section 3.4 (Structure of Urban Area) of the Structure Plan Development Criteria; of ~~Master Plan Determination No. 1 (Approval of Structure Plan) 1999; and~~

~~11.3.1.3~~ (iii) it does not contain a development other than a public purpose or public utility provided for in Section 3.4, (Structure of the Urban Area), of the Structure Plan Development Criteria; of ~~Master Plan Determination No. 1 (Approval of Structure Plan) 1999; and~~

(iv) it is consistent with the intent of the Regional Hospital as specified in section 13.3 (Intent of the Regional Hospital) of the Structure Plan Development Criteria; and

(v) it complies with the structure of the Regional Hospital as specified in section 13.4 (Structure of the Regional Hospital) of the Structure Plan.

11.4.11.3 The Planning Scheme Including DCP 1

11.4.1 The Neighbourhood Plan complies with the superseded Planning Scheme requirements including DCP 1 in that:

11.4.1.1 (a) it complies with the provisions of section 7.4.2 (Neighbourhood / Village Plan) of DCP 1; and

11.4.1.2 (b) it complies with the provisions of Section 4.4 of DCP 1 as they apply to the Birtinya _____ Neighbourhood in that:

a) (i) it provides for a variety of housing forms and densities, integrated throughout the neighbourhood;

b) _____ (ii) _____ the residential development will be predominantly 1 and 2 storey in the _____ Residential 1 areas and 3 and 4 storeys in the Residential 2 areas with _____ provision for up to 8 storeys in strategic locations; ~~and~~

e) _____ (iii) _____ a Village Centre, central to the neighbourhood has been allowed for, and _____ (iv) _____ a Regional Hospital has been provided for.

11.511.4 Development Agreement

11.45.1 The Neighbourhood Plan complies with the requirements of the Development Agreement in that:

11.5.1.1 (a) _____ it complies with the provisions of section 6 of the Development Agreement.

(b) _____ The Neighbourhood Plan complies with the requirements of the Infrastructure Agreement _____ with respect to the Regional Hospital Land.

11.56 Development Lease No 2

11.5.1 _____ The Neighbourhood Plan complies with the requirements of Development Lease No 2 in that:

11.6.1 (a) _____ no part of this Neighbourhood Plan is in conflict with any condition or requirement of _____ Development Lease No 2; and

11.6.1.2 (b) _____ the Development Agreement recognises that the leasehold land held under Development Lease No 2 is subject to the Master Plan Process as set out in sections 7.3.2 and 7.4 of _____ DCP 1.

11.67 Relaxations

11.7.1 While no specific relaxations are sought under the Neighbourhood Plan, relaxations may be sought for the following at the appropriate application:

- a) (a) Lot size (Precinct/Estate Plan);
- b) (b) Building setbacks (Precinct/Estate and Site Development Plans);
- c) (c) Road width (Precinct/Estate Plan);
- d) (d) Lot width (Precinct/Estate and Site Development Plans);

12.0 INTERPRETATION RULES

12.1 Interpretation

12.1.1 Terms used in this Neighbourhood Plan have the meaning given in Part 9 (Meaning of Words and Interpretation) of the superseded Caloundra Town City Council Planning Scheme unless otherwise defined in this Neighbourhood Plan.

12.1.2 Interpretation of words on terms used in this Neighbourhood Plan are to be interpreted in accordance with Part 9.3 (Interpretation) of the superseded Caloundra Town City Council Planning Scheme unless the context otherwise indicates or requires.

12.2 Definitions

12.2.1 Definitions ~~—~~ The words 'building' and 'structure' have the definitions ascribed to them under the Building Act as follows:

- a) (a) 'building' means a fixed structure that is wholly or partially enclosed by walls and is roofed and includes a floating building and any part of a building.

b) (b) 'jetty' means a permanent fixed structure providing people access to watercraft.

e) (c) 'pontoon' means a permanent floating structure providing people access to watercraft.

d) (d) 'structure' includes a wall or fence or anything fixed to or projecting from a building, wall, fence or other structure.

12.2.2 The term:

(a) "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:

- Accommodation Building;
- Child Care Centres;
- Commercial Premises;
- Educational Establishment;
- Food Outlet;
- Health Care Premises;
- Public Purposes (limited to emergency services related activities);
- Restaurant; and
- Shop.

12.4.12.2.3 Documents which have been referred to in this Master Plan are as follows:

a- (a) "QRDG" means Queensland Residential Design Guidelines developed by Queensland Department of Local Government and Planning.

b: _____ (b) _____ “Queensland Streets (1993)” means Queensland Streets: Design Guidelines for Subdivisional Streetworks (May 1993) prepared for the Institute of Municipal Engineering Australia _____ (Queensland Division) by Weathered Howe Pty Ltd.

13.0 SUPPORTING INFORMATION

13.1.1.1 Supporting Information for Master Plan Application ~~As required under Annexure 1 of the Conditions of Approval of Master Plan Determination No 1 (Approval of Structure Plan) 1999, the following Supporting Information is attached to this application to assist in its determination:~~

13.1.1.1 ~~As required under Annexure 1 of the Conditions of Approval of Master Plan Determination No 1 (Approval of Structure Plan) 1999, the following Supporting Information was attached to the application to which the document relates:~~

- ~~13.1.1.1~~ _____ (a) _____ Local Area Traffic Network Study;
- ~~13.1.2~~ _____ (b) _____ Preliminary Acid Sulphate Soils Assessment;
- ~~13.1.3~~ _____ (c) _____ Preliminary Acoustic Study.

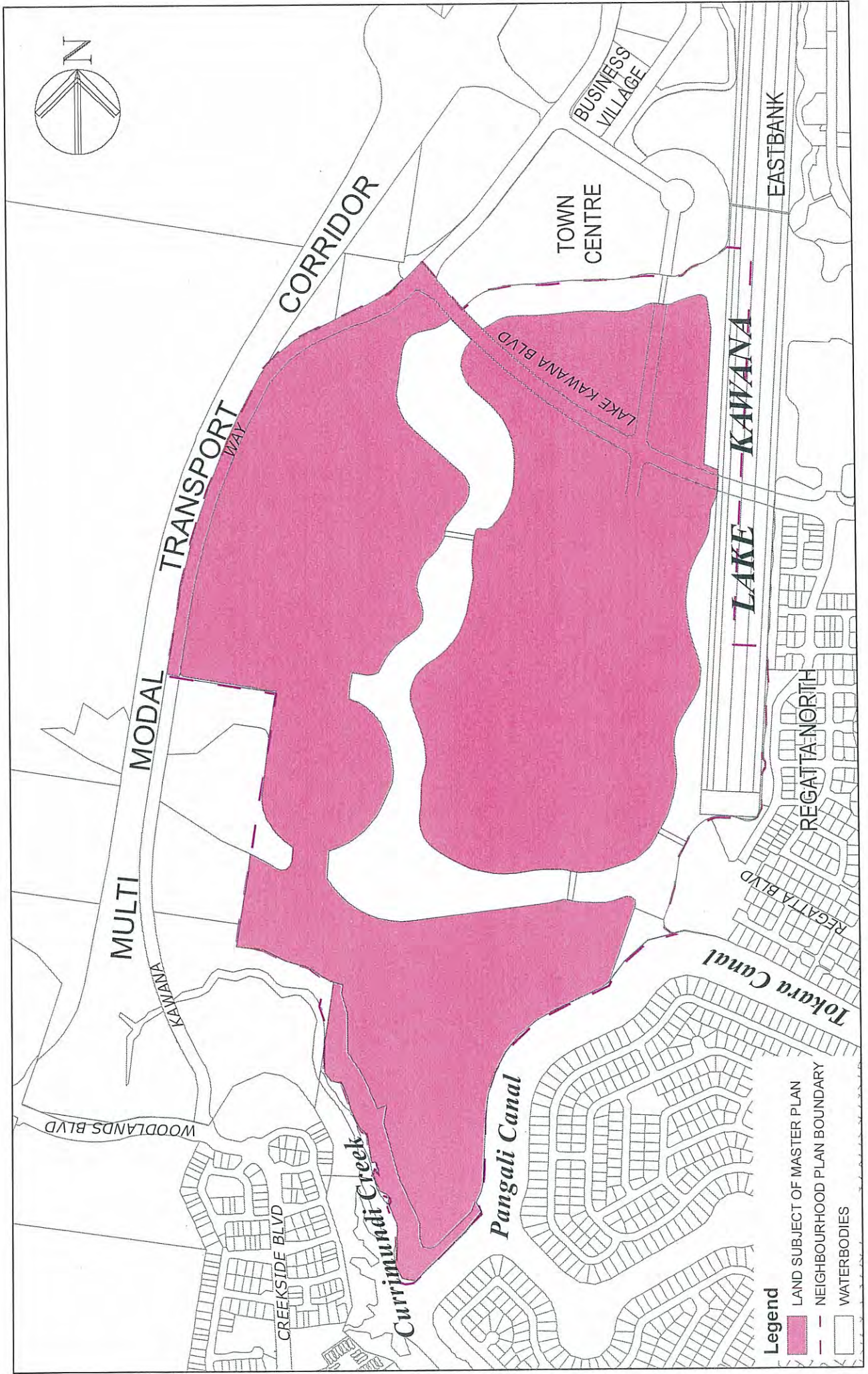
TABLE 1

LAND USE AREA	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Residential 1	Residential Uses Limited To: <ul style="list-style-type: none"> ▪ Display Home ▪ Dwelling House (on an allotment not less than 300sqm) ▪ Duplex Dwelling ▪ Home Occupation ▪ Jetty or Pontoon# ▪ Temporary House and Land Sales Office Community Uses Limited To: <ul style="list-style-type: none"> ▪ Park ▪ Public Purpose ▪ Public Utility excluding Telecommunication Facilities. 	Maximum 3 storeys	Maximum 14 dwelling units per hectare
Residential 2 (30)	Residential Uses Limited To: <ul style="list-style-type: none"> *Accommodation Building *Cluster Development *Aged Persons Home *Retirement Community *Display Home *Duplex Dwelling *Home Occupation *Jetty or Pontoon# *Multiple Dwelling *Temporary House and Land Sales Office Community Uses Limited To: <ul style="list-style-type: none"> *Park *Public Purpose *Public Utility excluding Telecommunication Facilities. 	Maximum 2 storeys	Maximum 30 dwelling units per hectare
Residential 2 (40)	Residential Uses Limited To: <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Cluster Development ▪ Aged Persons Home ▪ Retirement Community ▪ Display Home ▪ Duplex Dwelling ▪ Home Occupation ▪ Jetty or Pontoon# 	Maximum 4 storeys Maximum 8 storeys on nominated sites	Maximum 40 dwelling units per hectare

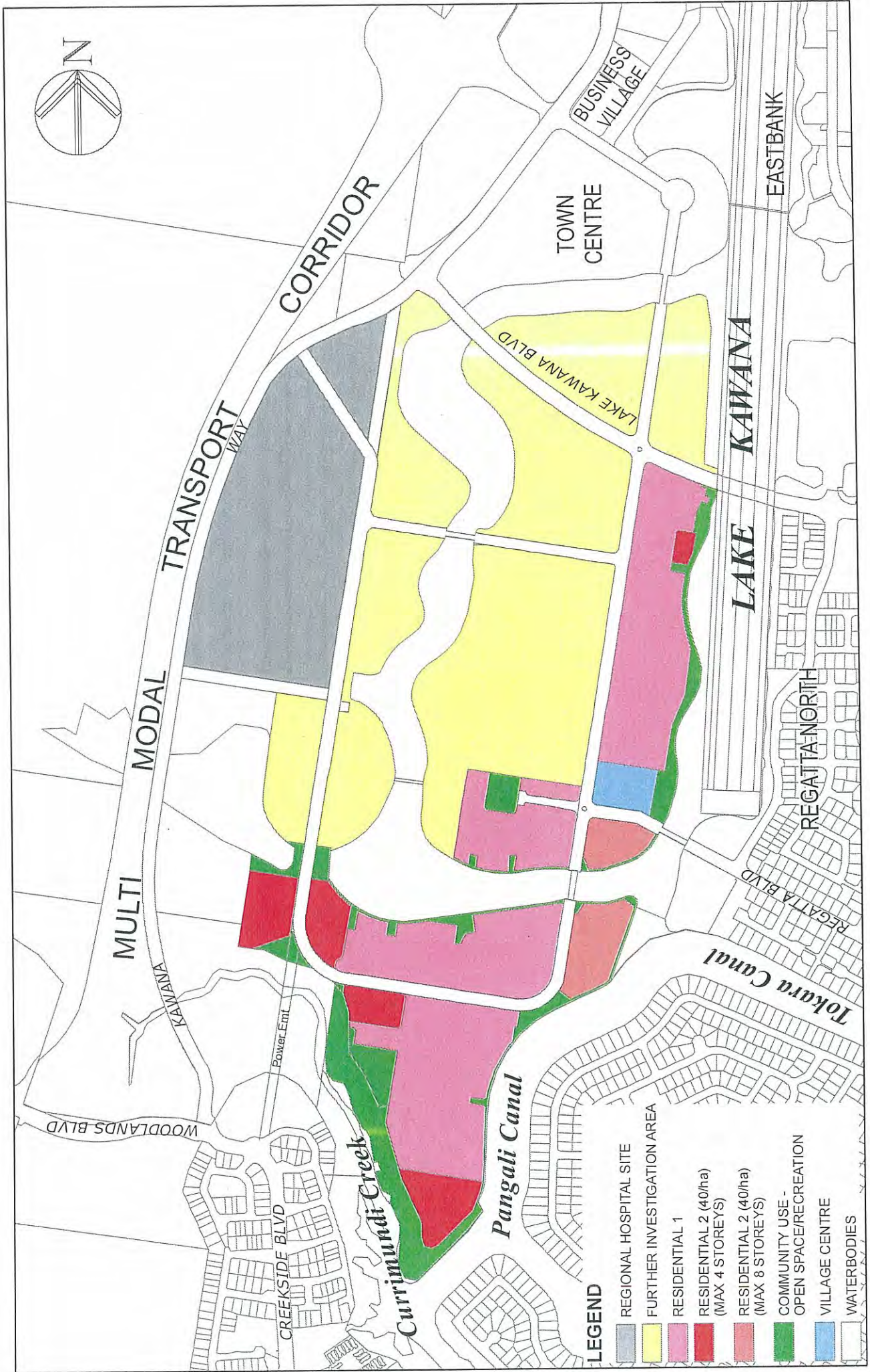
LAND USE AREA	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Residential-2 (50)	<ul style="list-style-type: none"> ▪ Multiple Dwelling ▪ Temporary House and Land Sales Office <p>Community Uses Limited To:</p> <ul style="list-style-type: none"> ▪ Park ▪ Public Purpose ▪ Public Utility excluding Telecommunication Facilities. <p>Residential Uses Limited To:</p> <ul style="list-style-type: none"> *Accommodation-Building *Cluster-Development *Aged-Persons-Home *Retirement-Community *Display-Home *Duplex-Dwelling *Home-Occupation *Jetty-or-Pier# *Multiple-Dwelling *Temporary-House-and-Land-Sales-Office <p>Community Uses Limited To:</p> <ul style="list-style-type: none"> *Park *Public-Purpose ▪ Public-Utility-excluding-Telecommunication Facilities. 	Maximum 8 storeys	Maximum 50 dwelling-units-per hectare
Community Uses – Open Space Network	<p>Community Uses Limited To:</p> <ul style="list-style-type: none"> ▪ Park ▪ Public purpose ▪ Public utility excluding Telecommunication Facilities 		
Regional Hospital	<p>Hospital</p> <p>Following uses where associated with and ancillary to the hospital:-</p> <ul style="list-style-type: none"> • Accommodation Building; • Child Care Centres; • Commercial premises; • Educational Establishment; 	Maximum 33.5 metres, excluding roof structures such as telecommunication towers, aviation aids, vents and stacks.	

LAND USE AREA	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
	<ul style="list-style-type: none"> • Food Outlet; • Health Care premises; • Public Purposes (limited to emergency services related activities); • Restaurant; and • Shop 		
Further Investigation Area	<p>To be determined by a subsequent Neighbourhood/Village Plan or an amendment to this Neighbourhood/Village Plan</p>	<p>To be determined by a subsequent Neighbourhood/Village Plan or an amendment to this Neighbourhood/Village Plan</p>	<p>To be determined by a subsequent Neighbourhood/Village Plan or an amendment to this Neighbourhood/Village Plan.</p>
Village Centre	<p>Residential Uses limited To:</p> <ul style="list-style-type: none"> • Accommodation Building • Caretakers Residence • Home Occupation • Multiple Dwelling <p>Commercial Uses limited to:</p> <ul style="list-style-type: none"> • Commercial Premises • Cottage Craft and Sales • Estate Sales Office and associated car park • Food Outlet • Health Care Premises • Laundry • Local Store • Nursery • Restaurant • Shop • Shopping Centre • Veterinary Surgery <p>Community Uses Limited To:</p> <ul style="list-style-type: none"> • Child Care Centre, Neighbourhood House, Community Hall or as otherwise defined in the Community Development Strategy • Car park • Landing# 	<p>Maximum 3 storeys</p>	<p>Residential Uses - Maximum 50 dwelling units per hectare</p> <p>Commercial Uses – Total Gross Floor Area maximum 3000m2</p>

LAND USE AREA	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
	<ul style="list-style-type: none"> • Place of Worship ▪ Sport and Recreation ▪ Park ▪ Public purpose ▪ Public utility excluding Telecommunication Facilities 		



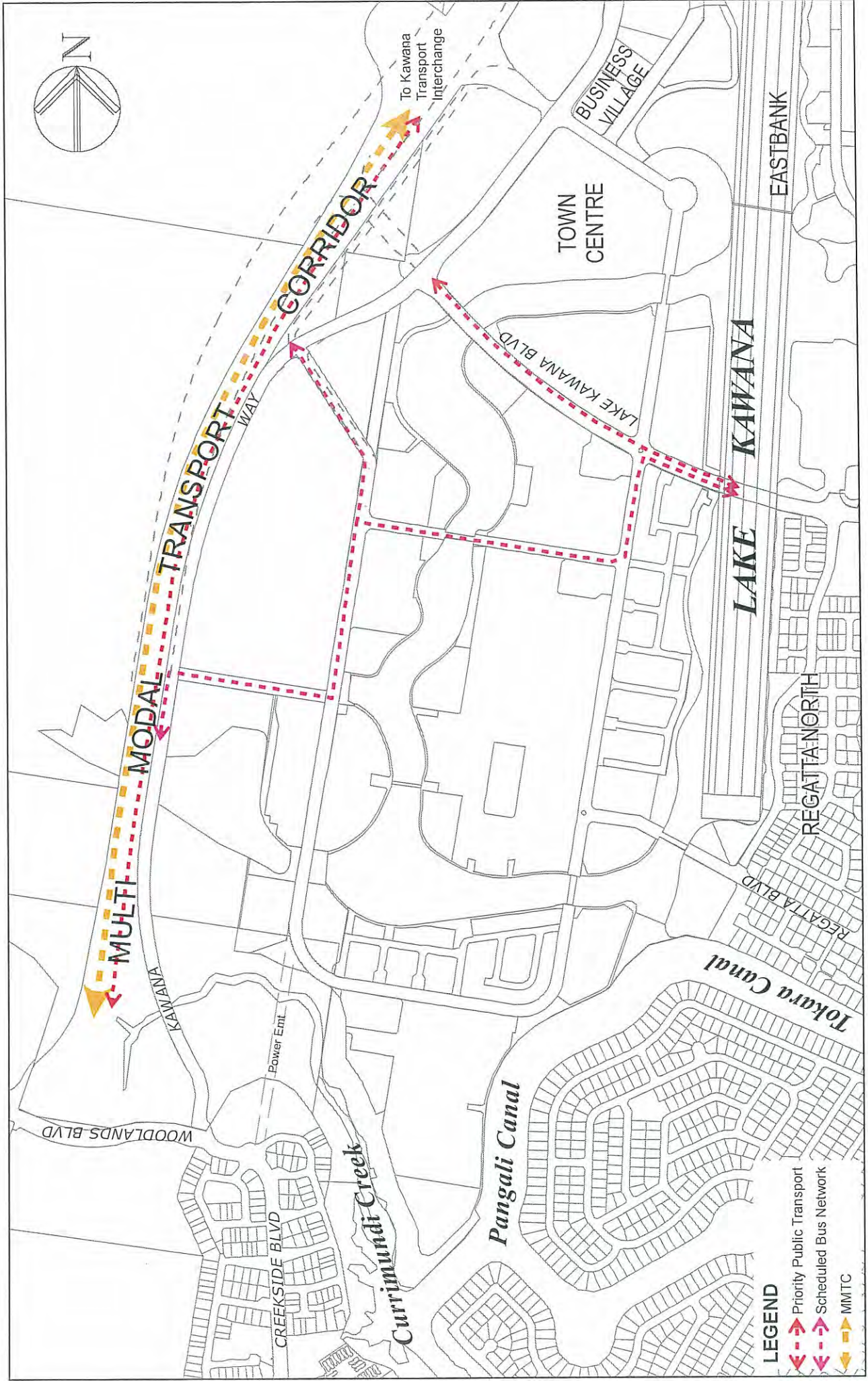
**MAP 2 - LAND SUBJECT OF MASTER PLAN
NEIGHBOURHOOD PLAN - BIRTINYA**



**MAP 3 - LAND USE AREAS
NEIGHBOURHOOD PLAN - BIRTINYA**

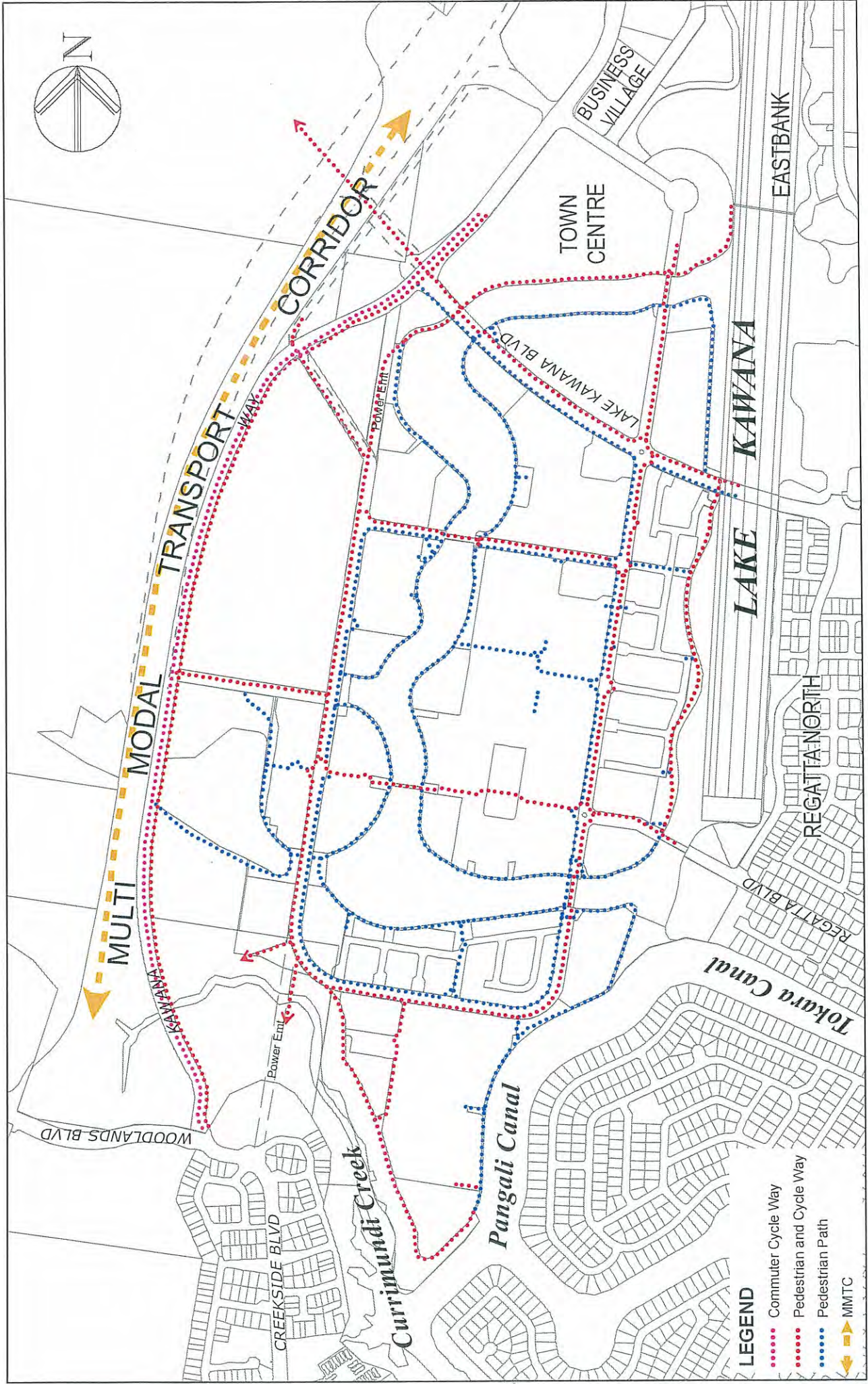


**MAP 4 - OPEN SPACES
NEIGHBOURHOOD PLAN - BIRTINYA**

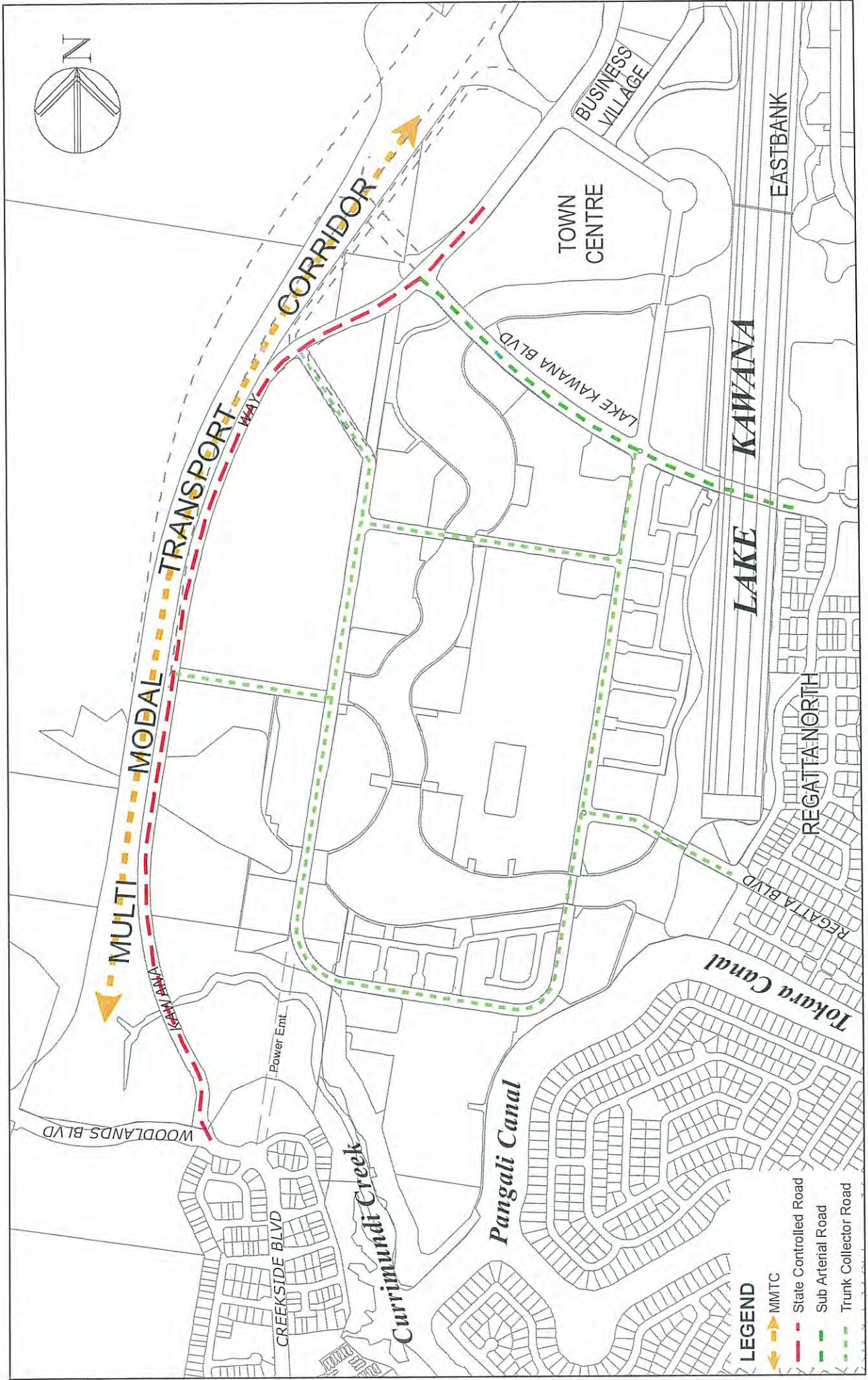


- LEGEND**
- Priority Public Transport
 - Scheduled Bus Network
 - MMTC

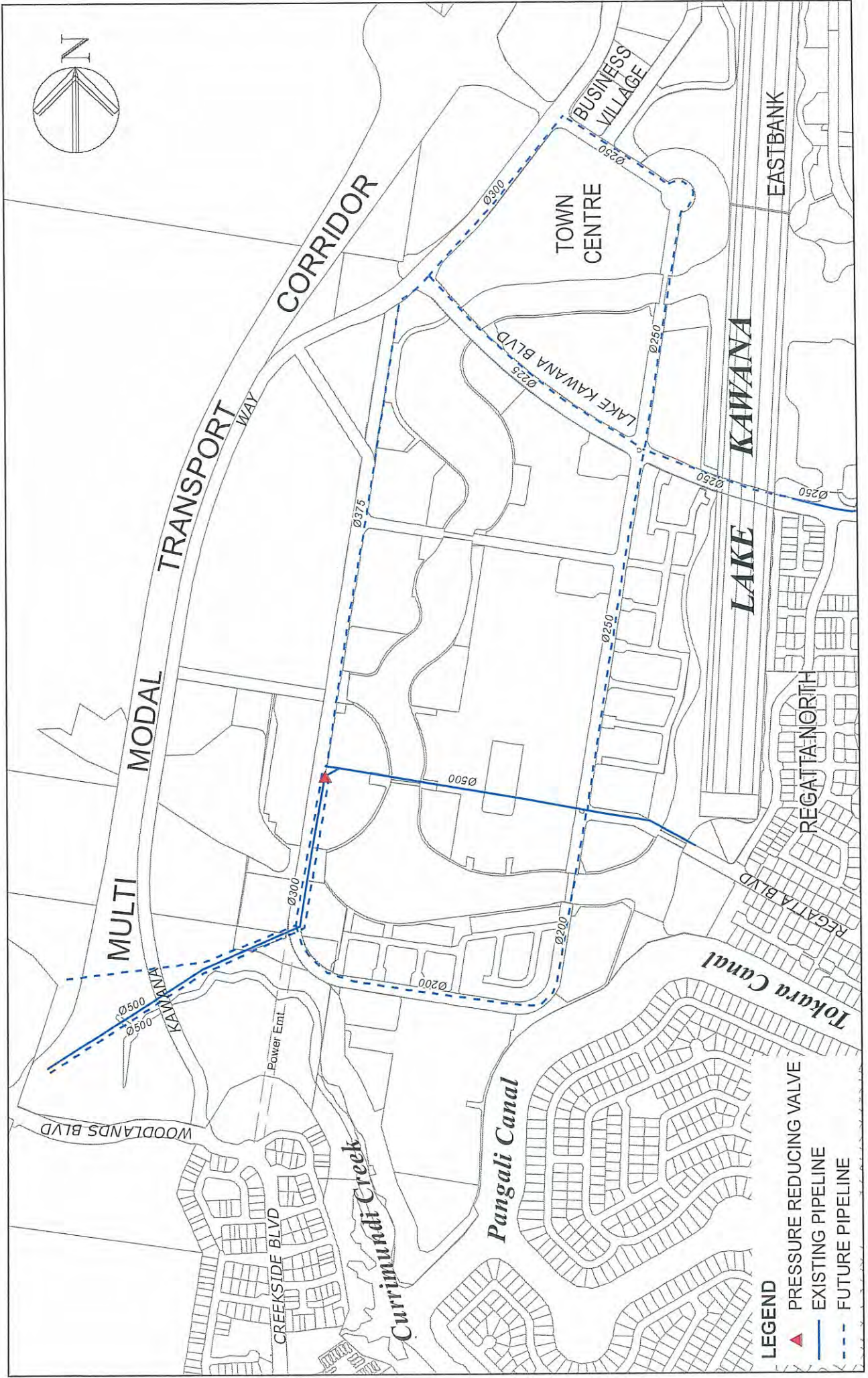
MAP 5A - MOVEMENT NETWORKS - PUBLIC TRANSPORT NEIGHBOURHOOD PLAN - BIRTINYA



**MAP 5B - MOVEMENT NETWORKS - PEDESTRIAN AND CYCLE LINKS
NEIGHBOURHOOD PLAN - BIRTINYA**

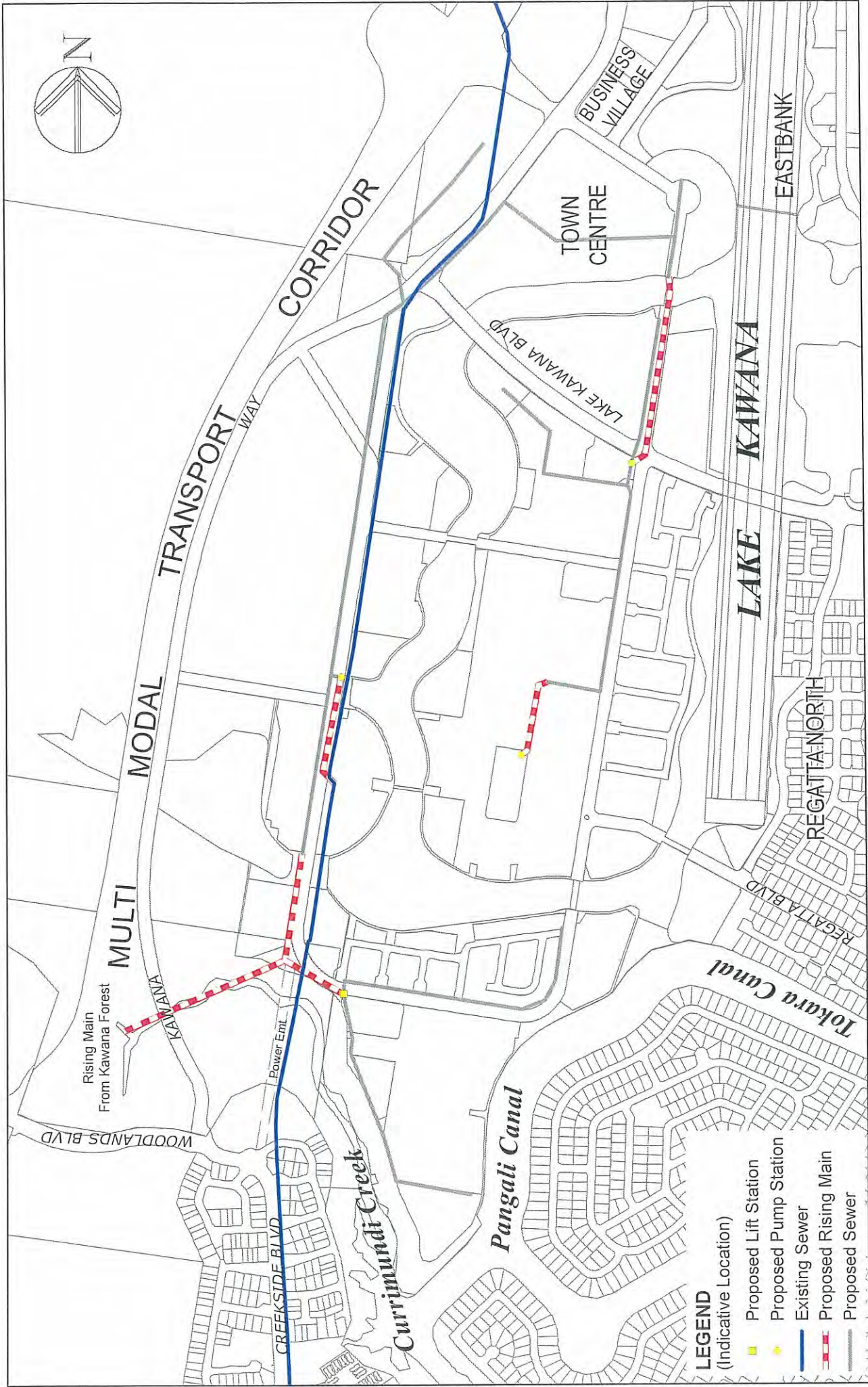


**MAP 5C - MOVEMENT NETWORKS - ROAD HIERARCHY
NEIGHBOURHOOD PLAN - BIRTINYA**

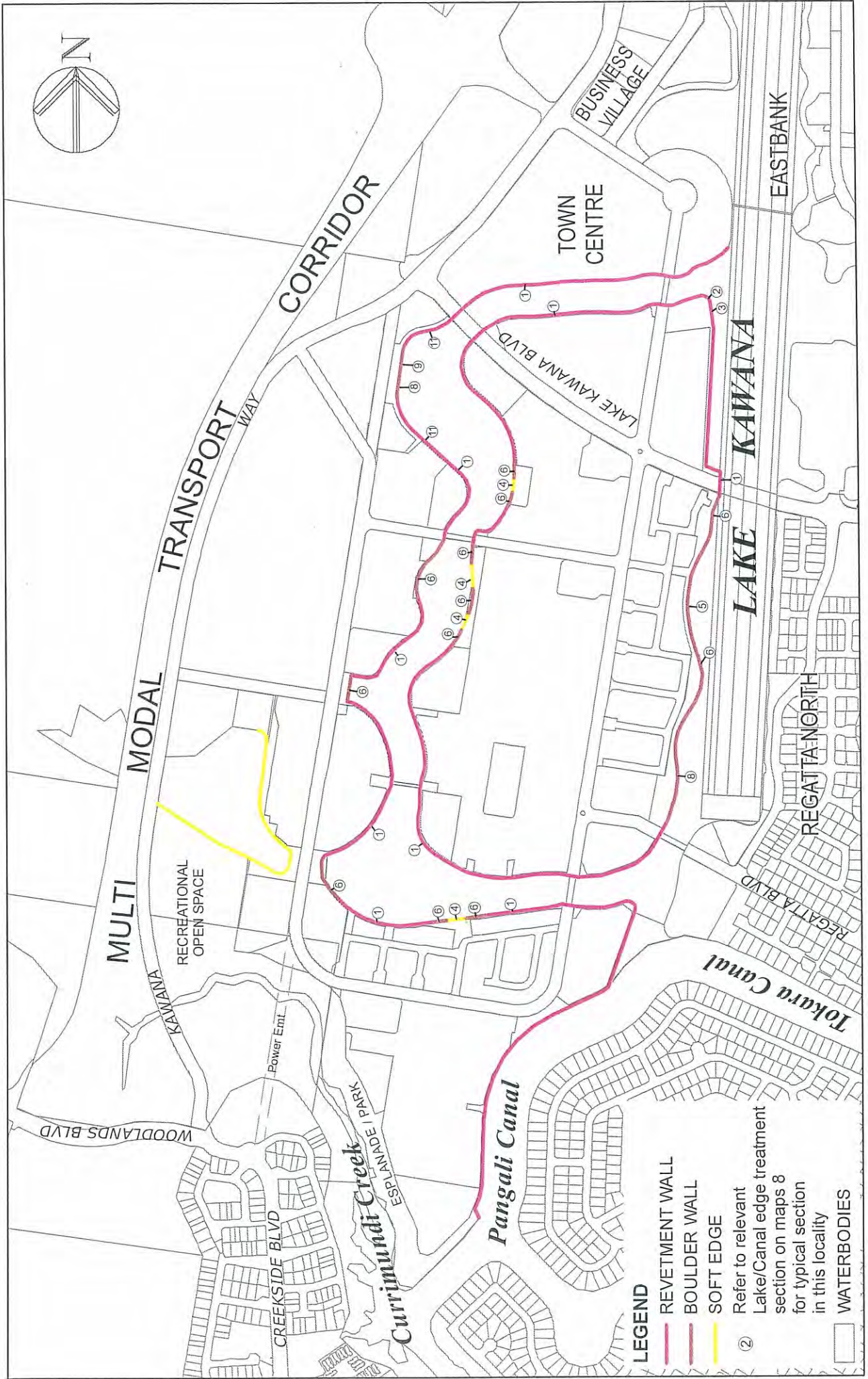


- LEGEND**
- ▲ PRESSURE REDUCING VALVE
 - EXISTING PIPELINE
 - - - FUTURE PIPELINE

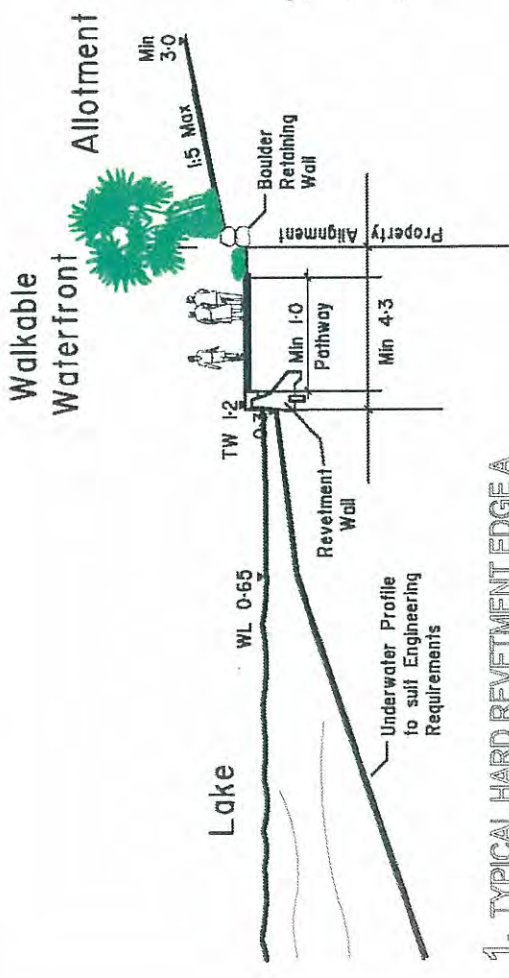
**MAP 6A - URBAN INFRASTRUCTURE WATER SUPPLY
NEIGHBOURHOOD PLAN - BIRTINYA**



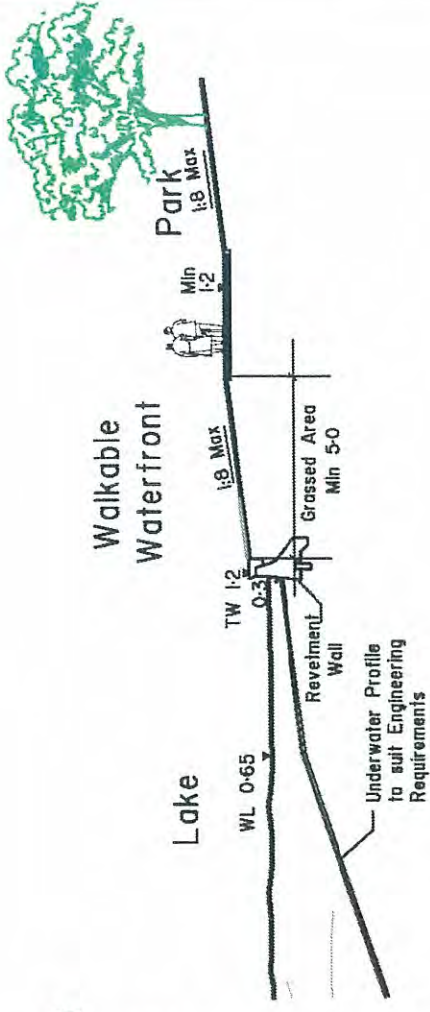
MAP 6B - URBAN INFRASTRUCTURE SEWERAGE NEIGHBOURHOOD PLAN - BIRTINYA



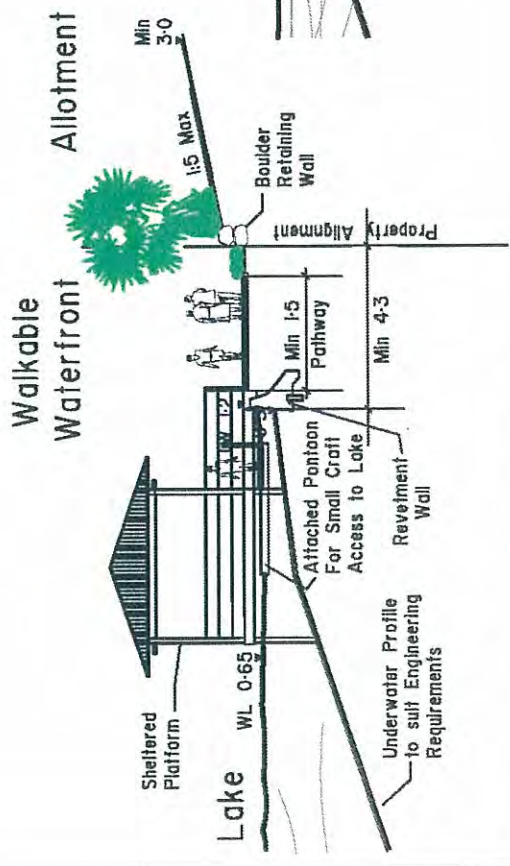
**MAP 7 - LAKE/CANAL EDGE TREATMENT PLAN
NEIGHBOURHOOD PLAN - BIRTINYA**



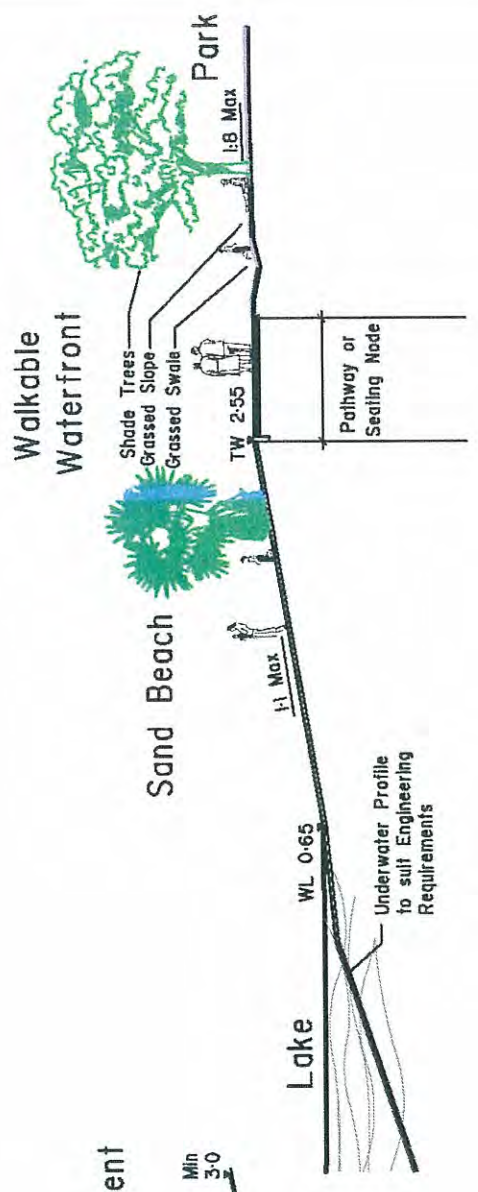
1. TYPICAL HARD REVETMENT EDGE A



3. TYPICAL HARD REVETMENT EDGE B

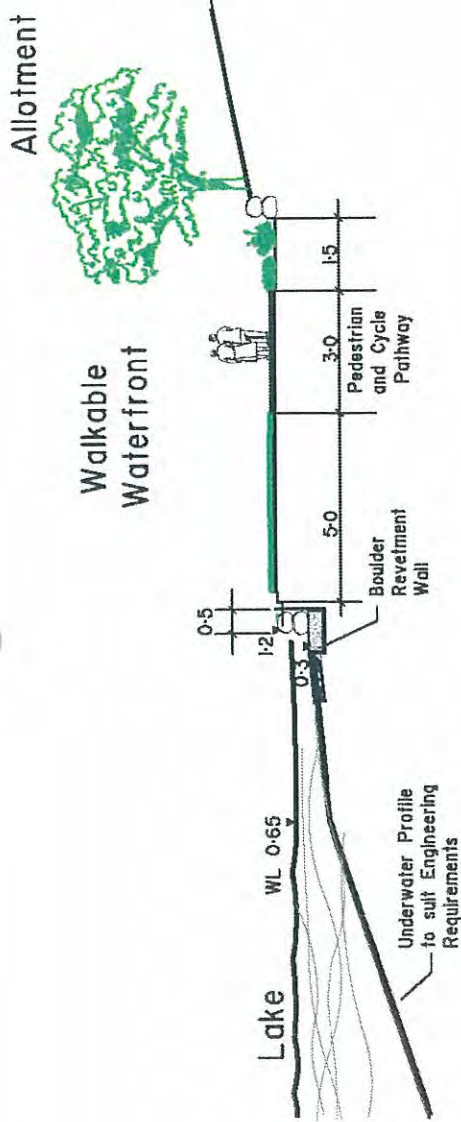


2. TYPICAL SHELTERED PLATFORM WITH PONTOON

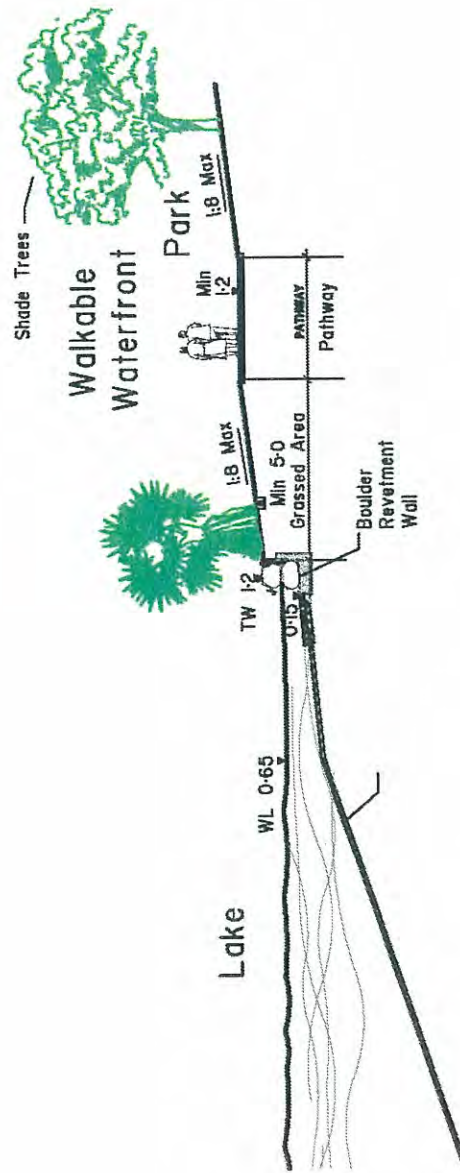


4. TYPICAL BEACH EDGE

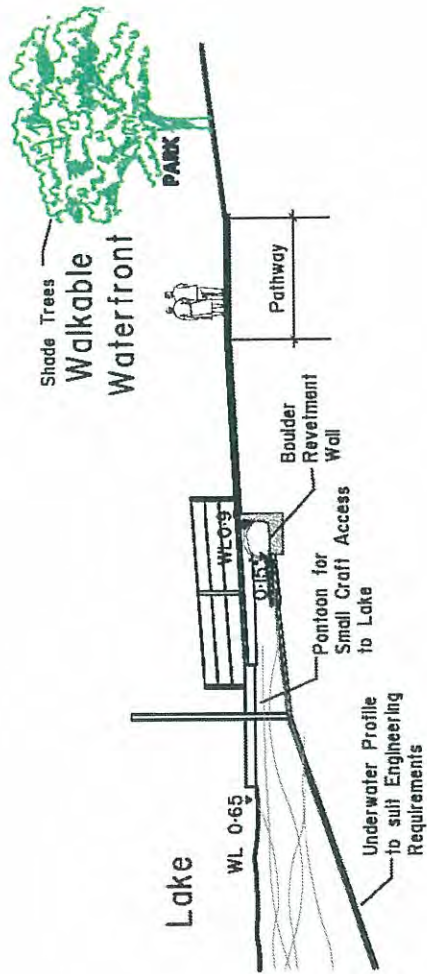
MAP 8A - LAKE/CANAL EDGE TREATMENT SECTIONS
NEIGHBOURHOOD PLAN - BIRTINYA



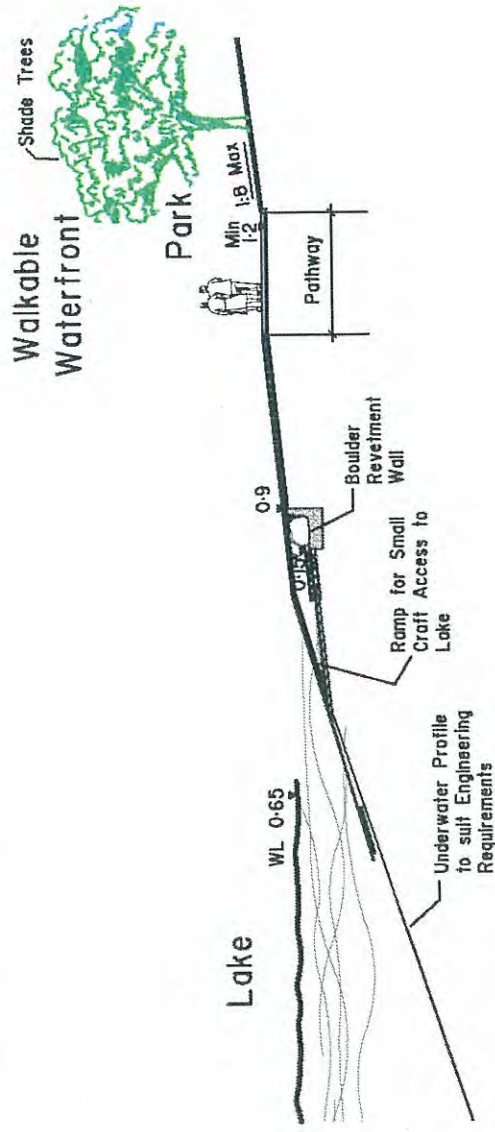
5. TYPICAL ROWING COURSE EDGE



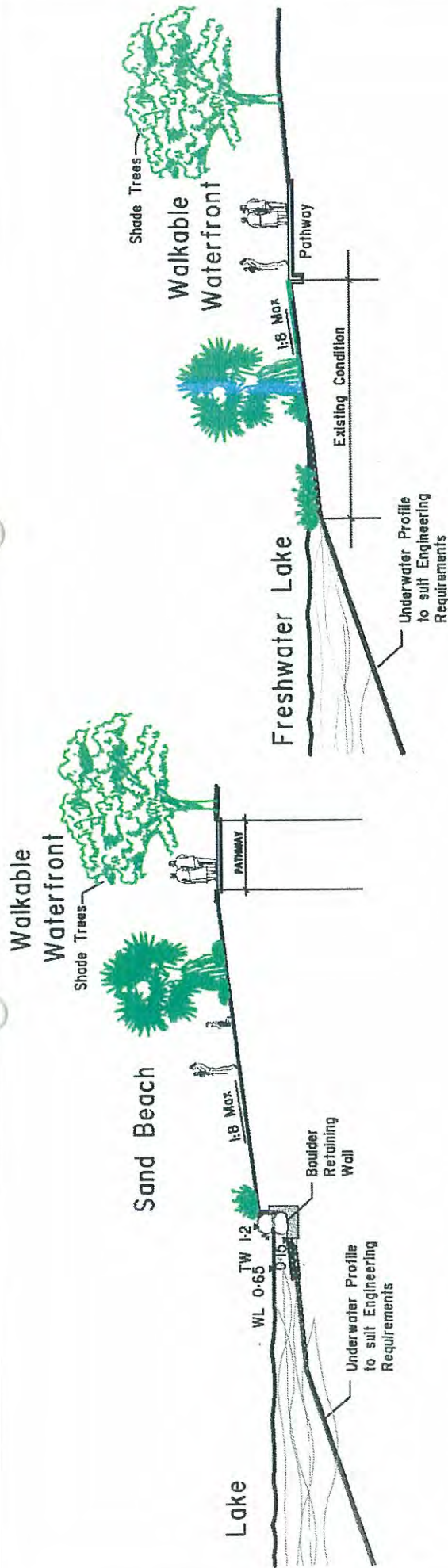
6. BOULDER REVETMENT WALL A



7. STANDARD PONTOON

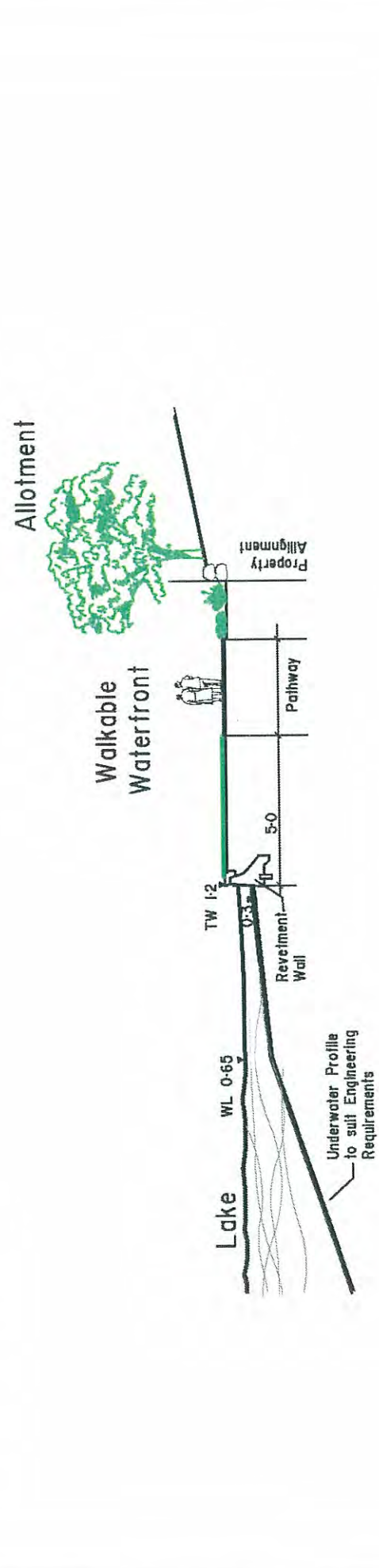


8. STANDARD SMALL CRAFT RAMP



9. ESPLANADE ROAD OPTION

10. FRESHWATER LAKE EDGE



11. TYPICAL HARD REVETMENT EDGE C

MAP 8D - LAKE/CANAL EDGE TREATMENT SECTIONS
NEIGHBOURHOOD PLAN - BIRTINYA

Schedule 5

Amended Precinct/Estate Plan

**Development Agreement, Development Control Plan – 1 Kawana Waters and
Section 6.1.45A (Development Controls Plan under the repealed Act) of the
Integrated Planning Act 1997**

NOTICE OF DETERMINATION

Determination No. (Insert)

Citation:	This approval may be cited as Master Plan Determination No (Insert) – Approval of amendments to Master Plan No 39 - Precinct/Estate Plan – Birtinya 2006
Application:	Determination of Amended Precinct/Estate Plan – Birtinya 2007
Applicant:	Stockland Kawana Waters and Stockland Buddina Pty Ltd
Relationship to Master Developer:	Master Developer
Location of relevant part of Kawana Waters Community Development Area:	Part of Lot 7 C3125 and Part of Lot 462 SP198937
Description of relevant part Of Kawana Waters Community Development Area:	Neighbourhood 10 of Village <u>13</u> as shown on Structure Plan Map 4.
Description of Master Plan:	<p>The Precinct/Estate Plan comprises:-</p> <ol style="list-style-type: none"> 1. Subdivision layout 2. Implementation of Development Criteria 3. Site Development Plan Requirements 4. Movement Networks 5. Open Space 6. Implementation of Urban Design Performance Criteria. <p>Maps comprising:-</p> <p>Map 1 Locality Map 2A Land Subject of Master Plan Map 2B Further Investigation Area Map 3A Precinct/Estate Plan Map 3B Precinct/Estate Plan Map 3C Precinct/Estate Plan Map 4A Dimensions Plan Map 4B Dimensions Plan Map 4C Dimensions Plan Map 5 Landscape Concept Plan Map 6A Landscape Sections Map 6B Landscape Sections Map 6C Landscape Sections</p>

	<p>Map 6D Landscape Sections</p> <p>Map 7A Landscape Concept Text</p> <p>Map 7B Landscape Concept Text</p> <p>Map 8 Noise Affected Lots</p> <p>Map 9 Lake Edge Treatment</p> <p>Map 10A Lake Edge Treatment Sections</p> <p>Map 10B Lake Edge Treatment Sections</p> <p>Map 10C Lake Edge Treatment Sections</p> <p>Map 10D Lake Edge Treatment Sections</p>
Supporting Information	Nil
State Government Agencies Consulted in the determination of the Application:	<p>Queensland Transport</p> <p>Department of Natural Resources and Water</p> <p>Department of Main Roads</p> <p>Department of Health</p>
Decision:	<p>In accordance with Development Control Plan 1- Kawana Waters, and Section 6.1.45A (Development Control Plans under the Repealed Act) of the Integrated Planning Act 1997, Council with respect to land:</p> <p>(i) included in Development Lease No 2, recommend to the Minister for the Department of Natural Resources, Mines & Energy that the amendments to the Precinct/Estate Plan be approved; and</p> <p>(ii) included in freehold land approve the amendments to the Precinct/ Estate Plan subject to conditions.</p>
Reasons for Decision:	The determination made by Council has been made for the reason that the Precinct/Estate Plan complies with the Development Documents.
Conditions of Approval:	See attached conditions of approval.
Delegated Officers:	Mayor and Divisional Councillors
Date of Council Decision:	
Attachments:	Conditions of Approval

Conditions of Approval

PLANNING

The following conditions of approval apply to the amended Precinct Estate Plan – Birtinya 2007:

1. all walls/signage associated with entry points to the precinct shall be located on or within the boundaries of privately owned lots;
2. ~~No development shall occur in the area identified as a "Further Investigation Area" other than necessary engineering works and these works already approved in the area, until such time as an application to amend the relevant planning documents has been approved for that area. Any development undertaken by, or for, the State Government are exempt from this condition;~~

ENVIRONMENT

23. transfer and surrender to the Crown all parks (Neighbourhood, Precinct and Linear) and open space areas as identified in the relevant Precinct Estate Plan or relocated as a consequence of Environment Conditions included in this decision notice;
34. no clearing of native vegetation indigenous within any park identified in the Precinct Estate Plan is to occur without the prior written approval of Council's Growth Management Unit;
45. where the trunk collector road adjoins the Esplanade, this road is to be widened to provide parallel on street parking. This parking is to provide combined access for canoe launching into Currimundi Creek and to the relocated pedestrian/bikeway bridge access over Currimundi Creek in the vicinity of the Energex Easement.
56. a canoe launching area is to be co-located with the proposed pedestrian/bikeway bridge over Currimundi Creek in the vicinity of the Energex Easement;
67. provision for a future Pedestrian/Bikeway access is to be provided in the vicinity of the junction of Currimundi Creek (Nth Arm) and Pangali Canal;

ENVIRONMENTAL HEALTH

78. Stormwater Quality Improvement Devices (SQID) are to be provided in accordance with Council's Manual of Engineering Guidelines, the Development Design Planning Scheme Policy and other relevant Policy and Guidelines. The SQID treatment strategy shall be submitted for assessment at the time application is made for design plan approval under the Land Act 1994 and/or reconfiguring a lot under the Integrated Planning Act 1997. Detailed engineering design may be assessed as part of operational works applications for civil works;

- | 89. The layout and design of the development including urban and landscaping design measures shall comply with section 3.4 of Council's Transitional Planning Scheme, with respect to acoustic controls. Acoustic treatments for road traffic noise shall be implemented generally in accordance with the noise report (report prepared by ASK Consulting Engineers, dated 10 August 2004, ref no. 3129R01V03.doc). Landscaping treatments of acoustic controls (eg noise barriers) will be required to mask and/or soften the visual presence of acoustic controls to public areas, including designated movement networks. Such landscaping and screening treatments shall be provided in accordance with the relevant policies of Council;

Note: refer to "advice to applicant"

- | 940. Site development works shall be undertaken in accordance with the relevant provisions of Council's Transitional Planning Scheme (including section 3.9), the Development Design Planning Scheme Policy, and the relevant requirements of other State and Federal Government Agencies, where those requirements are triggered via legislative provision.

Site development works means those works required to be undertaken to construct and establish the Birtinya development, including but not necessarily limited to soil stripping, bulk and minor earthworks, canal excavations and filling (land reclamation), civil works, landscaping works, infrastructure works, and water quality management including the handling and management of acid sulfate soils;

ENGINEERING

- | 1041. a turnaround area (for use by refuse collection vehicles) must be provided at the end of each street, generally in accordance with the requirements of Queensland Streets. At ends of streets where it is proposed to provide "driveway" type accesses beyond the designated turnaround areas, a common collection point for refuse collection must be provided near the entrance to each "driveway access";
- | 1142. wherever an acoustic fence is proposed to be erected at a property boundary, the fence and its associated infrastructure must be within the property, so that the property owner will be responsible for its future maintenance;
- | 1243. wherever a retaining wall is proposed to be erected at a property boundary (for lots abutting the waterfront esplanade), the wall and its associated infrastructure must be within the property, so that the property owner will be responsible for its future maintenance;
- | 1344. no boat mooring facilities are permitted within the Lake until such time as the Lake Management Plan is endorsed by Council;
- | 1445. quay lines adjacent to proposed stormwater drainage outlets must be a minimum of 3 metres clear of the stormwater pipe and concrete outlet structure;
- | 1546. each allotment with a quay line allocation must have constructed stairway access from the allotment directly to the waterfront esplanade. These stairs

must be located within the property, so that the property owner will be responsible for its future maintenance;

- | 1647. The road cross-sections shown on Maps 6A – 6D are indicative only. The final cross-sections shall be agreed with Council prior to submission of a design plan application and shall be subject to a revised road network performance study to cater for changing surrounding land uses;
- | 1748. The road bridges proposed within the Birtinya development shall be designed in accordance with current Australian Standards. The design criteria shall be considered as follows in accordance with AS5100:
 - The Lake Kawana Boulevard Bridge is located on a heavy vehicle access route and must be designed for the HLP320 and T44 design loads;
 - The balance bridges must be designed for the likely loading associated with their road designation;
 - Final bridge arrangements shall be determined and agreed with Council prior to application for Operational Works;
- | 1849. any existing water and sewer infrastructure located within the proposed development shall be fully contained within road reserve. In areas where this is not possible, an easement in the favour of Council shall be placed over said infrastructure;

ADVICE TO APPLICANT

- (a) please provide an electronic copy of the final version of the Master Plan document in 'word' format along with six (6) hard copies (including one (1) set of A1 plans detailing the entire Precinct / Estate Plan area) of the Master Plan document for Council's endorsement;
- (b) at the time application is made for Material Change of Use for those sites described as "Residential 2" on the approved Master Plan, a detailed noise report will be required, for those "Residential 2" land use areas which were not included in the noise impact report assessment;
- (c) The layout of the Master Plan may require amendment, where residential land use areas abut the 132kv power line easement, in order to accommodate the potential requirements of the power supplier, with respect to existing easement widths adjoining proposed residential development;
- (d) The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks and construction phases of this development, are to adhere to their "general environmental duty" to minimise the risk of causing environmental harm.

Environmental harm is defined by the Act as any adverse affect, or potential adverse affect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council to cause undue disturbance or annoyance to persons or affect property not connected with the use;

- (e) It is acknowledged that a revised Local Area Traffic Network Study for Birtinya has been provided for Council's consideration. The revised LATNS incorporates two additional road links for the Birtinya area. Both links are located within the area marked for further investigation and as such will require further consideration and amendments to the documents mentioned above;
- (f) Your advice is requested on the timing, construction and location of pedestrian and cycle links from Birtinya to Kawana Forest. Council is seeking two central links through to Kawana Forest.
- (g) natural revegetation is to be encouraged in the esplanade neighbourhood parks adjacent to Pangali canal and Currimundi creek (north arm);
- (h) The Further Investigation Area identified in the Precinct / Estate Plan has been established to consider further planning implications upon the Birtinya Neighbourhood as a result of the proposed state hospital and associated uses;
- (i) Condition 10(2) of the Structure Plan approval requires the applicant to prepare a Lake Management Plan for Lake Kawana. The Lake Management Plan for Lake Kawana has been submitted and is currently being assessed by Council staff;
- (j) Notwithstanding the Further Investigation Area and the establishment of a regional hospital in the Birtinya Precinct / Estate Plan area, the full quota of open space as required by the Development Agreement and Development Control Plan 1 must be provided;
- (k) At the time of subsequent Master Plan and/or design plan applications for this area, the undergrounding of the existing high voltage power lines must be addressed.

Development Agreement, Development Control Plan 1
- Kawana Waters and Section 6.1.45A
(Development Control Plans under Repealed Act)
of the Integrated Planning Act 1997

MASTER PLAN NO. 39 (PRECINCT/ESTATE PLAN – BIRTINYA) 2006

Approved by Caloundra City Council pursuant to
Master Plan Determination No. [INSERT]—90
(Approval of Precinct/Estate Plan – Birtinya) 2006
dated ~~12/12/2006~~ [INSERT]
and amended pursuant to
Master Plan Determination No. [INSERT]
(Amendment of Precinct/Estate Plan – Birtinya) 2007
dated [INSERT]

MASTER PLAN NO. 39 (PRECINCT/ESTATE PLAN – BIRTINYA) 2006

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1.0 PRELIMINARY

1.1 Citation

- 1.1.1 This document may be cited as Master Plan No. 39 (Precinct/Estate Plan– Birtinya) 2006 pursuant to Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2004.

1.2 Type of Master Plan

- 1.2.1 This document is a Precinct/Estate Plan.

1.3 Legal Requirement for Master Plan

- 1.3.1 A Precinct/Estate Plan is required to be prepared for the whole or part of an approved Neighbourhood/Village Plan, pursuant to Section 7.4.4.1 (Precinct /Estate Plan) of DCP 1.

1.4 Legal Effect of the Master Plan

- 1.4.1 The Precinct/Estate Plan comprises:

- (a) This document which shows the subdivision layout with lot boundaries, the purposes for which each lot may be developed under the Caloundra Town Planning Scheme, the lots which require a Site Development Plan, movement network (including cycle and pedestrian linkages) and open space provision for ~~the whole of the area of Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2004~~ part of the Neighbourhood Plan area not comprising the Regional Hospital land.
- (b) Maps 1 – 10 show in more detail the elements to be identified as required by Section 7.4.4.2 (Precinct/Estate Plan) of DCP 1.