

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

**MASTER PLAN NO. 104 (SITE DEVELOPMENT PLAN – DETAILED PLANNING AREA 2  
– PRECINCT 8) 2018**

**Approved by Sunshine Coast Regional Council pursuant to  
Master Plan Determination No.  
(Approval of Site Development Plan – Detailed Planning Area 2 – Precinct 8) 2018  
Dated / /**

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**List of Maps**

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

**List of Plans**

<b>Drawing Name</b>	<b>Drawing Reference</b>	<b>Prepared by</b>	<b>Date</b>
Existing Site Plan	TP00.01 A	Rothelowman	18.06.2018
Proposed Site Plan	TP00.02 A	Rothelowman	18.06.2018
Basement Floor Plan	TP01.00 A	Rothelowman	18.06.2018
Ground Floor Plan	TP01.01 A	Rothelowman	18.06.2018
Level 1 Floor Plan	TP01.02 A	Rothelowman	18.06.2018
Typical Floor Plan	TP01.04 A	Rothelowman	18.06.2018
Roof Plan	TP01.07 A	Rothelowman	18.06.2018
North Elevation	TP02.01 A	Rothelowman	18.06.2018
East Elevation	TP02.02 A	Rothelowman	18.06.2018
South Elevation	TP02.03 A	Rothelowman	18.06.2018
West Elevation	TP02.04 A	Rothelowman	18.06.2018
Section 1	TP03.01 A	Rothelowman	18.06.2018
Section 2	TP03.02 A	Rothelowman	18.06.2018

## **1.0 ADMINISTRATION**

### **1.1 Preliminary**

#### **1.1.1 Citation**

- 1.1.1.1 This document may be cited as Master Plan No. 104 (Site Development Plan – Detailed Planning Area 2 – Precinct 8) 2018.

#### **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 2 (Mixed Use and Tourism) 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.

## **1.2 Location and Description**

1.2.1 The land the subject of this Site Development Plan is bound by Bokarina Boulevard to the north, Precinct 9 and Kombi Street to the south, Longboard Parade to the east, and Precinct 7 to the west.

1.2.2 The land the subject of this Master Plan is described as part of Lot 21 on CP 891254 (Future Lot 905) in the Parish of Bribe, 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 3,977m<sup>2</sup>.

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.

## **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 DCP 1, Map 4 identifies the subject area as being part of Precinct 3 where the maximum population shall not exceed 9025 persons.

## **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;
- 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

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 8**

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
<p><b>Site Development Plan Precinct 8</b></p>	<p>Residential Uses Limited to:</p> <ul style="list-style-type: none"> <li>▪ Multiple Dwelling comprising a maximum 63 dwelling units</li> </ul> <p>Commercial Uses Limited to:</p> <ul style="list-style-type: none"> <li>▪ Food Outlet, Function Room, Hotel, Local Store, Restaurant and Shop where the combined gross floor area does not exceed 500m<sup>2</sup>;</li> </ul> <p>Advertising devices, limited to the following:</p> <ul style="list-style-type: none"> <li>▪ Wall or Façade Signs limited to:                             <ul style="list-style-type: none"> <li>- Façade Sign</li> <li>- Flush Wall Sign</li> </ul> </li> <li>▪ Freestanding Signs limited to:                             <ul style="list-style-type: none"> <li>- Ground Sign</li> </ul> </li> </ul> <p>where in accordance with PDLPP 7.0/01 – Siting and Design of Advertising Devices.</p>	<p>All Operational Works relative to the above uses of the site, including:</p> <ul style="list-style-type: none"> <li>▪ Civil works</li> <li>▪ Landscaping works</li> <li>▪ Electrical reticulation</li> </ul>		<p>Uses not listed in Column 1, 2 and 3</p>

**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:

<b>Drawing Name</b>	<b>Drawing Reference</b>	<b>Prepared by</b>	<b>Date</b>
Existing Site Plan	TP00.01 A	Rothelowman	18.06.2018
Proposed Site Plan	TP00.02 A	Rothelowman	18.06.2018
Basement Floor Plan	TP01.00 A	Rothelowman	18.06.2018
Ground Floor Plan	TP01.01 A	Rothelowman	18.06.2018
Level 1 Floor Plan	TP01.02 A	Rothelowman	18.06.2018
Typical Floor Plan	TP01.04 A	Rothelowman	18.06.2018
Roof Plan	TP01.07 A	Rothelowman	18.06.2018
North Elevation	TP02.01 A	Rothelowman	18.06.2018
East Elevation	TP02.02 A	Rothelowman	18.06.2018
South Elevation	TP02.03 A	Rothelowman	18.06.2018
West Elevation	TP02.04 A	Rothelowman	18.06.2018
Section 1	TP03.01 A	Rothelowman	18.06.2018
Section 2	TP03.02 A	Rothelowman	18.06.2018

**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.

**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 5 within Land Use Area 2 have been identified below.

Specific Outcome	Probable Solution	Site Development Plan Compliance										
<b>Lot Size</b>												
<p><b>O1</b> 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><b>S1.1</b> 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 2</i></p> <p><u>Land Use Area 2 – Mixed Use &amp; Tourism:-</u></p> <table border="1" data-bbox="746 998 1289 1159"> <thead> <tr> <th>Precinct</th> <th>Minimum Lot Size</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>3,000m<sup>2</sup></td> </tr> <tr> <td>6</td> <td>5,500m<sup>2</sup></td> </tr> <tr> <td>7</td> <td>5,000m<sup>2</sup></td> </tr> <tr> <td>8</td> <td>3,500m<sup>2</sup></td> </tr> </tbody> </table> <p><u>Land Use Area 3 – Residential B</u></p>	Precinct	Minimum Lot Size	5	3,000m <sup>2</sup>	6	5,500m <sup>2</sup>	7	5,000m <sup>2</sup>	8	3,500m <sup>2</sup>	<p><b>Complies.</b></p> <p>Compliance with the minimum lot size of 3,500m<sup>2</sup> prescribed for Precinct 8 is demonstrated on Map 3 (Dimensions Plan) of this document.</p>
Precinct	Minimum Lot Size											
5	3,000m <sup>2</sup>											
6	5,500m <sup>2</sup>											
7	5,000m <sup>2</sup>											
8	3,500m <sup>2</sup>											

Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p><i>Not applicable to this Site Development Plan relating to Land Use Area 2</i></p> <p><u>Land Use Area 4 – Community Facilities:-</u></p> <p><i>Not applicable to this Site Development Plan relating to Land Use Area 2</i></p> <p><u>Land Use Area 5 – Public Access Club Facility:-</u></p> <p><i>Not applicable to this Site Development Plan relating to Land Use Area 2</i></p> <p><b>S1.2</b> No Probable Solution prescribed for Land Use Area 5 (Open Space).</p>	<p>Not applicable.</p>
<b>Stormwater Management (On-Site)</b>		
<p><b>O2</b> Development on allotments within Land Use Areas 2, 3, 4 &amp; 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.</p>	<p><b>S2.1</b> Stormwater quality management infrastructure associated with development within Land Use Areas 2, 3, 4 &amp; 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>	<p><b>Complies.</b></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"> <li>• A minimum 25m<sup>2</sup> bio-retention basin within podium landscaping planters;</li> <li>• 3 x litter baskets to inlet pits within the shared driveway and pedestrian link; and</li> <li>• 11 x 690mm Stormwater360 'Psorb' Stormfilters within the shared driveway and pedestrian link.</li> </ul>

Specific Outcome	Probable Solution	Site Development Plan Compliance
<p><b>O3</b> Development on allotments within Land Use Areas 2, 3, 4 &amp; 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><b>S3.1</b> 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><b>Complies.</b> 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><b>O4</b> Development on allotments within Land Use Areas 2, 3, 4 &amp; 5 avoids discharging <sup>1</sup>‘treated’ stormwater into <sup>2</sup>‘un-treated’ stormwater within the public stormwater network.</p>	<p><b>S4.1</b> ‘Treated’ stormwater discharged from development within these Land Use Areas, accords with the following:</p> <ul style="list-style-type: none"> <li>(a) connects to a lawful point of discharge; and</li> <li>(b) connects to a dedicated ‘treated’ stormwater network (where provided); or</li> <li>(c) connects directly into the nearest public stormwater pit (where there is no dedicated ‘treated’ stormwater network provided).</li> </ul> <p><b>S4.2</b> 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><b>Complies.</b> 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>

<sup>1</sup> ‘treated’ stormwater is stormwater that has been treated to a standard commensurate with the relevant State Government regulations in force at the time.  
<sup>2</sup> ‘un-treated’ stormwater is all stormwater from a development that has bypassed a stormwater treatment device designed and constructed to current best practice standards.

Specific Outcome	Probable Solution	Site Development Plan Compliance
<b>Car Parking &amp; Access</b>		
<p><b>O5</b> 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><b>S5.1</b> Vehicular access is provided in accordance with Map 7 (Vehicle Movement Network &amp; Driveway Location Plan) of this document.</p> <p><b>S5.2</b> Vehicular crossings are designed in accordance with Council's adopted standard drawings.</p> <p><b>S5.3</b> 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><b>S5.4</b> 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><b>S5.5</b> Engineering design of all parking and manoeuvring areas is in accordance with Council's adopted standards.</p>	<p><b>Complies.</b></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><b>O6</b> Residential development provides on-site car parking at a rate that adequately services the needs of the use, without</p>	<p><b>S6.1</b> The minimum number of on-site residential car parking spaces provided is in accordance with the rates nominated in Table 3 below:</p>	<p><b>Generally Complies.</b></p> <p>As nominated on the Architectural Plans forming part of this Site Development Plan, a minimum of sixty-seven (67) resident spaces</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance																
<p>encouraging or reinforcing reliance on private vehicles.</p>	<p><b>Table 3 – Residential Car Parking Rates</b></p> <table border="1" data-bbox="814 235 1271 1285"> <thead> <tr> <th data-bbox="814 235 1054 296">Use</th> <th data-bbox="1054 235 1271 296">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="814 296 1054 478">Residential Uses (limited to Accommodation Building, Motel and Multiple Dwelling only):</td> <td data-bbox="1054 296 1271 478"></td> </tr> <tr> <td data-bbox="814 478 1054 576"> <ul style="list-style-type: none"> <li>Dwelling Unit comprising 1 or 2 bedrooms*</li> </ul> </td> <td data-bbox="1054 478 1271 576">1 space per unit</td> </tr> <tr> <td data-bbox="814 576 1054 702"> <ul style="list-style-type: none"> <li>Dwelling Unit comprising 3 or more bedrooms*</li> </ul> </td> <td data-bbox="1054 576 1271 702">1.25 spaces per unit</td> </tr> <tr> <td data-bbox="814 702 1054 828"> <ul style="list-style-type: none"> <li>On-site Visitor Spaces (limited to Multiple Dwelling only)</li> </ul> </td> <td data-bbox="1054 702 1271 828">0.25 spaces per unit</td> </tr> <tr> <td colspan="2" data-bbox="814 828 1271 968"> <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="814 968 1054 1220">Dwelling House, Terrace House and Duplex Dwelling</td> <td data-bbox="1054 968 1271 1220">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="814 1220 1054 1285">Caretaker's Residence</td> <td data-bbox="1054 1220 1271 1285">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"> <li>Dwelling Unit comprising 1 or 2 bedrooms*</li> </ul>	1 space per unit	<ul style="list-style-type: none"> <li>Dwelling Unit comprising 3 or more bedrooms*</li> </ul>	1.25 spaces per unit	<ul style="list-style-type: none"> <li>On-site Visitor Spaces (limited to Multiple Dwelling only)</li> </ul>	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	<p>and sixteen (16) visitors spaces are to be provided on-site, generally in accordance with the rates prescribed by Table 3. As outlined in the supporting traffic advice prepared by TTM, a relaxation of one (1) resident visitor space is sought in order to resolve issues associated with fire compartment constraints (i.e. fire compartment shutters), citing the ability for cross-utilisation of parking spaces in recognition of the peak demand times associated with retail and resident visitor parking.</p> <p>As notated on the Basement Floor Plan, the design allows for up to an additional twenty-two (22) spaces to be provided in the basement in the event there is purchaser demand for more than the minimum prescribed number.</p>
Use	Minimum Rate																	
Residential Uses (limited to Accommodation Building, Motel and Multiple Dwelling only):																		
<ul style="list-style-type: none"> <li>Dwelling Unit comprising 1 or 2 bedrooms*</li> </ul>	1 space per unit																	
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Caretaker's Residence	1 space per residence																	



Specific Outcome	Probable Solution	Site Development Plan Compliance										
	<table border="1" data-bbox="814 156 1271 562"> <tr> <td data-bbox="814 156 1062 338">Bed and Breakfast - Homestay</td> <td data-bbox="1062 156 1271 338">1 additional space per guest suite in addition to the Dwelling House requirement</td> </tr> <tr> <td data-bbox="814 338 1062 436">Display Home</td> <td data-bbox="1062 338 1271 436">2 spaces which may be provided in tandem</td> </tr> <tr> <td data-bbox="814 436 1062 562">Home Occupation</td> <td data-bbox="1062 436 1271 562">1 visitor space in addition to dwelling requirements</td> </tr> </table> <p data-bbox="712 579 1271 700"><b>S6.2</b> The minimum number of on-site cycle parking spaces provided is in accordance with the rates nominated in Table 4 below:</p> <p data-bbox="811 719 1271 775"><b>Table 4 – Residential Cycle Parking Rates</b></p> <table border="1" data-bbox="814 795 1271 982"> <thead> <tr> <th data-bbox="814 795 1005 856">Use</th> <th data-bbox="1005 795 1271 856">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="814 856 1005 982">Multiple Dwelling</td> <td data-bbox="1005 856 1271 982">1 resident space / dwelling + 1 visitor space / 4 dwellings</td> </tr> </tbody> </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	Use	Minimum Rate	Multiple Dwelling	1 resident space / dwelling + 1 visitor space / 4 dwellings	<p data-bbox="1298 574 1428 602"><b>Complies.</b></p> <p data-bbox="1298 621 1843 893">As notated on the Architectural Plans, a minimum of sixty-three (63) resident bike spaces will be provided within residential storage cages in the secured car parking areas at ground level and the basement. A minimum of nineteen (19) visitor bike spaces (resident and retail) are able to be catered for at ground level, in the locations shown on the supporting Architectural Plans.</p>
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<p data-bbox="125 1019 689 1078"><b>O7</b> Visitor parking spaces are accessible at all times.</p>	<p data-bbox="712 1019 1271 1050"><b>S7.1</b> No Probable Solution prescribed.</p>	<p data-bbox="1298 1019 1428 1047"><b>Complies.</b></p> <p data-bbox="1298 1066 1843 1153">The visitor parking spaces have been located outside of the security doors to ensure they are accessible at all times.</p>										
<p data-bbox="125 1192 689 1246"><b>O8</b> Sufficient on-site car parking is provided for the number and type of vehicles</p>	<p data-bbox="712 1192 1271 1246"><b>S8.1</b> The minimum number of on-site commercial car parking spaces</p>	<p data-bbox="1298 1192 1428 1220"><b>Complies.</b></p>										

Specific Outcome	Probable Solution	Site Development Plan Compliance																				
<p>likely to be generated by the commercial activity.</p>	<p>provided is in accordance with the rates nominated in Table 5 below:</p> <p><b>Table 5 – Non-Residential Car Parking Rates</b></p> <table border="1" data-bbox="811 309 1268 1005"> <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 / 30m<sup>2</sup> total use area</td> </tr> <tr> <td>Food Outlet</td> <td>1 / 10m<sup>2</sup> total use area</td> </tr> <tr> <td>Function Room</td> <td>1 / 15m<sup>2</sup> total use area</td> </tr> <tr> <td>Health Care Premises</td> <td>1 / 20m<sup>2</sup> gross floor area</td> </tr> <tr> <td>Hotel</td> <td>1 / guest room</td> </tr> <tr> <td>Local Store</td> <td>1 / 30m<sup>2</sup> total use area</td> </tr> <tr> <td>Restaurant</td> <td>1 / 15m<sup>2</sup> dining area</td> </tr> <tr> <td>Shop</td> <td>1 / 20m<sup>2</sup> 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 <sup>2</sup> total use area	Food Outlet	1 / 10m <sup>2</sup> total use area	Function Room	1 / 15m <sup>2</sup> total use area	Health Care Premises	1 / 20m <sup>2</sup> gross floor area	Hotel	1 / guest room	Local Store	1 / 30m <sup>2</sup> total use area	Restaurant	1 / 15m <sup>2</sup> dining area	Shop	1 / 20m <sup>2</sup> total use area	<p>A total of twenty-five (25) car parking spaces are provided at ground level to cater to the demands generated by the retail tenancies, achieving an average rate of 1 space per 20m<sup>2</sup>.</p>
Use	On-Site Rates																					
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<p><b>O9</b> For Land Use Areas 2, 3, 4 &amp; 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><b>S9.1</b> For Land Use Areas 2 &amp; 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 commercial vehicle facilities</i> and</p>	<p><b>Complies.</b>                      The proposed ground floor design allows for on-site refuse collection, with the refuse collection vehicle being capable of entering and exiting the site in forward motion, as demonstrated by the swept path analysis undertaken by TTM submitted as Supporting Information to this SDP. Bins will be moved</p>																				

Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>Council's adopted Engineering Standards.</p> <p><b>S9.2</b> For Land Use Areas 4 &amp; 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>to the temporary bin store adjacent to the driveway for collection.</p> <p>Adequate space exists in front of the PMT / MSB to accommodate an occasional medium rigid vehicle without impeding on-site traffic flows.</p> <p>Not applicable.</p>
<p><b>O10</b> For Land Use Areas 2, 3, 4 &amp; 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><b>S10.1</b> The number of car parking spaces provided for people with disabilities complies with the relevant provisions of the Building Code of Australia.</p> <p><b>S10.2</b> Access to parking spaces for people with disabilities complies with <i>AS1428 – Design for Access and Mobility</i>.</p> <p><b>S10.3</b> 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><b>Complies.</b></p> <p>One (1) car parking space is provided at ground level to cater to people with disabilities.</p> <p>Access to this parking space complies with <i>AS1428 – Design for Access and Mobility</i>.</p> <p>This parking space also complies with the provisions of <i>AS2890.6 – Parking Facilities: Off-street parking for people with disabilities</i>.</p>
<p><b>O11</b> 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><b>S11.1</b> Residential car parking is clearly nominated on the Site Development Plan.</p>	<p><b>Complies.</b></p> <p>The proposed resident car parking spaces are clearly defined by the security shutter that is provided at ground level, restricting access to visitors and retail patrons.</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
<p><b>O12</b> Development is designed to ensure that adequate provision is made for on-street car parking.</p>	<p><b>S12.1</b> 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 300m<sup>2</sup> 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><b>S12.2</b> 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><b>Not applicable.</b></p> <p><b>Complies.</b></p> <p>On-street car parking will be provided adjacent to Precinct 8 in the locations identified on Map 14 (Proposed Car Parking Provision) of the DPAP.</p>
<p><b>Energy Efficiency</b></p>		
<p><b>O13</b> 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</p>	<p><b>S13.1</b> 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 to achieve a 4 star</p>	<p><b>Complies.</b></p> <p>The development incorporates energy and water efficiency features to reduce environmental impact, including:</p> <ul style="list-style-type: none"> <li>• Minimisation of glazing to the west to minimise solar loads</li> <li>• Adequate horizontal shading to the north to minimise solar loads throughout the day</li> </ul>

Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>Australian Building Greenhouse Rating (ABGR).</p> <p><b>S13.2</b> 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><b>S13.3</b> 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"> <li>• Selection of glazing performance to minimise heat loads where required</li> <li>• Large amounts of glazing to the living areas, reducing lighting loads</li> <li>• Incorporation of ceiling fans to extend period where air conditioning isn't required</li> <li>• LED lighting throughout</li> <li>• Individually controlled air conditioning with energy efficiency control features</li> <li>• Selection of fittings and fixtures to reduce water consumption</li> <li>• Waterless air conditioning system</li> <li>• Water efficient irrigation system to landscaping.</li> </ul>
<b>Acid Sulfate Soils</b>		
<p><b>O14</b> Development works are managed to avoid or minimise the release of acid and metal contaminants into the environment.</p>	<p><b>S14.1</b> The Development works do not disturb acid sulfate soils when undertaking excavation or filling works, or when extracting groundwater</p> <p><b>S14.2</b> 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><b>Complies.</b></p> <p>An Acid Sulfate Soils Management Plan prepared by Core Consultants is provided as Supporting Information to this SDP.</p>

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 100m<sup>3</sup> of soil or sediment, or more than 500m<sup>3</sup> 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>	
<p><b>O15</b> Basements (where proposed) are designed and constructed as water excluding structures.</p>	<p><b>S15.1</b> No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>The proposed basement has been designed and will be constructed as a water excluding structure.</p>
<p><b>Advertising Devices</b></p>		
<p><b>O16</b> 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><b>S16.1</b> 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><b>Will comply.</b></p> <p>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>

Specific Outcome	Probable Solution	Site Development Plan Compliance
(b) are constructed to satisfactory standards of public safety.		
<b>Acoustic Quality</b>		
<p><b>O17</b> Development is located, designed, constructed and operated to maintain appropriate levels of acoustic amenity for noise sensitive development.</p>	<p><b>S17.1</b> 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.</p>	<p><b>Not applicable.</b> Precinct 8 is not located within proximity to the Nicklin Way, being the closest 'Transport Corridor'.</p>
<p><b>O18</b> Mitigation measures incorporated into noise sensitive development to ameliorate road traffic noise achieves appropriate internal and external noise levels.</p>	<p><b>S18.1</b> 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>.</p> <p><b>S18.2</b> Noise affected lots are identified on the applicable Site Development Plan.</p>	<p><b>Not Applicable.</b>  <b>Not applicable.</b> The higher order Noise Impact Assessment prepared for the DPAP did not identify Precinct 8 as a noise affected lot.</p>
<p><b>O19</b> For Land Use Areas 2, 3, 4 &amp; 5 development involving live entertainment or amplified music and voices maintains a satisfactory level of</p>	<p><b>S19.1</b> From 10pm to 6am -The sound pressure level <math>L_{OCT10}</math>, in a full octave band with centre frequencies from 63 Hz to 2000 Hz. does not exceed the background level, <math>L_{OCT90}</math>, by more than</p>	<p><b>Not applicable.</b> It is not anticipated that any of the ground floor retail uses will involve live entertainment or amplified music. In the event such activities</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
<p>amenity for surrounding noise sensitive development.</p>	<p>8 dB in any octave band when measured at any noise sensitive development.</p> <p><b>S19.2</b> 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>	<p>do occur, licensing associated with such activities will appropriately address any potential noise implications, having regard to the provision of a solid awning that will act as a barrier for noise emissions for the residents in the tower above.</p> <p><b>Not applicable.</b></p>
<p><b>O20</b> For development in Land Use Areas 2, 3, 4 &amp; 5 which includes:</p> <ul style="list-style-type: none"> <li>(a) industrial plant – fixed or mobile;</li> <li>(b) commercial plant – air-conditioning, refrigeration, deliveries, waste storage and collection; or</li> <li>(c) residential air conditioning;</li> </ul> <p>and where there is a potential for:</p> <ul style="list-style-type: none"> <li>(a) noise emissions to affect existing (or proposed) potentially noise sensitive development; or</li> <li>(b) noise emissions from existing development to adversely affect a proposed potentially noise sensitive development;</li> </ul> <p>a satisfactory level of amenity is achieved.</p>	<p><b>S20.1</b> Development complies with the Noise Impact Assessment Criteria provided in Table 6 below at all nearby and adjacent noise sensitive places.</p> <p><b>OR</b></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> <ul style="list-style-type: none"> <li>(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);</li> <li>(b) redesign of building layouts and orientation to maximise buffer distances and noise shielding;</li> </ul>	<p><b>Will comply.</b></p> <p>The proposed air conditioning units will comply with the Noise Impact Assessment Criteria provided in Table 6.</p>



Specific Outcome		Probable Solution	Site Development Plan Compliance
		(c) provision of noise barriers to provide noise reductions to external and internal spaces; and  (d) 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>	
<b>Table 6 - Noise Impact Assessment Criteria</b>			
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	
<b>Notes</b> (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 <i>Noise Measurement Manual (Environmental Protection Agency 2000)</i> for further details.			

Specific Outcome	Probable Solution	Site Development Plan Compliance
<b>Air Quality</b>		
<p><b>O21</b> Development in Land Use Areas 2, 3, 4 &amp; 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><b>S21.1</b> The <i>Air Quality Objectives</i> specified in Schedule 1 of the <i>Environmental Protection (Air) Policy 2008</i> are achieved.</p>	<p><b>Will comply.</b>                      The <i>Air Quality Objectives</i> specified in Schedule 1 of the <i>Environmental Protection (Air) Policy 2008</i> will be achieved.</p>
<b>Lighting</b>		
<p><b>O22</b> Where development in Land Use Areas 2, 3, 4 &amp; 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><b>S22.1</b> Compliance with <i>AS4282-1997: Control of the Obtrusive Effects of Outdoor Lighting</i> is achieved.</p>	<p><b>Will comply.</b>                      Compliance with <i>AS4282-1997: Control of the Obtrusive Effects of Outdoor Lighting</i> will be achieved.</p>
<p><b>O23</b> Car Park lighting and pedestrian walkway lighting is located, designed</p>	<p><b>S23.1</b> Lighting levels are in accordance with <i>AS1158.3.1:1999: Road Lighting – Pedestrian Area (Category P) Lighting</i></p>	<p><b>Will comply.</b></p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
<p>and constructed to mitigate adverse amenity impacts.</p>	<p>– <i>Performance and Installation Design Requirements.</i></p> <p><b>S23.2</b> In achieving the above, <i>AS4282 – 1997: Control of the Obtrusive Effects of Outdoor Lighting</i> is also met.</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>
<b>Refuse Management</b>		
<p><b>O24</b> Development is located, designed, constructed and operated with appropriate waste management facilities which achieves the following:</p> <ul style="list-style-type: none"> <li>(a) development provides opportunities to minimise waste generation and increase re-use and recycling;</li> <li>(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;</li> <li>(c) waste storage facilities are functionally appropriate for users of the facilities; and</li> <li>(d) waste collection services are undertaken in a safe, efficient and unobstructed manner.</li> </ul>	<p><b>S24.1</b> No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>Separate bin stores are provided at ground level to allow for the separate collection and containment of refuse generated by the residential and retail components of the development, including separation of recycle materials.</p> <p>The bin store areas have been located to allow for on-site collection by Council's refuse contractor.</p>
<p><b>O25</b> Adequate provision is made for refuse collection for all lots.</p>	<p><b>S25.1</b> 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</p>	<p><b>Complies.</b></p> <p>The proposed development allows for on-site refuse collection, as demonstrated by the</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
	enable ease of access by refuse collection vehicles	swept path analysis undertaken by TTM provided as Supporting Information to this SDP.

**7.2 Urban Design Performance Criteria specific to Land Use Area 2 – Mixed Use and Tourism**

Specific Outcome	Probable Solution	Site Development Plan Compliance
<b>Built Form</b>		
<p><b>O1</b> Development ensures the delivery of built form that:</p> <ul style="list-style-type: none"> <li>(a) incorporates differential vertical and horizontal architectural treatments into the building façade to avoid the presentation of extensive blank walls; and</li> <li>(b) is adequately articulated vertically and horizontally to break up building bulk and mass.</li> </ul>	<p><b>S1.1</b> Built form incorporates vertical and horizontal articulation to ensure that no unbroken elevation is greater in length than 15 metres. Such articulation should incorporate structures and façade projections that may have a practical as well as aesthetic function, including but not limited to the use of the following design elements:</p> <ul style="list-style-type: none"> <li>(a) sun protection devices;</li> <li>(b) recessing of windows behind the penetrated planes of the building façade;</li> <li>(c) balconies;</li> <li>(d) artwork;</li> <li>(e) structural framing;</li> <li>(f) balustrades.</li> </ul>	<p><b>Complies.</b></p> <p>With reference to the Architectural Plans prepared by Rothelowman Architects, the built form incorporates extensive vertical and horizontal articulation, emphasised by the delineation of clear and independent vertical tower elements above the podium that offer horizontal articulation through the distinctive balcony configurations.</p> <p>Signature screening devices have been incorporated into the balcony design to offer visual interest to the built form as well as offering sun protection to the bedrooms.</p> <p>Clear balustrades have been used to contribute to the clean lines of the built form, allowing for the changes in depth to be visible from the public realm.</p> <p>The awning structure is a key design outcome that serves to create distinction between the ground plane and the upper tower elements. The bespoke design of the awning will add visual interest and</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
		excitement at a pedestrian scale, intertwined with a complimentary landscape strategy.
<p><b>O2</b> Podium and tower elements located over Precincts 5 – 8 are to deliver built form projecting toward their respective Primary, Pedestrian Laneway and Secondary Active Frontages nominated on Map 11 (Active Frontages) of this document, in accordance with the controls identified on Map 13A (Precincts 5-8 – Frontage Controls) and Map 13B (Precinct 8-10 – Frontage Controls) of this document.</p>	<p><b>S2.1</b> No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>The podium and tower element projects toward the Bokarina Boulevard frontage of the site, as required by Maps 13A &amp; 13B of the DPAP.</p>
<p><b>O3</b> Where adjacent to land within Land Use Area 1 (Residential A), Precincts 5 – 7 are to provide a distinct and recognisable transition down to 3 storeys of residential development along that non-principal (southern) frontage in accordance with Map 13C (Precincts 5-10 – Height Controls) and Map 13D (Precincts 5-10 – Setback Controls) of this document.</p>	<p><b>S3.1</b> No Probable Solution prescribed.</p>	<p><b>Not applicable.</b></p>
<p><b>Building Setbacks</b></p>		
<p><b>O4</b> Buildings setbacks are to be in accordance with Map 13D (Precincts 5-10 – Setback Controls) of this document, to ensure adequate separation between buildings, with particular regards to maximising residential amenity and preservation of key view lines.</p>	<p><b>S4.1</b> No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>The proposed building setbacks comply with the dimensions nominated on Map 13D of the DPAP. For the tower element, a 9m setback is achieved to the western façade, a 4.6m setback to the northern and 3.76m to the eastern façade.</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
		<p>At the ground plane, the retail tenancies and lobby areas vary in their setback to allow for a direct interface with the northern and eastern footpaths in sections, whilst allowing for the creation of a plaza at the prominent north-eastern corner of the site by having an increased building setback.</p> <p>A varying setback between 1.95m and 2.9m has been provided to the south-eastern corner of the site to allow for deep planting opportunities along the non-active sections of the Longboard Parade frontage, whilst allowing for a continuation of the curved façade treatment that characterises the balance of the northern and eastern frontages (internal to the awning).</p>
<p><b>O5</b> Tower elements located over Precincts 5 – 8 are to be setback from their southern property alignment in accordance with Map 13D (Precincts 5-10 – Setback Controls) such that overshadowing of the adjacent Land Use Area 1 is eliminated between 9am and 3pm.</p>	<p><b>S5.1</b> No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>A significant setback is provided to the southern boundary of Precinct 8, well in excess of that nominated on Map 13D of the DPAP.</p>
<p><b>O6</b> In the event Precincts 5 – 10 (or part thereof) are amalgamated, the boundary setbacks nominated for podium and tower elements on Map 13D (Precincts 5-10 – Setback Controls) of this document are to be maintained.</p>	<p><b>S6.1</b> No Probable Solution prescribed.</p>	<p><b>Not applicable.</b></p>
<p><b>O7</b> Development encourages overlooking and passive engagement between</p>	<p><b>S7.1</b> Balconies orientated to a Primary Active Frontage, as notated on Map 11 (Active</p>	<p><b>Complies.</b></p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
residential dwelling units and the principal site frontage to streets, public spaces, the beach and Village Park.	Frontages) of this document, may extend beyond the minimum setback dimension nominated on Map 13D (Precincts 5-10 – Setback Controls) (i.e. beyond 3 metres and up to the front property alignment).	The balconies presenting toward Bokarina Boulevard are setback approximately 2.76m from the northern boundary (OMP), while the balconies presenting toward Longboard Parade are setback approx. 2.5m from the eastern frontage.
<b>O8</b> Adequate separation is maintained between tower balconies, to ensure appropriate levels of privacy and amenity for visitors and residents.	<b>S8.1</b> Balconies to adjacent towers are not to be located closer than 15 metres.	<b>Complies.</b> The westernmost balconies achieve a minimum setback of 9m, thereby ensuring a comparable setback to the balconies on Precinct 7 will achieve a combined separation in excess of 15m.
<b>Building Height, Siting and Design</b>		
<b>O9</b> Building heights within Land Use Area 2 do not to exceed those nominated on Map 12 (Building Heights Plan) and Map 13C (Precincts 5-10 – Height Controls) of this document, in accordance with Local Planning Policy – Building Height PDLPP 3.7/01.	<b>S9.1</b> No Probable Solution prescribed.	<b>Complies.</b> The proposed development comprises an eight (8) storey building measuring a maximum of 28m in height, with 25m from ground level to the ceiling of the 8 <sup>th</sup> storey in accordance with Local Planning Policy – Building Height PDLPP 3.7/01.
<b>O10</b> Site coverage for tower elements over Precinct 5 – 8 is to be in accordance with Map 13A (Precincts 5-8 – Frontage Controls) of this document to ensure appropriate building massing and retention of key view lines above podium.	<b>S10.1</b> No Probable Solution prescribed.	<b>Complies.</b> The proposed site coverage of the tower element is significantly less than that permitted by Map 13A of the DPAP, given the proposal to deliver a building on an east-west axis.
<b>O11</b> All buildings over Precincts 5 – 8 are to be constructed such as to be capable of maintaining operational facilities which	<b>S11.1</b> No Probable Solution prescribed.	<b>Complies.</b> The proposed multiple dwelling comprises the following elements which facilitate the

Specific Outcome	Probable Solution	Site Development Plan Compliance
<p>enable and encourage the use of the building for the purpose of short-term accommodation, by incorporating within the development:</p> <ul style="list-style-type: none"> <li>(a) foyers at ground level that are capable of functioning as Motel reception areas, concierge desks and restaurant facilities;</li> <li>(b) defined vehicle access and short-term set down areas located adjacent to foyers/reception areas (e.g. porte-cochere);</li> <li>(c) sufficient utility rooms/areas located in building basement or elsewhere within the building that enable self-contained Motel (short-term / holiday accommodation) operations such as room servicing (housekeeping etc.).</li> </ul>		<p>use of the building for short-term accommodation purposes:</p> <ul style="list-style-type: none"> <li>• a ground floor lobby and associated manager's office;</li> <li>• car parking adjacent to the lobby that is suitable for short-term drop offs;</li> <li>• resident stores / utility rooms for housekeeping purposes, and the like.</li> </ul>
<p><b>O12</b> Design and layout provides:</p> <ul style="list-style-type: none"> <li>(a) a visible clear pedestrian entrance to and from the building;</li> <li>(b) minimal potential for pedestrian and vehicular conflict;</li> <li>(c) opportunities to promote casual surveillance of public spaces.</li> </ul>	<p><b>S12.1</b> The building is sited and designed such that:-</p> <ul style="list-style-type: none"> <li>(a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage;</li> <li>(b) access from the street to the entrance of the building(s) or individual dwellings is easily discerned;</li> </ul>	<p><b>Complies.</b></p> <p>The main entrance to the residential component of the building is defined by a generous entry plaza that is accessed from the active frontage section of Longboard Parade. Separate entries to the retail tenancies are available from the Bokarina Blvd frontage and the western laneway frontage.</p> <p>Separate vehicular access is provided to the site from Kombi Street.</p> <p>The street frontages will be afforded casual surveillance at the ground plane from the</p>



Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>(c) vehicular access to the site is separate from the pedestrian access; and</p> <p>(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 and promote casual surveillance.</p>	<p>retail tenancies, the lobby and the resident board store / shower area.</p>
<p><b>O13</b> Development addresses the public realm, contributes to a residential character and achieves a high level of amenity for dwellings within the site.</p>	<p><b>S13.1</b> The number of dwelling units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open space is optimised.</p>	<p><b>Complies.</b></p> <p>The upper floor tower configuration maximises the provision of balconies and glazing toward the street frontages and on-site communal open space areas to ensure a strong relationship is established with the public realm.</p>
<p><b>O14</b> The total number of dual key units in a precinct is not to exceed 20% of the total allocated dwelling yield for that precinct.</p>	<p><b>S14.1</b> No Probable Solution prescribed.</p>	<p><b>Not applicable.</b></p> <p>No dual key units are proposed as part of this development.</p>
<p><b>O15</b> 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.</p>	<p><b>S15.1</b> 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 public view.</p>	<p><b>Complies.</b></p> <p>The services plant is proposed to be contained within a centrally located screened enclosure on the rooftop.</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
<b>Mixed Use Development</b>		
<p><b>O16</b> Mixed use developments comprising both a residential and commercial component provide reasonable standards of amenity, privacy and security for residents and visitors.</p>	<p><b>S16.1</b> Entries are clearly defined, signposted and well lit for safety.</p> <p><b>S16.2</b> Safe and secure parking areas are provided for residential uses that are clearly marked, easily accessible and distinguishable from non-residential building users.</p> <p><b>S16.3</b> Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by:</p> <ul style="list-style-type: none"> <li>(a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards;</li> <li>(b) locating site service facilities and refuse storage/collection areas away from residential dwelling units;</li> <li>(c) designing and locating ventilation and mechanical plants so that prevailing breezes do not direct undesirable noise and odours toward nearby dwelling units.</li> </ul>	<p><b>Complies.</b></p> <p>Separate and clearly defined entries are provided to the respective retail and residential components of the building, as shown on the Ground Floor Plan.</p> <p>Separate secure car parking is provided to residents of the building (ground and basement levels) as distinct to the retail and visitor car parks that are provided at ground level (accessible at all times).</p> <p>Secure and screened refuse storage areas have been provided at ground level to allow for ease of access by Council's refuse contractor, while ensuring they are not visually prominent from the pedestrian laneway.</p>
<p><b>O17</b> Ground floor development over Precincts 5, 6, 7 and 8 is to provide through-site pedestrian links, generally as shown on Map 5 (Pedestrian &amp; Cycle Movement Plan) and Map 13D (Precincts 5-10 – Setbacks Controls) of this document.</p>	<p><b>S17.1</b> No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>A through-site pedestrian link measuring 4.5m wide is provided along the western side of the development in accordance with Maps 5 and 13D of the DPAP. Bollards are provided at an appropriate location to</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
<p><b>O18</b> The through-site pedestrian links are to be provided at-grade to enable all-hours access and are to be a minimum 9.0m wide (combined) in accordance with Map 13D (Precincts 5-10 – Setbacks Controls) of this document.</p>	<p><b>S18.1</b> No Probable Solution prescribed.</p>	<p>restrict vehicle movements proximal to the active frontage areas of the laneway.</p> <p><b>Complies.</b></p> <p>As above, the 4.5m wide through-site pedestrian link will afford all-hours access for pedestrians travelling between Kombi Street and Bokarina Blvd.</p>
<p><b>O19</b> Development over Precinct 5 – 8 is to contain active ground floor uses with a frontage to the through-site pedestrian link (Pedestrian Laneway) for a minimum length of 30m for Precincts 5 – 7 and 15m for Precinct 8 in accordance with Map 11 (Active Frontages) and Map 13A (Precincts 5-8 – Frontage Controls) of this document.</p>	<p><b>S19.1</b> No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>The ground floor plans nominate the provision of a retail tenancy / tenancies that extend 15m along the through-site pedestrian link in accordance with Maps 11 &amp; 13A of the DPAP.</p>
<p><b>O20</b> Car parking and servicing areas which are incorporated into development as partial /semi-basement or at-grade, are to be contained within the building and appropriately screened from public view.</p>	<p><b>S20.1</b> Car parking structures and servicing areas constructed as partial basement or at ground level are sleeved by appropriate commercial and retail uses such that they are effectively concealed from the active frontages nominated on Map 11 (Active Frontages) of this document and the Primary, Pedestrian Laneway or Secondary active frontages identified on Map 13A (Precinct 5-8 – Frontage Controls).</p> <p><b>S20.2</b> All other car parking is effectively screened from public view by the use of appropriate building materials which have a low degree of visual permeability and high aesthetic quality.</p>	<p><b>Complies.</b></p> <p>The ground level car parking area / servicing area is sleeved by retail tenancies along the Bokarina Blvd frontage and the residential lobby and resident board store / shower area along the Longboard Pde frontage, thereby ensuring it will not be visible from the nominated active frontages.</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p><b>S20.3</b> Partial /semi-basement car parking does not protrude more than 1m above finished ground level, when measured to underside of the slab which constitutes the roof of the car park structure.</p>	
<p><b>O21</b> <u>Where addressing a Primary Active Frontage:</u></p> <p>At ground level, buildings with frontages identified on Map 11 (Active Frontages) of this document:</p> <ul style="list-style-type: none"> <li>(a) comprise activities that are likely to foster casual, social and business interaction for extended periods (such as shop fronts, indoor/outdoor cafes and restaurants) to the full length of the identified frontages;</li> <li>(b) present a minimum of 80% of building frontage as openings and windows;</li> <li>(c) present clear or relatively clear windows to the street frontage;</li> <li>(d) where required for security purposes, provide grills or translucent security screens rather than solid shutters, screens or roller-doors;</li> <li>(e) provide the primary pedestrian entry to the building from the identified frontage.</li> </ul>	<p><b>S21.1</b> No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>The primary active frontage areas along Bokarina Blvd and Longboard Pde comprise activities that will foster casual, social and business interaction for extended periods by way of the northern retail tenancies and the generous residential lobby along the eastern frontage.</p> <p>As shown on the elevational drawings, built form at the ground plane along these frontages will be characterised by extensive glazing and openings (e.g. operable bi-fold doors).</p> <p>As above the primary pedestrian entry to the residential component is provided from the Longboard Pde frontage adjacent to the beach entry.</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
<p><b>O22</b>     <u>Where addressing a Primary Active Frontage:</u></p> <p>Development above the ground storey facilitates casual surveillance of adjoining streets and public spaces from buildings through the provision of verandahs, balconies, windows and other openings orientated to the identified frontage(s).</p>	<p><b>S22.1</b>   No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>The residential units provided above the ground storey facilitate casual surveillance of the adjoining streets and adjacent community facilities and parkland through the provision of generous balconies and extensive glazing to the north, eastern and southern facades.</p>
<p><b>O23</b>     <u>Where addressing a Secondary Active Frontage or Pedestrian Laneway Active Frontage:</u></p> <p>At ground level, buildings with frontages identified on Map 11 (Active Frontages) of this document:</p> <ul style="list-style-type: none"> <li>(a) incorporate foyers that interface with the public domain / footpath and contain activities and spaces that attract activity (such as reception desks, foyers/seating areas, cafes, shop front galleries and display spaces).</li> <li>(b) where required for security purposes, provide grills or translucent security screens rather than solid shutters, screens or roller-doors;</li> <li>(c) provide the primary pedestrian entry to the building from the identified frontage.</li> </ul>	<p><b>S23.1</b>   No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>As above, the ground floor plans nominate the provision of a retail tenancy / tenancies that extend 15m along the Pedestrian Laneway frontage in accordance with Maps 11 &amp; 13A of the DPAP.</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
<p><b>O24</b> <u>Where addressing a Secondary Active Frontage or Pedestrian Laneway Active Frontage:</u></p> <p>Development above the ground storey where not accommodating car parking facilitates casual surveillance of adjoining streets and public spaces from buildings, through the provision of verandahs, balconies, windows and other openings orientated to the identified frontage(s).</p>	<p><b>S24.1</b> No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>The westernmost unit provided at each level of the residential tower comprises two separate balconies that will allow for casual surveillance of the pedestrian laneway, while also offering views toward the key beach and parkland vistas.</p>
<p><b>O25</b> Dining opportunities provided to ground floor uses are located in the following areas, generally as depicted on Maps 16 - 18 of this document:</p> <p>(a) where not situated internally within a ground floor tenancy, within the 0.0m – 5.0m variable ground floor building setback; and</p> <p>(b) beyond the 5.0 metre wide pedestrian zone.</p>	<p><b>S25.1</b> No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>Dining opportunities are available internally within the ground floor tenancies, within the 0.0m – 5.0m variable ground floor building setback as well as some locations beyond the 5.0 metre wide pedestrian zone provided along Bokarina Boulevard.</p>
<p><b>O26</b> Ground floor tenancies are to have the same floor level as the adjoining pedestrian thoroughfares, to present consistency in streetscape, and reduce the incidence of trip hazards for patrons and pedestrians.</p>	<p><b>S26.1</b> No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>As notated on the ground floor plans, the retail tenancies will have the same floor levels as the adjoining pedestrian thoroughfares.</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
<b>Building Design (Sub-Tropical Elements)</b>		
<p><b>O27</b> Elements of sub-tropical design are integrated into the design of dwellings and structures.</p>	<p><b>S27.1</b> Sub-tropical design elements are incorporated within residential design, including but not limited to:</p> <ul style="list-style-type: none"> <li>(a) The maximising of natural light and cross-ventilation;</li> <li>(b) The provision of fixed and adjustable sun shading devices to control direct solar access;</li> <li>(c) The provision of roof eave overhangs to walls, wall openings and balconies.</li> </ul>	<p><b>Complies.</b></p> <p>Sub-tropical design elements are incorporated within the residential design by way of:</p> <ul style="list-style-type: none"> <li>• Extensive glazing to maximise access to natural light;</li> <li>• Provision of sun screening devices to offer sun protection; and</li> <li>• Provision of external balconies to virtually the full periphery of the building to offer shading to the internal floor plan.</li> </ul>
<b>Awnings</b>		
<p><b>O28</b> Continuous cantilevered awnings are provided for the entire length of the Primary and Secondary Active Frontages identified for Precincts 5 – 8 and defined on Map 11 (Active Frontages) and represented on Map 13A (Precincts 5-8 – Frontage Controls) and Map 13B (Precincts 8-10 – Frontage Controls) of this document being:</p> <ul style="list-style-type: none"> <li>(a) A 4.0m awning width extending from the building podium where fronting the Primary Active Frontage along Bokarina Boulevard and 3.0m awning width where fronting Longboard Parade; and</li> </ul>	<p><b>S28.1</b> No probable solution prescribed</p>	<p><b>Complies.</b></p> <p>A continuous cantilevered awning is provided to the northern and eastern active frontages, measuring 4m in width along Bokarina Blvd and 3m in width along Longboard Parade, in accordance with Maps 13A &amp; 13B of the DPAP. The awning will have a minimum height of 3.4m to align with the ceiling height of the ground floor.</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
(b) A minimum awning height of 3.4m to a maximum height of 4.5m, when measure from the finished footpath level to the outer edge of the awning.		
<b>Ground Storey Height</b>		
<b>O29</b> Development over Precincts 5 – 8 is to provide a minimum ground storey height of 3.4m between floor level and underside of the floor above for the entire length of the Primary and Secondary Active Frontages as shown on Map 11 (Active Frontages) of this document, for the purpose of facilitating the adaptability of the use of the ground floor tenancies and a consistent built form for the entire length of these relevant street frontages.	<b>S29.1</b> No probable solution prescribed	<b>Complies.</b> The ground floor tenancies have a height of 3.4m in accordance with this Specific Outcome.
<b>Podium Elements</b>		
<b>O30</b> The maximum podium level height (i.e. when measured to the top of parapet or balustrade rail, etc.) provided to Precincts 5 – 8 is not to exceed 6.0m from footpath level, in accordance with Map 13C (Precincts 5-10 – Height Controls) of this document.	<b>S30.1</b> No probable solution prescribed	<b>Complies.</b> As shown on the elevations and sections, the podium level height (when measured to the top of the balustrade) is well below 6m in height when measured from the footpath.
<b>O31</b> Car parking and servicing areas which are provided within podium levels constructed above ground are to be contained within the building and	<b>S31.1</b> Car parking and servicing areas incorporated into a podium level presenting to a Primary, Pedestrian Laneway or Secondary Active Frontage are to be sleeved by appropriate commercial and retail uses, resulting in the	<b>Not applicable.</b> All car parking is provided at the ground and basement levels.



Specific Outcome	Probable Solution	Site Development Plan Compliance
appropriately screened from public view.	effective concealment of the car park structure and servicing area from the frontages identified by Map 11 (Active Frontages).	
<b>Parking and Access</b>		
<b>O32</b> Vehicle access points are to be located in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.	<b>S32.1</b> No probable solution prescribed	<b>Complies.</b> Vehicle access is provided from Kombi Street in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of the DPAP.
<b>O33</b> Adequate on-site car parking is provided to cater to the demands generated by the residential and commercial uses, as applicable.	<b>S33.1</b> Car parking for residential and commercial uses is provided on-site in accordance with the rates nominated in Section 5.1 of this Master Plan.	<b>Complies.</b> As nominated on the Architectural Plans forming part of this Site Development Plan, a minimum of sixty-seven (67) resident spaces and sixteen (15) visitors spaces are to be provided on-site, generally in accordance with the rates prescribed by Table 3 (relaxation for one (1) resident visitor space). As notated on the Basement Floor Plan, the design allows for up to an additional twenty-two (22) spaces to be provided in the basement in the event there is purchaser demand for more than the minimum prescribed number. A total of twenty-five (25) car parking spaces are provided at ground level to cater to the demands generated by the retail tenancies, achieving an average rate of 1 space per 20m <sup>2</sup> .

Specific Outcome	Probable Solution	Site Development Plan Compliance
<p><b>O34</b> Development is designed to ensure car parking and servicing areas do not detrimentally impact on the amenity of the streetscape, adjacent parkland or proximal dwelling units.</p>	<p><b>S34.1</b> Car parking areas and other associated car parking structures are integrated into the design of the development such that:-</p> <ul style="list-style-type: none"> <li>(a) they are screened from view from frontages to streets, parks, pathways and adjoining land;</li> <li>(b) they are not located between the building and the street address; and</li> <li>(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.</li> </ul>	<p><b>Complies.</b></p> <p>As above, the ground level car parking area / servicing area is sleeved by retail tenancies along the Bokarina Blvd frontage and the residential lobby and resident board store / shower area along the Longboard Pde frontage, thereby ensuring it will not be visible from the nominated active frontages.</p>
<p><b>O35</b> Uncovered 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>	<p><b>S35.1</b> Large canopy shade trees are provided at regular intervals throughout uncovered surface car parking areas and along exposed internal roadways. Trees are provided within a minimum planting area of 1.2m<sup>2</sup> and at a minimum interval of one tree per 6 car parking bays, where appropriate.</p> <p><b>S35.2</b> Trees and planting areas provided within uncovered 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><b>Not applicable.</b></p> <p>No uncovered at-grade car parking is proposed.</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
<b>Feature Lighting</b>		
<p><b>O36</b> Feature lighting that supports and enhances the functionality of the public realm and creates visual interest is encouraged for developments within Land Use Area 2, where fronting the 'Boulevard Street' identified on Map 7 (Vehicle Movement Network &amp; Driveway Location Plan) of this document.</p>	<p><b>S36.1</b> No probable solution prescribed</p>	<p><b>Complies.</b></p> <p>As indicatively notated on the northern and eastern elevations, feature lighting options are being reviewed for incorporation within the awning design, bearing in mind the sensitivities associated with lighting adjacent to the identified turtle breeding grounds.</p>
<p><b>O37</b> Lighting and signage adjacent to the dune area is designed to minimise disruption to adjacent turtle breeding grounds as follows:</p> <ul style="list-style-type: none"> <li>(a) External feature lighting is positioned below 10 metres in height;</li> <li>(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;</li> <li>(c) The use of illuminated external signage on the eastern (seaward) sides of the buildings is restricted;</li> <li>(d) Be accompanied by a substantial vertical shielding to reduce sky glow;</li> <li>(e) Avoid the use of halogen, metal halide, or fluorescent lights, and use only white lights contained</li> </ul>	<p><b>S37.1</b> No Probable Solution prescribed.</p>	<p><b>Will comply.</b></p> <p>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 future detailed design exercise, it is expected that Council will apply conditions of approval to ensure compliance is achieved.</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
<p>areas where colour rendition is required;</p> <p>(f) The number and wattage of lights is minimised, and lights are recessed into structures wherever possible;</p> <p>(g) The use of timers or motion activated light sensors is maximised;</p> <p>(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</p> <p>(i) Reflective materials are used to delineate pathways, and embedded lighting is used wherever possible.</p>		
<b>Open Space/Landscaping and Fencing</b>		
<p><b>O38</b> 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.</p>	<p><b>S38.1</b> Open space areas are incorporated into development as follows:</p> <p>(a) A minimum of 25% of the site area is provided as communal open space with each space having a minimum dimension of 4 metres;</p> <p>(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 16m<sup>2</sup> and a minimum dimension of 3 metres;</p>	<p><b>Complies.</b></p> <p>Approximately 33% of the site area is provided as communal open space comprising a pool and associated deck area, a barbeque area and an open lawn area.</p> <p>The development does not comprise any ground floor units.</p> <p>Each of the first level units are offered generous terrace areas that are directly accessible from the living areas and are well in excess of the minimum area requirement. Similarly, the upper floor units each enjoy balconies that are in excess of 16m<sup>2</sup> with a</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>(c) Each dwelling unit above ground storey is provided with a balcony as follows:-</p> <ul style="list-style-type: none"> <li>(i) 1 bedroom unit – minimum 9m<sup>2</sup> (minimum dimension 3m);</li> <li>(ii) 2 bedrooms and greater – minimum 16m<sup>2</sup> (minimum dimension 3m).</li> </ul> <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>	<p>minimum dimension of 3 metres, irrespective of their bedroom composition.</p>
<p><b>O39</b> Landscaping is to enhance the quality of streetscapes and adjoining development without unduly restricting opportunities for casual surveillance of public and communal areas and facilities.</p>	<p><b>S39.1</b> No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>Landscaping is provided to the south-eastern corner of the site, beyond the extent of the active frontage section of Longboard Pde.</p>
<p><b>O40</b> 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.</p>	<p><b>S40.1</b> No Probable Solution prescribed.</p>	<p><b>Complies.</b></p> <p>As shown on the submitted landscape concept plans, landscaping is proposed to integrate with the built form at street level to assist with tying the built form to the public realm, including the pedestrian laneway.</p> <p>Additional efforts have been made to maximise the landscaping opportunities available within the first level communal open space area.</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
<p><b>O41</b> Plant selections for Landscape areas must address functional issues of the development, its character and privacy needs by considering:</p> <ul style="list-style-type: none"> <li>(a) watering requirements;</li> <li>(b) screening and buffering needs;</li> <li>(c) street frontage and kerb appeal;</li> <li>(d) shading and potential overshadowing;</li> <li>(e) limb, foliage or seed drop issues.</li> </ul>	<p><b>S41.1</b> No probable solution prescribed.</p>	<p><b>Complies.</b></p> <p>A range of proposed plant species are nominated in the Landscape Concept Package prepared by Urbis, submitted as Supporting Information to this Site Development Plan.</p>
<p><b>O42</b> Fences and walls in landscaping are to:</p> <ul style="list-style-type: none"> <li>(a) assist the development to address the street and/or walkable waterfront;</li> <li>(b) assist safety and surveillance;</li> <li>(c) enable the use of private open space abutting the street;</li> <li>(d) provide an acoustic barrier for traffic noise;</li> <li>(e) assist in highlighting entrances;</li> <li>(f) maintain important views from the street;</li> <li>(g) assist in allowing access for cooling breezes; and</li> <li>(h) do not unduly impact upon the amenity of the site and surrounding area.</li> </ul>	<p><b>S42.1</b> High solid fences or walls are avoided along street frontages.</p> <p><b>S42.2</b> Front fences and walls have a maximum height of:</p> <ul style="list-style-type: none"> <li>(a) 1.8 metres if 50% transparent; or</li> <li>(b) 1.2 metres if solid.</li> </ul>	<p><b>Complies.</b></p> <p>No fences or walls are proposed along the street frontages.</p>
<p><b>O43</b> The location, height, extent and materials of retaining walls must be designed to minimise visual impact.</p>	<p><b>S43.1</b> Combined height of retaining wall and fence does not exceed 2.0 metres, except where balustrading is required to</p>	<p><b>Not applicable.</b></p>

Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>prevent falls from a drop greater than 1.0 metres.</p> <p><b>S43.2</b> Retaining walls, including those situated adjacent to a trunk collector street, do not exceed 1m in height unless stepped or terraced so that landscaping can soften visual impact.</p>	
<b>Privacy and Amenity</b>		
<p><b>O44</b> Dwelling units and associated private open spaces are provided with a reasonable level of privacy.</p>	<p><b>S44.1</b> 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><b>S44.2</b> Where habitable room windows look directly at habitable room windows in an adjacent dwelling unit, privacy is protected by:</p> <ul style="list-style-type: none"> <li>(a) window sill heights being a minimum of 1.5 metres above floor level; or</li> <li>(b) fixed opaque glazing being applied to any part of a window below 1.5 metres above floor level; or</li> <li>(c) fixed external screens.</li> </ul> <p><b>S44.3</b> 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</p>	<p><b>Complies.</b></p> <p>As this is the first development site in Land Use Area 2 there are no opposing dwelling units. That being said, the siting of the tower ensures that there will be a considerable setback to all future development to the south, and the setback to the western boundary complies with the cumulative 15m balcony setback requirement.</p>

Specific Outcome	Probable Solution	Site Development Plan Compliance							
	available into private open space of an adjacent, existing dwelling.								
<b>End of Trip Facilities</b>									
<p><b>O45</b> Provision is made for secure and convenient bicycle parking or storage, that:</p> <ul style="list-style-type: none"> <li>(a) is located close to each building's pedestrian entrance;</li> <li>(b) is obvious, easily and safely accessible;</li> <li>(c) is secure;</li> <li>(d) is dispersed on large sites for easy access to destination;</li> <li>(e) does not impact adversely on visual amenity; and</li> <li>(f) does not impede the movement of pedestrians or other vehicles.</li> </ul>	<p><b>S45.1</b> All development is to provide bicycle parking at the following rates:</p> <table border="1" data-bbox="715 383 1268 621"> <thead> <tr> <th data-bbox="715 383 1001 442" rowspan="2">Land Use</th> <th data-bbox="1001 383 1268 442">Rate</th> </tr> <tr> <th data-bbox="1001 442 1268 487">Minimum</th> </tr> </thead> <tbody> <tr> <td data-bbox="715 487 1001 554"><b>Commercial &amp; Mixed Use</b></td> <td data-bbox="1001 487 1268 554">1 per 200m<sup>2</sup> of GFA</td> </tr> <tr> <td data-bbox="715 554 1001 621"><b>Other Uses</b></td> <td data-bbox="1001 554 1268 621">No Probable Solution prescribed</td> </tr> </tbody> </table>	Land Use	Rate	Minimum	<b>Commercial &amp; Mixed Use</b>	1 per 200m <sup>2</sup> of GFA	<b>Other Uses</b>	No Probable Solution prescribed	<p><b>Complies.</b></p> <p>Three (3) visitor bicycle spaces are provided at Ground Level to cater to the retail demands, in addition to the sixteen (16) spaces provided for residential visitors.</p>
Land Use	Rate								
	Minimum								
<b>Commercial &amp; Mixed Use</b>	1 per 200m <sup>2</sup> of GFA								
<b>Other Uses</b>	No Probable Solution prescribed								
<p><b>O46</b> Each Commercial Premises is to provide for end of trip facilities that encourage the end user to utilise alternative transport modes, particularly cycling and walking.</p>	<p><b>S46.1</b> Each Commercial Premises is to provide end of trip facilities (change rooms, toilets and lockers for both males and females) with shower cubicles at the following rates:</p> <table border="1" data-bbox="715 918 1287 1253"> <thead> <tr> <th data-bbox="715 918 891 977" rowspan="2">Land Use</th> <th data-bbox="891 918 1287 977">Rate</th> </tr> <tr> <th data-bbox="891 977 1287 1021">Minimum</th> </tr> </thead> <tbody> <tr> <td data-bbox="715 1021 891 1253"><b>Commercial &amp; Mixed Use</b></td> <td data-bbox="891 1021 1287 1253"> <ul style="list-style-type: none"> <li>• 1 cubicle up to 500m<sup>2</sup> GFA, 1 unisex;</li> <li>• 2 cubicles up to 1,000m<sup>2</sup> GFA, 1 male &amp; 1 female in separate change rooms;</li> <li>• 4 cubicles up to 3, 000m<sup>2</sup> GFA, 2 male and 2 female in separate change rooms;</li> </ul> </td> </tr> </tbody> </table>	Land Use	Rate	Minimum	<b>Commercial &amp; Mixed Use</b>	<ul style="list-style-type: none"> <li>• 1 cubicle up to 500m<sup>2</sup> GFA, 1 unisex;</li> <li>• 2 cubicles up to 1,000m<sup>2</sup> GFA, 1 male &amp; 1 female in separate change rooms;</li> <li>• 4 cubicles up to 3, 000m<sup>2</sup> GFA, 2 male and 2 female in separate change rooms;</li> </ul>	<p><b>Complies.</b></p> <p>End of trip facilities in the form of a shower will be provided within the PWD toilet provided at ground level.</p>		
Land Use	Rate								
	Minimum								
<b>Commercial &amp; Mixed Use</b>	<ul style="list-style-type: none"> <li>• 1 cubicle up to 500m<sup>2</sup> GFA, 1 unisex;</li> <li>• 2 cubicles up to 1,000m<sup>2</sup> GFA, 1 male &amp; 1 female in separate change rooms;</li> <li>• 4 cubicles up to 3, 000m<sup>2</sup> GFA, 2 male and 2 female in separate change rooms;</li> </ul>								



Specific Outcome	Probable Solution	Site Development Plan Compliance
	<ul style="list-style-type: none"> <li>• 6 cubicles up to 6,000m<sup>2</sup> GFA, 3 male and 3 female in separate change rooms</li> <li>• 8 cubicles up to 10,000m<sup>2</sup> GFA, 4 male and 4 female in separate change rooms</li> <li>• Greater than 10,000m<sup>2</sup> GFA, an additional shower facilities will be required at a rate of 1 female and 1 male shower for every 5,000m<sup>2</sup> GFA.</li> </ul> <p><b>AND</b></p> <p>1 employee locker per 2 bicycle parking spaces</p>	
	<p><b>Other Uses -</b> No Probable Solution prescribed</p>	

**Site Facilities**

<p><b>O47</b> Adequate on-site facilities are provided for storage and collection of refuse in a manner which provides reasonable standards of amenity for residents.</p>	<p><b>S47.1</b> 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:</p> <ul style="list-style-type: none"> <li>(a) is provided within an appropriately designed and well-ventilated part of a building situated close to the likely point of collection; or</li> <li>(b) if this is not reasonably practicable and an outdoor area is provided, such an area is:</li> <li>(c) no closer than 3 metres to any frontage and 1.5 metres to any other site boundary;</li> </ul>	<p><b>Complies.</b></p> <p>Separate communal refuse areas are provided for the retail and residential components of the building, as shown on the Ground Floor Plan. A separate temporary bin store area is provided for the resident bins adjacent to the driveway entry to allow for ease of access by Council's refuse contractor upon collection. These storage areas are contained within screened enclosures to ensure they are not visually obtrusive from the pedestrian laneway.</p>
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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>(d) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles;</p> <p>(e) screened by dense planting with or without mounding; and</p> <p>(f) adequately separated from dwellings so as to avoid any undesirable impact of odour or noise from refuse collection services.</p>	
<p><b>O48</b> Communal clothes drying facilities are provided where dwelling units are not provided with individual drying facilities.</p>	<p><b>S48.1</b> One or more outdoor clothes drying areas are provided in an accessible location, calculated at 5m<sup>2</sup> per dwelling unit, with a minimum area of 15m<sup>2</sup> to a maximum area of 60m<sup>2</sup>, and of a minimum dimension of 2 metres, equipped with robust clothes lines.</p>	<p><b>Complies.</b></p> <p>Given the highly visible balconies extend for virtually the full length of the northern, eastern and southern facades of the built form, the provision of individually screened external drying areas is not possible without impeding the important view lines from each unit. As such, each unit will be provided with electric clothes dryers.</p>
<p><b>Requirements for a Caretakers Residence</b></p>		
<p><b>O49</b> Caretakers Residence is only provided where demonstrated to be a legitimate support for other activities on the site.</p>	<p><b>S49.1</b> Site Development Plan is to demonstrate compliance with Local Planning Policy PDLPP 4.3/01 – Caretakers Residence</p>	<p><b>Not applicable.</b></p>

**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**

<b>Drawing Name</b>	<b>Drawing Reference</b>	<b>Prepared by</b>	<b>Date</b>
Existing Site Plan	TP00.01 A	Rothelowman	18.06.2018
Proposed Site Plan	TP00.02 A	Rothelowman	18.06.2018
Basement Floor Plan	TP01.00 A	Rothelowman	18.06.2018
Ground Floor Plan	TP01.01 A	Rothelowman	18.06.2018
Level 1 Floor Plan	TP01.02 A	Rothelowman	18.06.2018
Typical Floor Plan	TP01.04 A	Rothelowman	18.06.2018
Roof Plan	TP01.07 A	Rothelowman	18.06.2018
North Elevation	TP02.01 A	Rothelowman	18.06.2018
East Elevation	TP02.02 A	Rothelowman	18.06.2018
South Elevation	TP02.03 A	Rothelowman	18.06.2018
West Elevation	TP02.04 A	Rothelowman	18.06.2018
Section 1	TP03.01 A	Rothelowman	18.06.2018
Section 2	TP03.02 A	Rothelowman	18.06.2018

## 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.

## 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 Works 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).

## 10.0 SUPPORTING INFORMATION

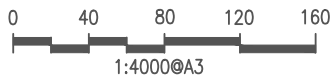
The following supporting information is attached to this Site Development Plan:

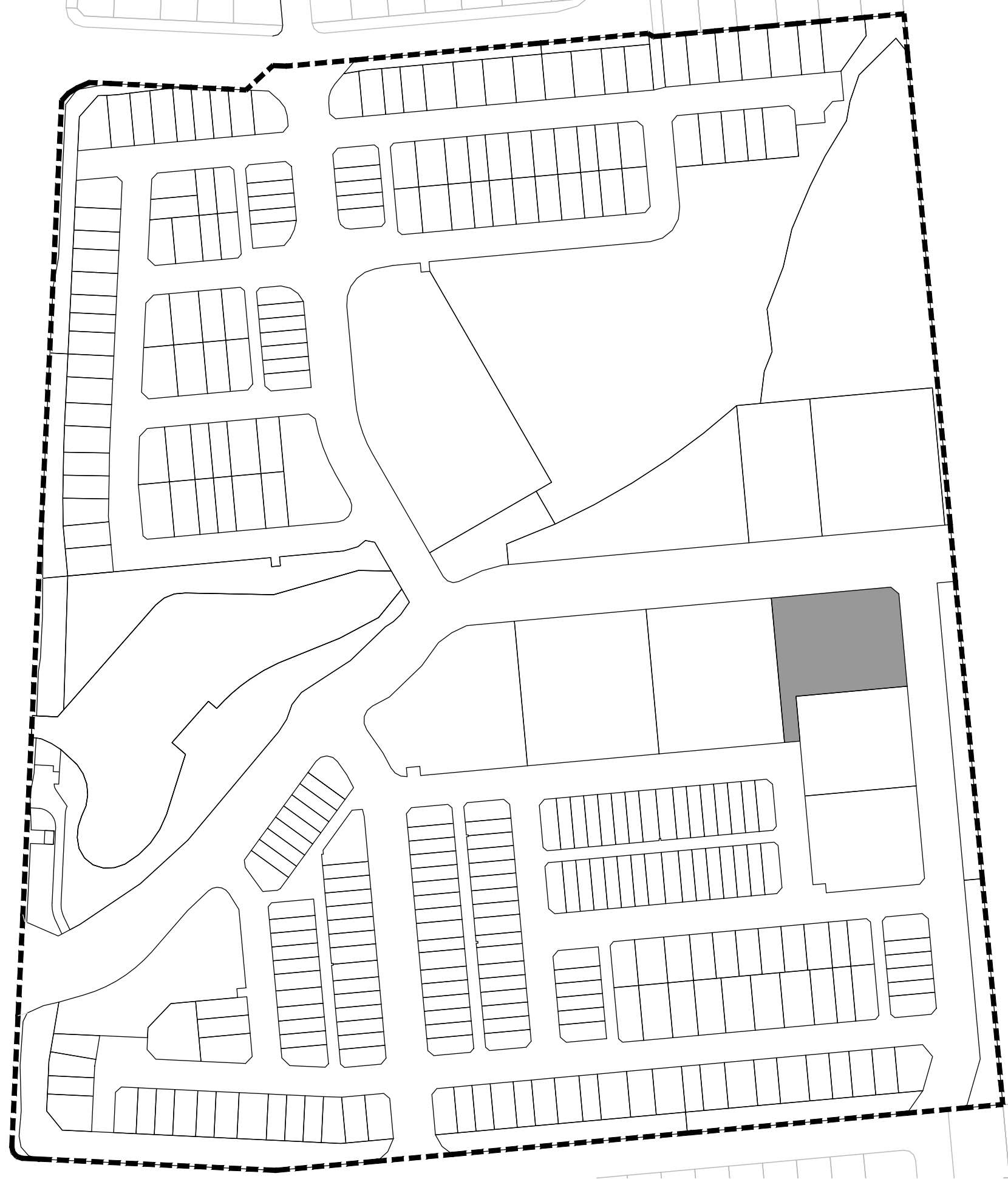
- Acid Sulfate Soils Management Plan
- Stormwater Management Overview Report
- Landscape Concept Plan
- Traffic Engineering Report



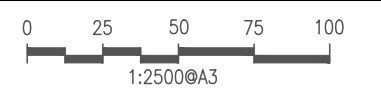
**LEGEND**

 Site Development Plan Precinct 8





**LEGEND**  
■ Site Development Plan Precinct 8



BOKARINA BOULEVARD

84°49'15"  
65.300

129°49'15"  
5.657

905  
3977m<sup>2</sup>

174°49'15"  
50.5

LONGBOARD PARADE

354°49'15"  
79.0

60.8  
264°49'15"

174°49'15"  
(24.5)

Proposed  
Emt G

(8.5)  
264°49'15"

