

2.0 DESCRIPTION OF LAND

2.1 Location and Description

2.1.1 The land the subject of this Precinct/Estate Plan is bound by the future ~~MMTC sub-arterial road on Regional Hospital site (which is subject to a separate Precinct/Estate Plan)~~ to the west, the Recreation Lake on the east, Lake Kawana Boulevard and a future water body to the north and the Pangali Canal and north arm of Currimundi Creek in the south. Map 1 – Locality shows the subject land relative to its surrounds as described above.

2.1.2 The land the subject of this Master Plan is described as part of lot 11 on SP143168, part of lot 7 on C 3125, part of Lots 702 & 703 on SP161647 and part of Lot 462 on SP161647 in the Parish of Bribie. Those parts of lots 11, 7, 702 & 703 are freehold land with that part of Lot 462 being leasehold land within Development Lease No. 2.

2.1.3 The land the subject of this Precinct/Estate Plan has an area of approximately ~~142.62~~ 1 ha.

2.1.4 Map 1 – Locality shows the land the subject of this Precinct/Estate Plan, relative to its surrounds as described above. Map 2a – Land Subject of Master Plan, shows the full extent of the area addressed by this application which includes a ~~Further Investigation Area~~ as defined by Map 2b – Further Investigation Area.

2.2 Further Investigation Area

~~2.3.1 The Further Investigation Area (Identified on Map 2b) is intended to create a holding pattern for development of the land to allow for further consideration of the planning implications resulting from the proposed location of a regional hospital and associated infrastructure/land uses within and adjacent to the Investigation Area.~~

~~2.3.2 No development shall occur in the area identified as "Further Investigation Area" other than necessary engineering works and those works already approved in the area. Any developments undertaken by, or for, the State Government are exempt from this condition.~~

~~2.3.3 Further applications or works may be undertaken upon agreement of Council and the Master Developer in accordance with DCP 1 Planning Process.~~

2.32.32.2 Zoning Map Description

~~2.3.12.3.1-2.2.1~~ The land the subject of this Precinct/Estate Plan is zoned Residential 'A', Sport and Recreation and Environment and Protection under the Planning Scheme for Caloundra City.

2.42.42.3 Strategic Plan Description

~~2.4.12.4.1-2.3.1~~ The land the subject of this Precinct/Estate Plan is identified in the Strategic Plan of the Planning Scheme for Caloundra City as having a preferred dominant land use of Urban.

2.52.52.4 DCP Description

~~2.5.12.5.1-2.4.1~~ The land the subject of this Precinct/Estate Plan is identified in DCP 1 as having a preferred land use of Urban.

3.0 APPLICATION OF MASTER PLAN

3.1 Relationship to Higher Order Master Plans

3.1.1 The land the subject of this Precinct/Estate Plan is subject to the following higher order Master Plans:

~~3.1.1.1(a) Structure Plan~~

The land the subject of this Precinct/Estate Plan is subject to the Structure Plan and as such is:

- Identified on Structure Plan 1 as having a land use of Urban and incorporating a Village Centre therefore being subject to the Urban Development Criteria defined in the Structure Plan; and

- Subject to Structure Plan 2 which shows the area as having an Open Space network comprising a Village Park, 4-3 Neighbourhood Parks and 4 Precinct Parks (via the inclusion of 2 ~~waterway parks~~), a Community Facility designation being a Child Care Centre, Neighbourhood House and Community Hall, a Pedestrian / Cycle Network, and Public Access Promenade.
- Subject to Structure Plan 4 which shows the area as having a Village/Neighbourhood Relationship

3.1.1.2(b) Neighbourhood Plan

The land the subject of this Precinct/Estate Plan is subject to the Neighbourhood Plan which:

- Outlines the general nature, form, extent and location of development; and
- Includes an area identified on the Neighbourhood Plan as Further Investigation Area as shown on the ~~Neighbourhood~~ this Precinct/Estate Plan Map 2B; and
- Controls the form and extent of development though Development Criteria, Urban Design Performance Criteria and Site Development Plan Design Parameters.

3.1.1.33.1.1.3(c) Lake Management Plan

The land the subject of this Precinct/Estate Plan is subject to the Lake Management Plan as submitted to Caloundra City Council.

3.2 Relationship to Other Master Plans

3.2.1 Following approval of this Precinct/Estate Plan, a subsequent Site Development Plan will be required for the following:

- ~~3.2.1(a)~~ Designated Residential 2 sites, where it is proposed to establish a Duplex Dwelling;
- ~~3.2.1(b)~~ Designated Residential 1;
- ~~3.2.1(c)~~ Designated Village Centre; and
- ~~3.2.1(d)~~ Designated Residential 1 where it is proposed to develop a Duplex Dwelling.

3.2.2 A subsequent Precinct/Estate Plan or amendments to this Precinct/Estate Plan will be required for the Further Investigation Area.

3.3 Relationship to DCP

3.3.1 The land the subject of this Precinct/Estate Plan is subject to DCP 1 and as such is identified on DCP 1, Map 1 as having a preferred land use of Urban; and

3.3.2 DCP 1, Map 2 identifies the subject area as containing an Open Space network comprising a Village Park, 4 Neighbourhood Parks and 4 Precinct Parks, a Circulation Network comprising two Sub-arterial Roads, a pedestrian / cycle network, a Neighbourhood Centre and a Village Centre.

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

3.4 Relationship to Planning Scheme Provisions

3.4.1 The land the subject of the Precinct/Estate Plan is subject to:

~~3.4.1.1(a)~~ The clauses within this document relate to the Caloundra City Planning Scheme 1996.

~~3.4.1.2(b)~~ Zoning Maps No. 65 and 66 which identify the land the subject of this Precinct/Estate Plan as being included in the Residential 'A', Sport & Recreation and Environment & Protection Zones;

- | 3.4.1.2(c) The Table of Development in Section 2.4 (2) (Residential Zones) of the Planning Scheme which lists the purposes for which premises in the Residential “A” zone may be used subject to an approved Precinct/Estate Plan; and
- | 3.4.1.3(d) Part 6 of the Planning Scheme which contains provisions relating to the reconfiguring of lots in the Residential ‘A’ zone.
- | 3.4.1.4(e) The Codes and Policies referred to in this document are those contained within the Caloundra City Plan 2004 (as amended and reviewed).
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4.0 STRUCTURE OF MASTER PLAN

4.1 This Structure of Precinct/Estate Plan Comprises:

4.1.1 This Precinct/Estate Plan comprises:

(a) 4.1.1—Subdivision layout with lot boundaries (excluding the area designated as the Further Investigation Area) as specified in Section 5 (Subdivision Layout) of this document;

(b) 4.1.2—Implementation of Development Criteria as specified in Section 6 (Implementation of Development Criteria) of this document;

(c) 4.1.3—Lots which require a Site Development Plan as specified in Section 7 (Site Development Plan Requirements) of this document;

4.1.3 ~~Movement Networks including cycle and pedestrian linkages as specified in Section 8 (Movement Networks) of this document;~~

4.1.4 ~~Open Space as specified in Section 9 (Open Space) of this document;~~

4.1.6(d) ~~The ways in which the Urban Design Performance Criteria will be implemented as specified in Section 40-8 (Implementation of Urban Design Performance Criteria) of this document; and~~

4.1.7(e) ~~Maps and Tables, which are specified in Section 91-1 (Maps and Tables) of this document.~~

5.0 SUBDIVISION LAYOUT

5.1 Subdivision Layout

- 5.1.1 The subdivision layout with lot boundaries is indicated on Map 4s 4A – 4C - Dimensions Plan (excluding the area designated as the Further Investigation Area).

6.0 IMPLEMENTATION OF DEVELOPMENT CRITERIA

6.1 Defined Uses

- 6.1.1 The land the subject of this Precinct/Estate Plan shall be developed for the defined uses specified in Table 1 of this document.

6.2 Development Controls

- 6.2.1 Building Height and Density are in accordance with the provisions of Table 1 of ~~Master Plan No 38 (Neighbourhood Plan – Birtinya) 2004~~ this document.
- 6.2.2 All allotments comply with the provisions of Section 6.3(2)(b) and 6.3 (3)(b)(iv) of the Planning Scheme.
- 6.2.3 Map 8 indicates those residential allotments which may be noise affected. The following noise amelioration measures are required in accordance with the recommendations of the Detailed Acoustic Study which accompanies this application:
- 6.2.3.1 Acoustic Barriers

Acoustic Barriers are to be constructed at the property boundary between any noise affected lot identified on Map 8 and the adjacent noise source as follows:

MMTC: ~~The acoustic treatment of the Residential 2 (30) sites abutting the MMTC is defined in Figure 2 of the Detailed Acoustic Study attached to this document. Requirements for the Residential 1 sites are defined in Figure 2 of the Detailed Acoustic Study attached to this document.~~

Lake Kawana Blvd: an acoustic barrier, a minimum height of 1.8m as defined on Figure 2 of the Detailed Acoustic Study, is to be erected on the property boundary of Lake Kawana Bvd reserve and the adjoining residential allotments, as defined on Figure 2 of the Detailed Acoustic Study, where Residential 1 lots abut. The Residential 2 sites will be addressed at the time of a Material Change of Use application for those sites.

Ring Road: an acoustic fence, a minimum height of 1.8m is to be erected on the property boundary of parts of Ring Road reserve and the adjoining Residential 1 allotments, as defined on Figure 2 of the Detailed Acoustic Study. The Residential 2 sites and the Village Centre will be addressed at the time of a Material Change of Use application for those sites.

Acoustic barriers must have a minimum density of 12.5 kg/m² and be designed in accordance with the requirements outlined in Appendix B of the Detailed Acoustic Report. Any opening in the barrier required to facilitate pedestrian mobility (including adjacent to Precinct and Neighbourhood Parks) shall be designed such that it does not result in noise levels at nearby residential properties exceeding Council's acoustic quality objective, and must maintain pedestrian safety.

6.2.3.2 Building Facade Treatments

Residential 1: To minimise the intrusion of noise, second and third storeys of any dwelling located on this site must be constructed in accordance with Australian Standards AS3671-1989 and AS2107-1987.

Residential 2 and Village Centre: Any subsequent Material Change of Use application must be accompanied by a detailed acoustic assessment.

- 6.2.4 Development shall meet the objectives of sustainable development. Rainwater collection devices shall be provided in accordance with the requirements of City Plan 2004 (as amended and reviewed). Buildings are to be sited and designed to take advantage of natural climatic conditions and environmental opportunities. Buildings are to be sited, designed and oriented to achieve a high level of thermal comfort for living and working environments with some reliance on lighting devices and limited requirements for energy heating, cooling and ventilation devices. Buildings shall incorporate best practice environmental management measures, including appropriate treatment of stormwater.
- 6.2.5 Compliance with Development Criteria relating to sewers traversing allotments will be addressed with the relevant Operational Works application. (See Neighbourhood Plan Section 6.2.5).
- 6.2.6 Development of Residential 2 sites shall comply with the following:
- 6.2.6.1 The interface between single dwelling residential development, parkland and/or roadway abutting multi unit residential development is to be a smooth transition in building height and massing. Proposed development within a Residential 2 area abutting Residential 1 sites, parkland and/or roadways is to comply with the set back requirements of Table 8.1 of the Multi Unit Code of the Caloundra City Plan 2004 (as revised and amended).
- 6.2.6.2 The interface between Residential 2 development that abuts single dwelling residential development, parkland and/or roadway, or the lake edge, is to be a smooth transition in building design and appearance. Residential 2 developments are to “address” any abutting single dwelling residential development, parkland and/or roadway, or the lake edge. “Back of house” impacts are to be minimised through selected building materials, architectural features and finishes.
- 6.2.6.3 Multi Unit developments in Residential 2 areas, which take up a corner site, are to be designed to address the street corner. Design features may include: truncated corner to the building, roof forms and/or parapets to emphasise building form at street corner, and selected building materials and finishes that offer a human scale.

- 6.2.6.4 Building orientation and design is to maximise solar aspect, views and breezes. All Material Change of Use applications are to include a comprehensive site analysis report (refer to Caloundra City Plan 2004 Use Codes Planning Scheme Policy Section 11.8.3 with a rationale for the building design and selected materials (such as high performance solar control glass) demonstrating that optimum use has been made of passive measures for climate control to reduce reliance on mechanical heating and cooling devices.
- 6.2.6.5 Buildings are to be “articulated” in external form. Articulation is defined as elevations that show variety of building envelope and building footprint where sun shading devices, balconies and deck areas protrude beyond the external face, or external vertical plane, of columns and walls. A blank elevation that shows only recesses, within a structural or non-structural frame, for private outdoor areas is not considered articulated.
- 6.2.6.6 The visual impact of extensive flat roofs, lift over runs, roof plant and other utilities on the roof are to be minimised and screened with a parapet or other architectural feature.
- 6.2.6.7 Multiple dwellings and Accommodation Buildings shall comply with the specific outcomes of the Multi Unit Code under City Plan 2004 (as amended and reviewed).
- 6.2.6.8 Retirement Communities shall comply with the specific outcomes of the Retirement Community Code under City Plan 2004 (as amended and reviewed).

6.3 Further Investigation Area

- 6.3.1 The Further Investigation Area (identified on Map 2B) is intended to create a holding pattern for development of the land to allow for further consideration of the planning implications resulting from the proposed location of a Regional Hospital and associated infrastructure and land uses within and adjacent to the Further Investigation Area.
- 6.3.2 No development shall occur in the area identified as Further Investigation Area other than necessary engineering works and those works already approved in the area.

- 6.3.3 Further applications or works may be undertaken upon agreement of Council and the Master Developer in accordance with DCP 1 Planning Process.
- 6.3.4 In accordance with section 6.2.6 of the Neighbourhood Plan, an area of 5000m² in the Regional Hospital locality/Town Centre is to be granted in fee simple to the Caloundra City Council subject to a nomination of trust for a community purpose as specified by the Council. The location of the Community Facilities Land is to be determined via the approval of the Community Development Strategy or through alternative consultation with Council.
- 6.3.5 The provision of this land will satisfy the requirements in clause 13 (Community Facilities) and Annexure 15 of the Development Agreement in respect of the provision of land for community facilities identified for the Birtinya Village Centre.
- 6.3.6 The land is to be located in accordance with an approved Precinct/Estate Plan applicable to the Further Investigation Area or upon agreement between Council and the Master Developer.~~an approved Precinct/Estate Plan applicable to the Town Centre.~~

6.4 Movement Networks

- 6.4.1 Movement Networks including cycle and pedestrian linkages are indicated on Map 3 – Precinct/Estate Plan of this document.
- 6.4.2 A trunk collector is to be provided on the eastern frontage of the Regional Hospital site.
- 6.4.3 The Regional Hospital is to be connected, before the commencement of the use of the Regional Hospital, to the Nicklin Way in the east and to Kawana Way in the Multi-modal Transport Corridor in the west by means Lake Kawana Boulevard of a sub-arterial road which incorporates a lanes in each direction which is that are dedicated for public transport and emergency vehicles.
- 6.4.4 The Regional Hospital is to be linked to the Town Centre and the Transit Facility within the Public Transport Corridor.

6.5 Open Space

- 6.5.1 Open space is indicated on Maps 3A, 3B, and 3C – Precinct/Estate Plan with further details on Map 5 - Landscape Concept Plan, Map 6 - Landscape Sections and Map 7 - Landscape Concept Text of this document.

6.5.2 All parks (Village, Neighbourhood, Precinct and Linear) shall utilise Australian Native Plants predominately native plants indigenous to the Caloundra Coastal Plain. Currimundi (Nth Arm) Esplanade shall utilise Australian Native Plants indigenous to the Caloundra Coastal Plain in all areas subject to revegetation and landscaping. These plantings (Designs) are to achieve an outcome which is resource conservative by design, but also creating a distinctive landscape(s) which clearly define the area from previous areas in the Kawana development. Integrated approaches utilising water sensitive urban design and stormwater harvesting techniques together with appropriate species selection (as specified above) including drought tolerant turf grass species, should be implemented to achieve a landscape outcome which is focused on sustainability. These areas should (where available) include the use of non-potable irrigation systems.

6.5.3 Future toilet facilities will be located in the Village Park adjacent to the Regional Hospital, the Neighbourhood Park adjacent to the Village Centre and also the Conservation Park adjacent Currimundi Creek (Nth Arm).

6.5.4 The Village Park is to have a minimum area of 2.75 hectares and is to be located opposite and adjacent to the Regional Hospital land within the Further Investigation Area, and having continuous frontage (of at least 50 percent of the perimeter of the Park) to the road that adjoins the eastern boundary of the Regional Hospital land and the road connecting the Regional Hospital to the lake and Precinct Park directly to the east of the Regional Hospital. The Village Park must provide a linear connection which is a minimum of 4 metres wide along to a part of the Village Park, having a minimum area of 2000m² on the lake edge and adjacent to connect with the Precinct Park to the east of the site of the Regional Hospital. The Village Park will contain a playground, seating (10 seats minimum), landscaping, shelters, picnic tables, public art and fountains, toilets and on-site car parking (about 20 spaces). The embellishments of the Village Park are to be specified in the Site Development Plan.

6.6 Stormwater Quality Management

“In line” stormwater pollution control devices (eg. Humeceptor (Humes), Downstream Defender (Rocla)) or other similar purpose built devices shall be installed at appropriate locations in the stormwater drainage system to remove sediment and pollutants from the stormwater prior to discharge from the land the subject of this Master Plan.

Other measures, which satisfy Urban Design Performance Criteria, incorporating alternative technology may also be utilised once approved by Council.

Sufficient road widths and open space areas have been provided to ensure these devices can be accommodated into the stormwater system.

Further details will be provided at Operational Works level.

7.0 SITE DEVELOPMENT PLAN REQUIREMENTS

7.1 Site Development Plan Requirements

7.1.1 Following approval of this Precinct/Estate Plan, a subsequent Site Development Plan will be required for the following:

- (a) Designated Residential 2 sites, where it is proposed to establish a Duplex Dwelling;
- (b) Designated Residential 1;
- (c) Designated Village Centre; and
- (d) Designated Residential where it is proposed to develop a Duplex Dwelling.

In all other cases for a Residential 2 site a Site Development Plan is not required. However, in accordance with the Table of Development Table 1 of the Precinct/Estate Plan, a subsequent Material Change of Use application will be required.

7.1.2 Following approval of the Site Development Plan, a subsequent Material Change of Use application will be required for the Village Centre.

7.1.3 The locations of proposed “Duplex Dwellings” are indicated on Map 3 – Precinct/Estate Plan of this document. All “Duplex Dwelling” allotments are in excess of 500m² in area and such allotments comprise only 4.3% of the total allotments (where a maximum of 10% is permitted).

8.0 MOVEMENT NETWORKS

8.1 Movement Networks

8.1.1 Movement Networks including cycle and pedestrian linkages are indicated on Map 3 – Precinct/Estate Plan of this document.

8.0 OPEN SPACE

8.1 Open Space

8.1.1 Open space is indicated on Maps 3a, 3b, and 3c – Precinct/Estate Plan with further details on Map 5 – Landscape Concept Plan, Map 6 – Landscape Sections and Map 7 – Landscape Concept Text of this document.

8.1.2 All parks (Neighbourhood, Precinct and Linear) shall utilise Australian Native Plants predominately native plants indigenous to the Caloundra Coastal Plain. Currimundi (Nth Arm) Esplanade shall utilise Australian Native Plants indigenous to the Caloundra Coastal Plain in all areas subject to revegetation and landscaping. These plantings (Designs) are to achieve an outcome which is resource conservative by design, but also creating a distinctive landscape(s) which clearly define the area from previous areas in the Kawana development. Integrated approaches utilising water sensitive urban design and stormwater harvesting techniques together with appropriate species selection (as specified above) including drought tolerant turf

~~grass species, should be implemented to achieve a landscape outcome which is focused on sustainability. These areas should (where available) include the use of non-potable irrigation systems.~~

~~8.1.3 Future toilet facilities will be located in the Neighbourhood Park adjacent to the Village Centre and also the Conservation Park adjacent Currimundi Creek (Nth Arm).~~

10.08.0 IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA

10.18.1 Residential Development

Pursuant to Section 8.1 of Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2004, a Site Development Plan is required for all Residential 1 sites. For Residential 2 sites a subsequent Material Change of Use application is required. Compliance with this Urban Design Performance Criteria will be addressed at the Site Development Plan or Material Change of Use stage.

A range of allotment types (including Traditional (generally >650sqm), Courtyard (generally 450-500sqm), and Villa (generally 320-400sqm) and medium density sites have been provided to cater for a range of household types.

For Residential 2 sites, residential densities shall comply with the density provided in Table 1 in the Precinct/Estate Plan. To ensure Residential 2 sites meet their intended purpose, residential densities shall be no lower than 10% less than the maximum defined by the plan. (eg for Residential 2 sites that provide for a maximum of 40 dwelling units per hectare, a residential density below 36 dwelling units per hectare is not acceptable.)

10.28.2 Access to Lots and Street Parking

Pursuant to Queensland Streets (1993), Urban Design Performance Criteria have been addressed as follows:

- (a) The average lot width, including only one street frontage on corner lots, is 16.0m, which allows for one on street car park per allotment. Therefore, one street car-park can easily be provided within 25m of each allotment.

~~In further support of adequate street parking, this precinct will require approximately 624 car parks (831 lots @ 0.75 parks per allotment). The total length of street frontage, excluding the longer street frontage on corner lots and with parking to one side only of access streets, less an average driveway width of 5.5m per allotment will allow for approximately 725 car parks.~~

~~(b) Carriageway widths to local access streets (min 5.5m) will also provide for adequate vehicular movements even with kerb-side parking.~~

~~(c) To further reduce the amount of on street parking, a minimum of 2 on-site car parks are required on all Residential 1 allotments (in accordance with Element A4 Acceptable Solution A1.1 or Element A1 Acceptable Solution A1.7 of QRDG).~~

~~In addition, individual lot vehicular access from land the subject of this Precinct/Estate Plan will not be permitted onto the following roads:~~

- ~~• The trunk collector road and Lake Kawana Boulevard; and~~
- ~~• The Ring collector Road Trunk Collector Roads identified in the Neighbourhood Plan (except for the Village Centre) and then only in compliance with Queensland Streets, Council and Australian Standards.~~

~~Access to lots must be via the local street network.~~

10-38.3 Estate Entry Points

~~Further, more detailed designs which comply with Urban Design Performance Criteria will be submitted for approval at Operational Works level.~~

~~The main entry points to this estate will consist of masonry entrance walls located along the truncations of the road reserve at the intersection of Collector Roads and local streets. These locations will allow for adequate sight lines for both motorists and pedestrians. All entrance infrastructure will be fully contained within the property boundaries and not in the road reserve.~~

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

10.4 Stormwater Quality Management

~~“In-line” stormwater pollution control devices (eg. Humeceptor (Humes), Downstream Defender (Roela)) or other similar purpose built devices shall be installed at appropriate locations in the stormwater drainage system to remove sediment and pollutants from the stormwater prior to discharge from the land the subject of this Master Plan.~~

~~Other measures, which satisfy Urban Design Performance Criteria, incorporating alternative technology may also be utilised once approved by Council.~~

~~Sufficient road widths and open space areas have been provided to ensure these devices can be accommodated into the stormwater system.~~

~~Further details will be provided at Operational Works level.~~

10.58.4 Currimundi Creek Esplanade

The subdivision layout, as indicated on Map 4 – Dimensions Plan, provides a street frontage of 74% adjacent to the Currimundi Creek Esplanade and is therefore in excess of the required 50%.

Such street frontage will provide ample access to the esplanade for maintenance. Pedestrian / Cycle Paths are to be provided predominantly within the adjoining road reserve with limited dedicated connections into the esplanade in locations which will not require the disruption of existing vegetation. The exact location and nature of these will be provided with the relevant Operational Works application.

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

10-68.5 Village Centre

The size, orientation and location of the proposed site will enable flexibility in design and compliance with the specified Urban Design Performance Criteria. Further detail of building layout, height, bulk and scale will be provided at the Site Development Plan stage for the Village Centre. Land uses, maximum building height and development density, must be in accordance with Table 1 of this document. In accordance with Section 3.4(b) of the Structure Plan the village centre shall comprise residential, commercial and community land uses.

~~10-6-18.5.1~~ The Village Centre is to be designed as a complete development for the total allocated site area, so that it functions as a well-integrated commercial activity node for Birtinya where a safe pedestrian environment, public transport, vehicular access and car parking requirements are incorporated seamlessly to create a local “destination”. For successful place-making, a compatible mix and location of uses is required in terms of pedestrian activity generated and on-site amenity. If the proposed Village Centre is to be completed in stages, the staging is to be clearly identified on submitted drawings and the mix of uses for each stage is to be compatible, so that the Village Centre always functions as an integrated destination.

~~10-6-28.5.2~~ Consideration should be given to whether the car parking associated with the commercial component of the Village Centre can be successfully used in a dual role as car parking associated with the Neighbourhood Park. This could be through the location of the car park and pedestrian linkages to the park. Car parking areas are to be screened from view with vegetation and/or built form, and provided with shade structures.

~~10.6.38.5.3~~ The Village Centre is to “address” all street frontages, including the park to the east. An active pedestrian edge is to be provided to the park and street frontages where possible, and appropriate, to establish a lively sense of place while protecting the amenity of nearby residential development. Street setbacks may be relaxed subject to council approval to provide active commercial edges. Where active commercial edges are provided, an appearance of shopfront widths of 6m to 8m is required to offer a pedestrian scale. Provide roof forms and/or parapets to emphasise building form at corners to streets, parkland or lake, and provide awnings for sheltering pedestrians. Building materials and finishes that offer a human scale should be selected.

~~10.6.48.5.4~~ The visual impact of extensive flat roofs, lift over runs, roof plant and other utility elements on the roof are to be minimised and/or screened with a parapet or other architectural feature.

~~10.6.58.5.5~~ The Village Centre is to have a design theme for hardstand surfaces, landscape treatment and lighting, signage, seating and associated street furniture that assists with making the pedestrian environment safe and legible. The Site Development Plan application shall incorporate the principles of CPTED (Crime Prevention Through Environmental Design) for all development within the Village Centre.

~~10.6.68.5.6~~ It is noted that in accordance with Annexure 15 of the Development Agreement 5000m² shall be provided to Council for Community Facility purposes within the Village Centre. However it is agreed between Council and the Master Developer that this land requirement is to be located in the Regional Hospital locality close to the Village Park. ~~provided in the Regional Hospital/Town Centre in accordance with section 6.2.6 of the Neighbourhood Plan.~~

~~10.6.78.5.7~~ The Site Development Plan prepared for the Village Centre will address the compatibility between the development and surrounding Residential 1 sites and Neighbourhood Park. In particular, those land uses and the development criteria for those land uses opposite Residential 1 sites manage any conflict that is likely to arise between the uses.

The Site Development Plan shall ensure that the Village Centre is a focal point for the community by integrating the neighbourhood commercial facilities with a range of community facilities and the village park Neighbourhood Park system. The village centre is to include a shop, shopping centre or food outlet.

40-6-88.5.8 For the Village Centre, residential densities shall comply with the density provided in Table 1 in the Precinct/Estate Plan. Residential densities shall be no lower than 10% less than the maximum defined by the plan (ie. the residential density in the Village Centre shall not be below 45 dwelling units per hectare).

40-78.6 **Lake / Tidal Canal**

Map 5 – Landscape Concept Plan, shows a public esplanade abutting the lake / tidal canal, providing pedestrian access around the edge of the waterways and access to the lake at defined points.

The lake edge options within this precinct are defined on Map 8 of Master Plan No. 38 (Neighbourhood Plan - Birtinya) 2004.

Those allotments which have been afforded quay lines (for the purpose of private moorings) are indicated on Map 3 – Precinct/Estate Plan of this document. While Section 7.7.3 of the Neighbourhood Plan infers that details of the mooring facilities and standard designs will be available in the Precinct/Estate Plan, these are deferred to the Lake Kawana Management Plan which addresses the whole issue of facilities on the lake including the approval process to be complied with in association with any such mooring facility. Mooring facilities and the fixation of a Quay Line for those lots eligible to obtain such a facility, fronting Pangali Canal are subject to a different approval process to those fronting the lake and therefore are not subject to the provisions of the Lake Kawana Management Plan. An operational works development application for prescribed tidal works is required for works fronting Pangali Canal.

- ~~e)b) Master Plan Determination No. 38 (Neighbourhood Plan – Birtinya) 2004; the Neighbourhood Plan;~~
- ~~e)c) The Planning Scheme including DCP 1;~~
- ~~e)d) The Development Agreement;~~
- ~~f)e) Development Lease No. 2; and~~
- ~~e)f) the Transport Infrastructure Agreement.~~

12.2.10.2 The Structure Plan

~~12.2.10.2.1~~ The Precinct/Estate Plan complies with:

- ~~(a) 12.2.1.1 the Conditions of Approval of the Structure Plan;~~
- ~~(b) The Structure Plan Maps;~~
- ~~(c) the Structure Plan Development Criteria in that:~~

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

~~12.3.1 The Precinct/Estate Plan complies with the Master Plan Determination No. 1 (Approval of Structure Plan) 1999 in that:~~

~~12.3.1.1(i) It is consistent with the intent of the Urban Area as specified in Section 3.3(a) (Intent of Urban Area) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999;~~

~~12.3.1.2(ii) It complies with the structure of the Urban Area as specified in section 3.4 (Structure of Urban Area) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999; -and~~

~~12.3.1.3~~ (iii) it does not contain a development other than a public purpose or public utility provided for in Section 3.4, Structure of the Urban Area, of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999.

~~12.4.10.3~~ Master Plan Determination No. 38 (Neighbourhood Plan – Birtinya) 2004 The Neighbourhood Plan

~~12.4.10.3.1~~ This Precinct/Estate Plan complies with the Neighbourhood Plan in that it details all relevant matters required by the ~~above~~-Neighbourhood Plan.

12.5.10.4 The Planning Scheme Including DCP 1

~~10.4.1~~~~12.5.1~~ The Precinct/Estate Plan complies with the Planning Scheme requirements including DCP 1 in that:-

~~12.5.1.1~~ it complies with the provisions of section 7.4.4 (Precinct/Estate Plan) of DCP 1.

12.6.10.5 Development Agreement

~~12.6.1~~~~10.5.1~~ The Precinct/Estate Plan complies with the requirements of the Development Agreement in that:-

~~12.6.1.1~~ it complies with the provisions of section 6 of the Development Agreement.

12.7.10.6 Development Lease No 2

~~12.7.1~~~~10.6.1~~ The Precinct/Estate Plan complies with the requirements of Development Lease No 2 in that:

(a) ~~12.7.1.1~~ No part of this Precinct/Estate Plan is in conflict with any condition or requirement of Development Lease No 2; and

~~12.7.1.2(b)~~ The Development Agreement recognises that the leasehold land held under Development Lease No 2 is subject to the Master Plan Process as set out in sections 7.3.2 and 7.4 of DCP 1.

12.8.10.7 Transport Infrastructure Agreement

~~12.8.1~~~~10.7.1~~ The Precinct Estate Plan complies with all requirements of the Transport Infrastructure Agreement.

13.011.0 INTERPRETATION RULES

13.1 11.1 Definitions

Terms used in this Precinct/Estate Plan have the meaning given in Part 9 (Meaning of Words and Interpretation) of the Caloundra City Council 1996 Planning Scheme unless otherwise defined in the approved Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2004.

13.2 11.2 Interpretation

Interpretation of words or terms used in this Precinct/Estate Plan are to be interpreted in accordance with Part 9.3 (Interpretation) of the Caloundra City Council 1996 Planning Scheme unless the context otherwise indicates or requires.

14.012.0 SUPPORTING INFORMATION

14.1 12.1 Supporting Information for Master Plan Application

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

14.1.1(a) Detailed Acoustic Study ~~(accompanying this document).~~

14.1.2(b) Supplementary Local Area Traffic Network Study ~~(accompanying this document).~~

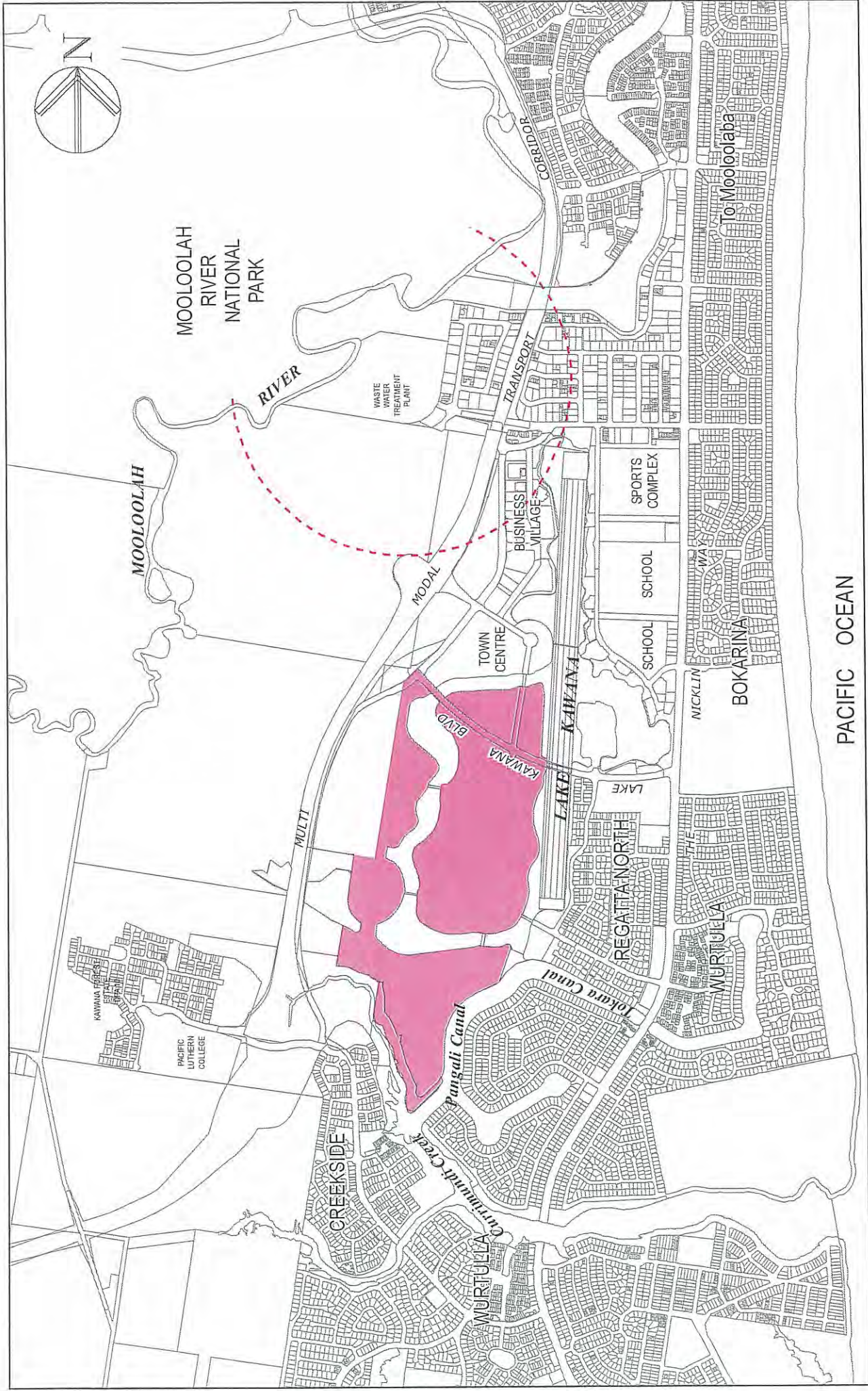
TABLE 1

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

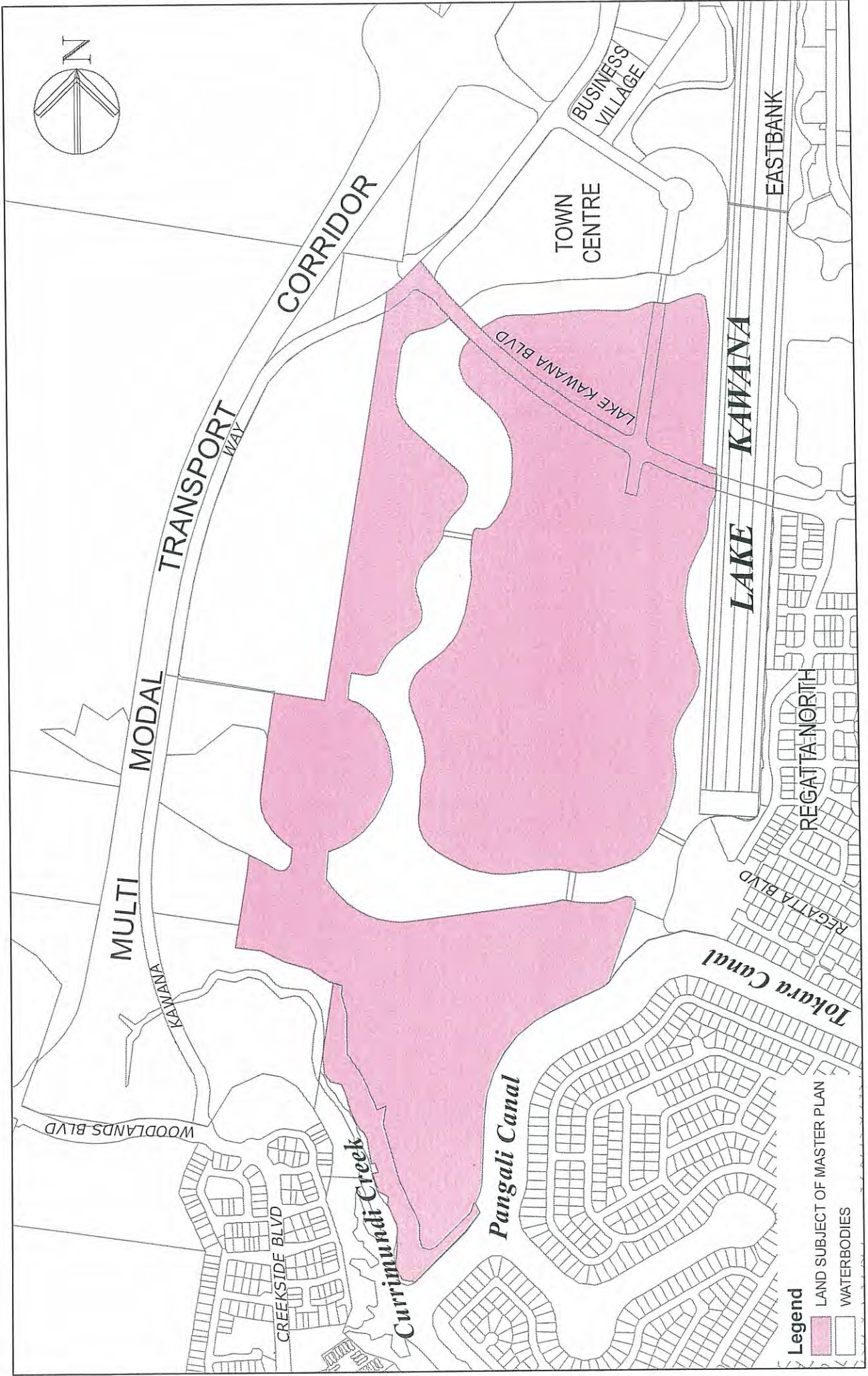
<p>Residential-2 (60)</p>	<p>Community Uses Limited To:</p> <ul style="list-style-type: none"> * Park * Public Purpose * Public Utility excluding Telecommunication Facilities. <p>Residential-Uses Limited To:</p> <ul style="list-style-type: none"> *Accommodation-Building *Cluster-Development *Aged-Persons-Home *Retirement-Community *Display-Home *Duplex-Dwelling *Home-Occupation *Multiple-Dwelling *Temporary-House-and-Land-Sales-Office <p>Community-Uses Limited To:</p> <ul style="list-style-type: none"> *Park *Public-Purpose * Public-Utility-excluding Telecommunication-Facilities. 	<p>Maximum-8-stereys</p>	<p>Maximum-50-dwelling-units-per-hectare</p>
<p>Community Uses – Open Space Network</p>	<p>Community Uses Limited To:</p> <ul style="list-style-type: none"> * Park * Public purpose * Public utility excluding Telecommunication Facilities 		
<p>Further Investigation Area</p>	<p>To be determined by a subsequent Neighbourhood/Village Plan and Precinct/Estate Plan</p>	<p>To be determined by a subsequent Neighbourhood/Village Plan and Precinct/Estate Plan</p>	<p>To be determined by a subsequent Neighbourhood/Village Plan and Precinct/Estate Plan</p>

TABLE 1 (Continued)

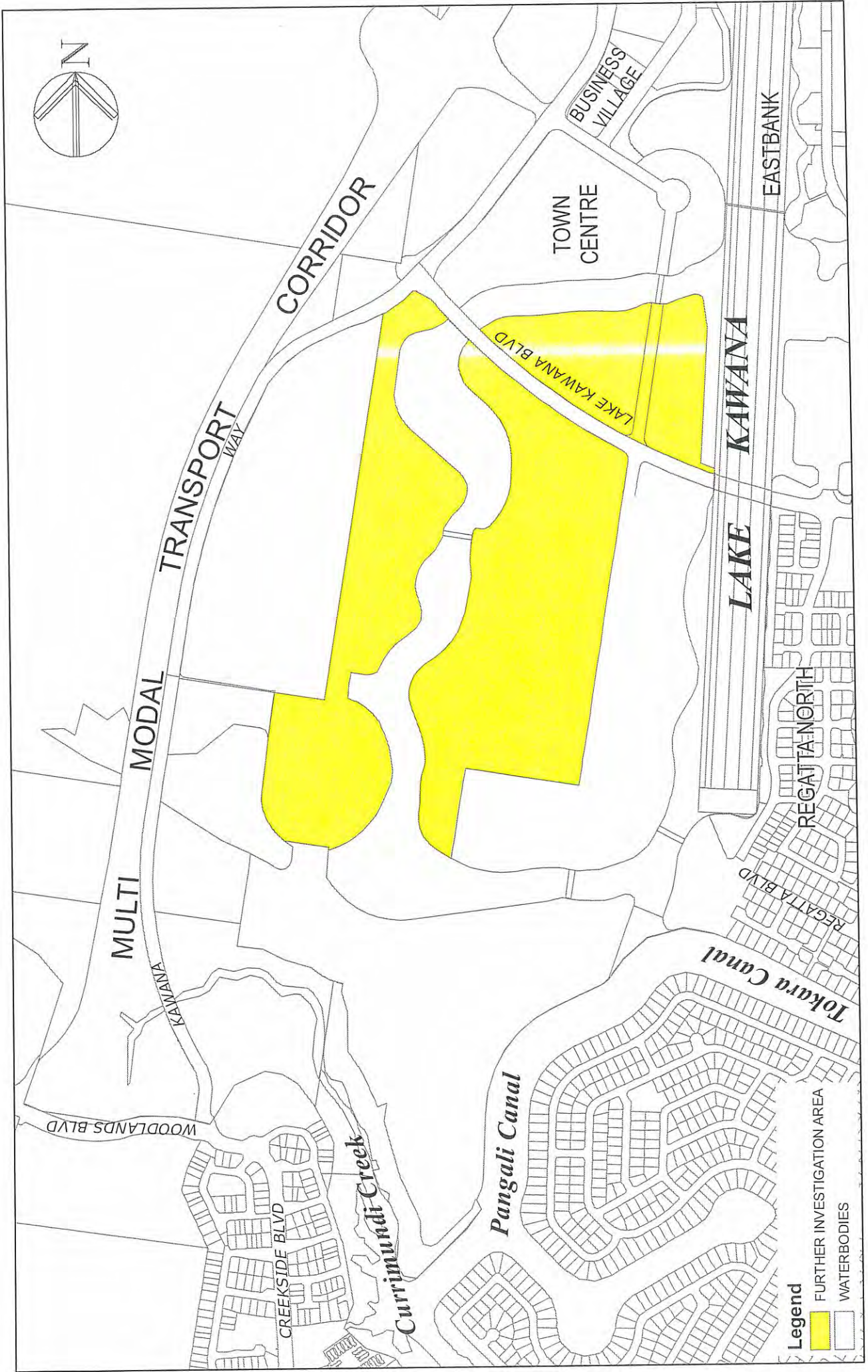
LAND USE AREA	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Village Centre	<p>Residential Uses limited To:</p> <ul style="list-style-type: none"> • Accommodation Building • Caretakers Residence • Home Occupation • Multiple Dwelling <p>Commercial Uses limited to:</p> <ul style="list-style-type: none"> • Commercial Premises • Cottage Craft and Sales • Temporary House and Land Sales Office • Food Outlet • Health Care Premises • Laundry • Local Store • Nursery • Restaurant • Shop • Shopping Centre • Veterinary Surgery <p>Community Uses Limited To:</p> <ul style="list-style-type: none"> • Child Care Centre, Neighbourhood House, Community Hall or as otherwise defined in the Community Development Strategy • Car park • Landing# • Place of Worship <ul style="list-style-type: none"> ▪ Sport and Recreation Park ▪ Public purpose ▪ Public utility excluding Telecommunication Facilities 	Maximum 3 storeys	<p>The Village Centre shall comprise a combination of residential, commercial and community land uses.</p> <p>Residential Uses - Maximum 50 dwelling units per hectare</p> <p>Commercial Uses – Total Gross Floor Area maximum 3000m²</p>



**MAP 1 - LOCALITY
PRECINCT/ESTATE PLAN - BIRTINYA**



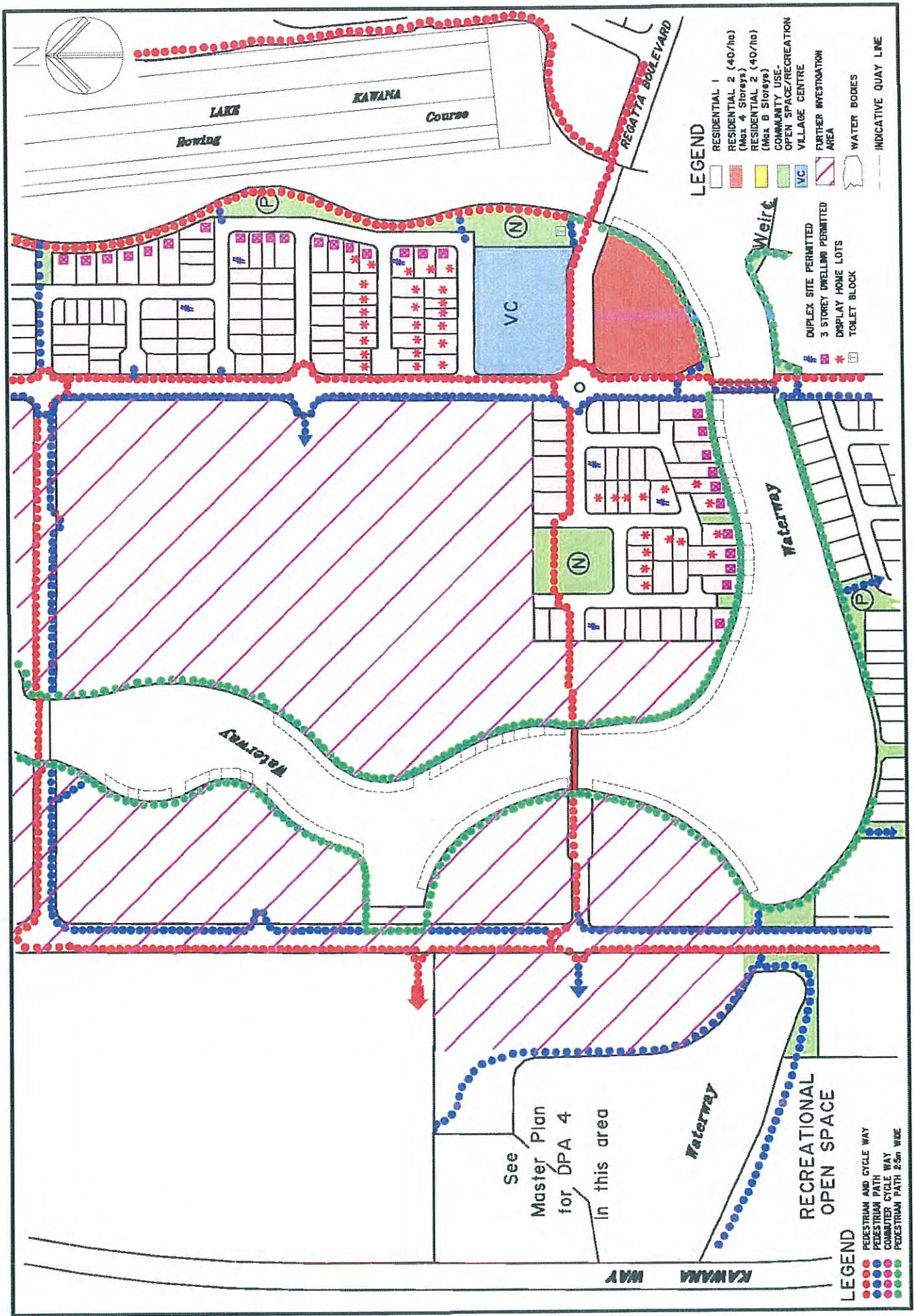
**MAP 2A - LAND SUBJECT OF MASTER PLAN
PRECINCT/ESTATE PLAN - BIRTINYA**



**MAP 2B - FURTHER INVESTIGATION AREA
PRECINCT/ESTATE PLAN - BIRTINYA**



MAP 3A - PRECINCT/ESTATE PLAN - BIRTINYA



LEGEND

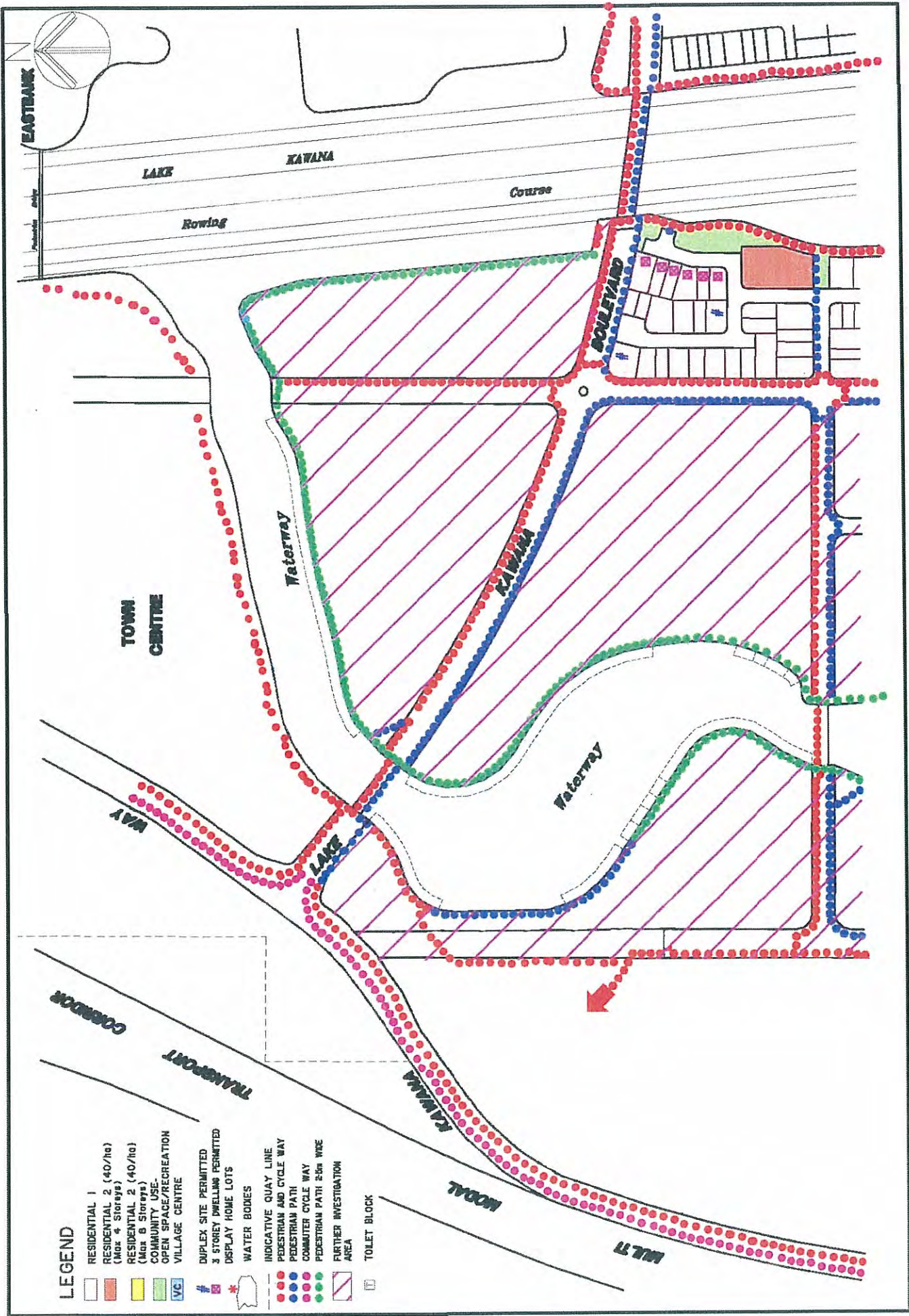
- RESIDENTIAL 1
- RESIDENTIAL 2 (40/ha) (Max 4 Storeys)
- RESIDENTIAL 2 (40/ha) (Max 8 Storeys)
- COMMUNITY USE- OPEN SPACE/RECREATION
- VILLAGE CENTRE
- FURTHER INVESTIGATION AREA
- WATER BODIES
- INDICATIVE QUAY LINE

- DUPLEX SITE PERMITTED
- 3 STOREY DWELLING PERMITTED
- DISPLAY HOME LOTS
- TOILET BLOCK

LEGEND

- PEDESTRIAN AND CYCLE WAY
- PEDESTRIAN PATH
- COMMUTER CYCLE WAY
- PEDESTRIAN PATH 2.5m WIDE

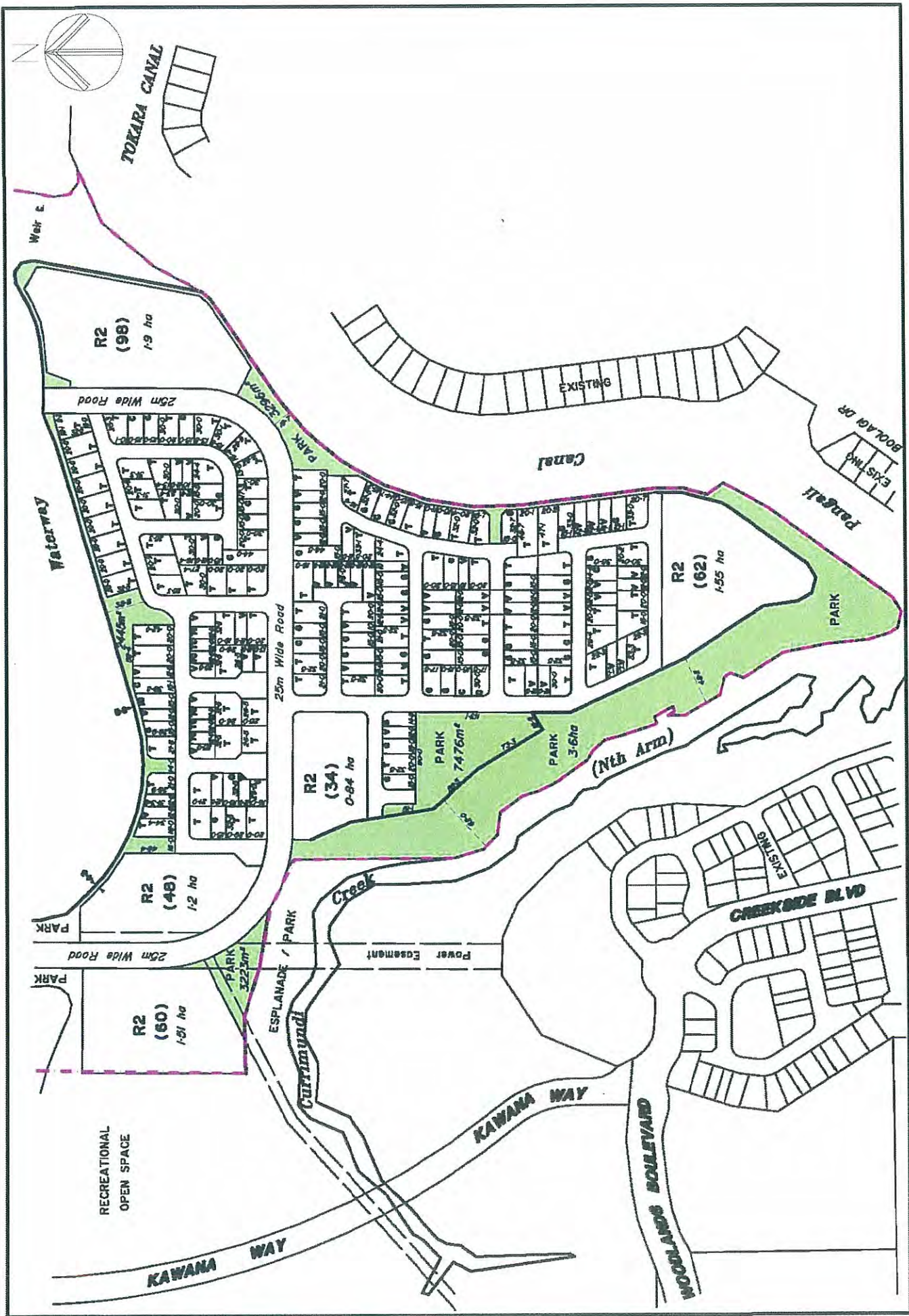
MAP 3B - PRECINCT/ESTATE PLAN - BIRTINYA



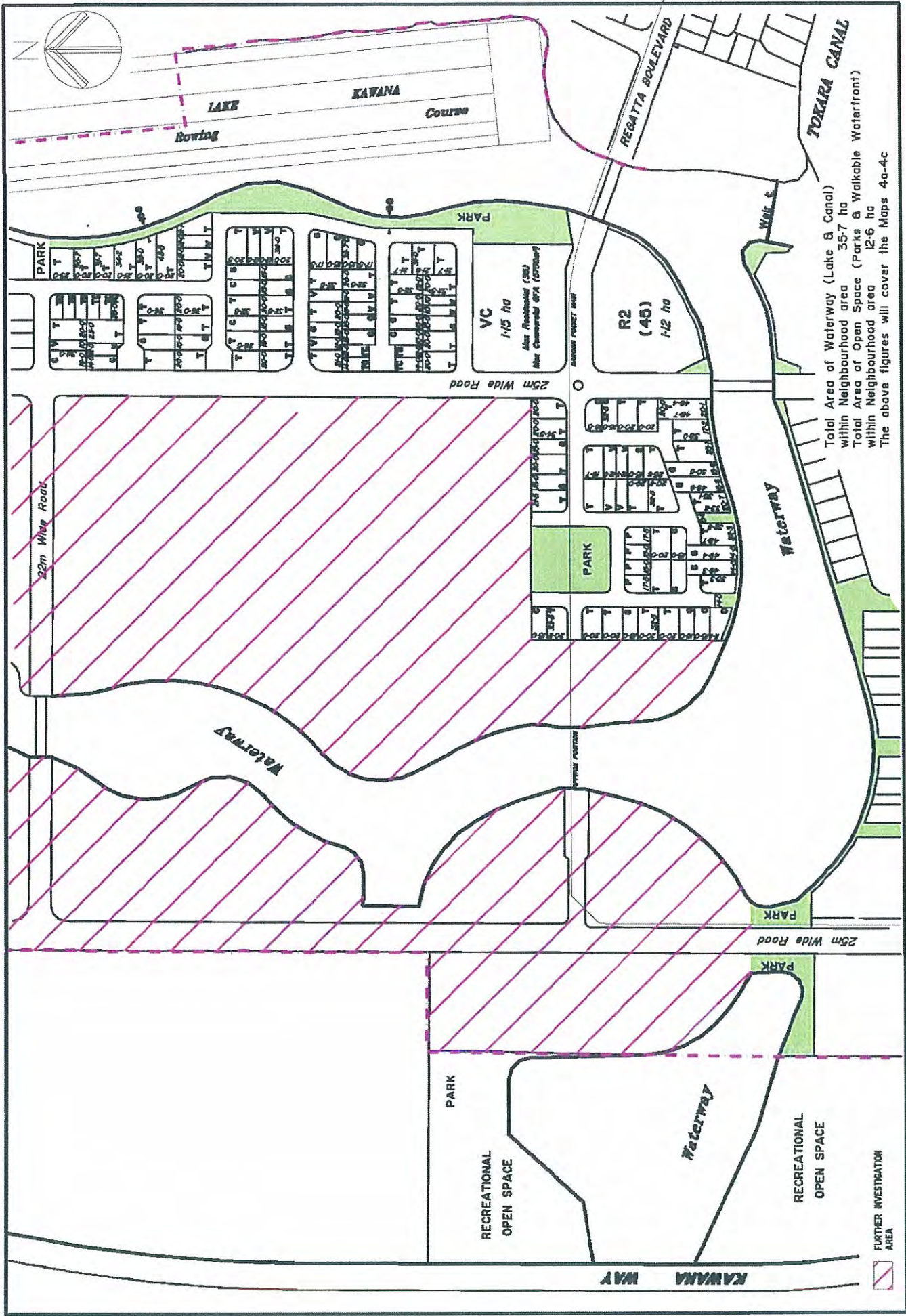
LEGEND

- RESIDENTIAL 1 (40/ha)
- RESIDENTIAL 2 (40/ha) (Max 4 Storeys)
- RESIDENTIAL 2 (40/ha) (Max 8 Storeys)
- COMMUNITY USE - OPEN SPACE/RECREATION
- VILLAGE CENTRE
- VC
- # DUPLEX SITE PERMITTED
- * 3 STOREY DWELLING PERMITTED
- DISPLAY HOME LOTS
- WATER BODIES
- INDICATIVE QUAY LINE
- PEDESTRIAN AND CYCLE WAY
- PEDESTRIAN PATH
- COMMUTER CYCLE WAY
- PEDESTRIAN PATH 2.5m WIDE
- FURTHER INVESTIGATION AREA
- TOILET BLOCK

MAP 3C - PRECINCT/ESTATE PLAN - BIRTINYA

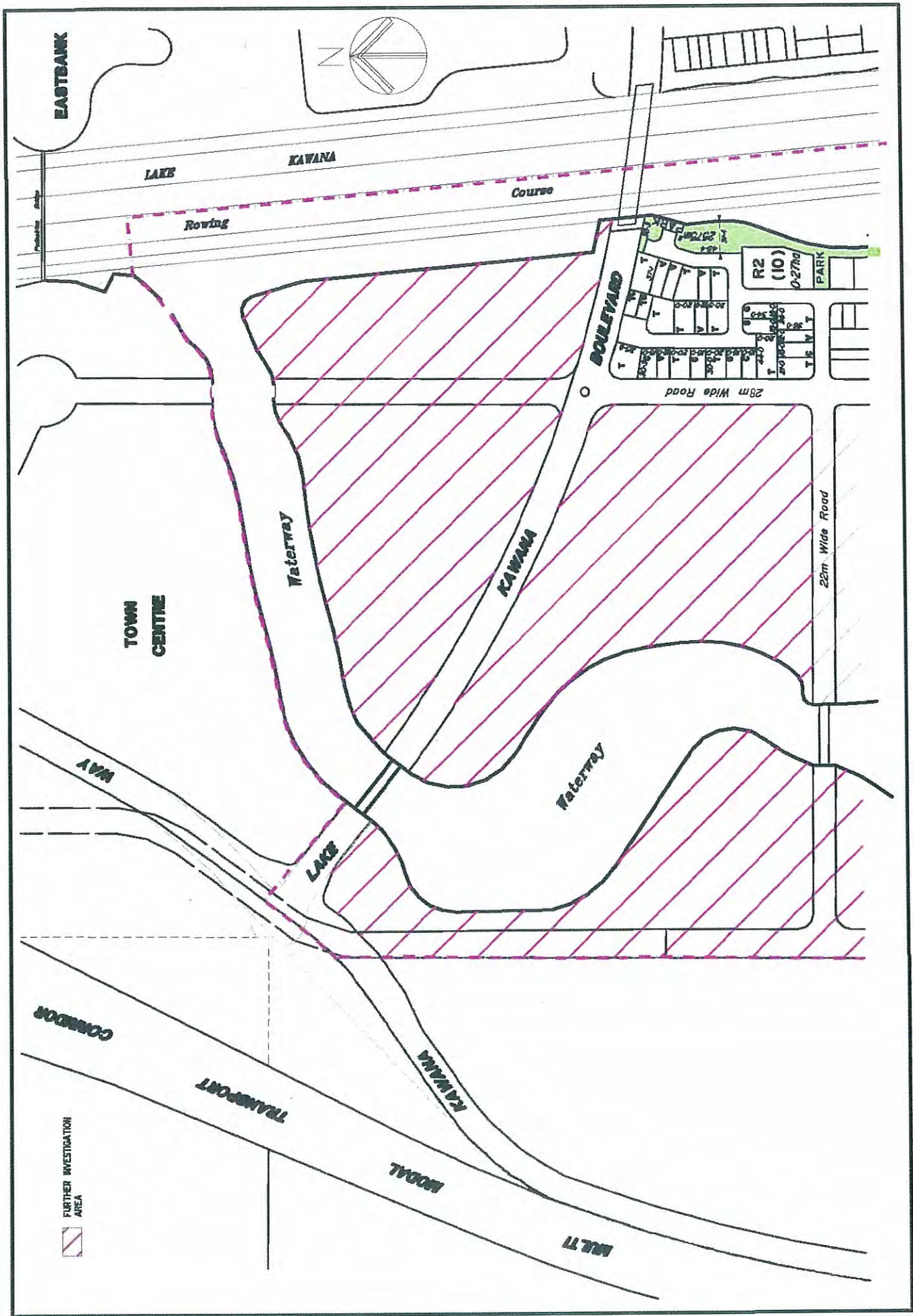


MAP 4A - DIMENSIONS PLAN
 PRECINCT/ESTATE PLAN - BIRTINYA

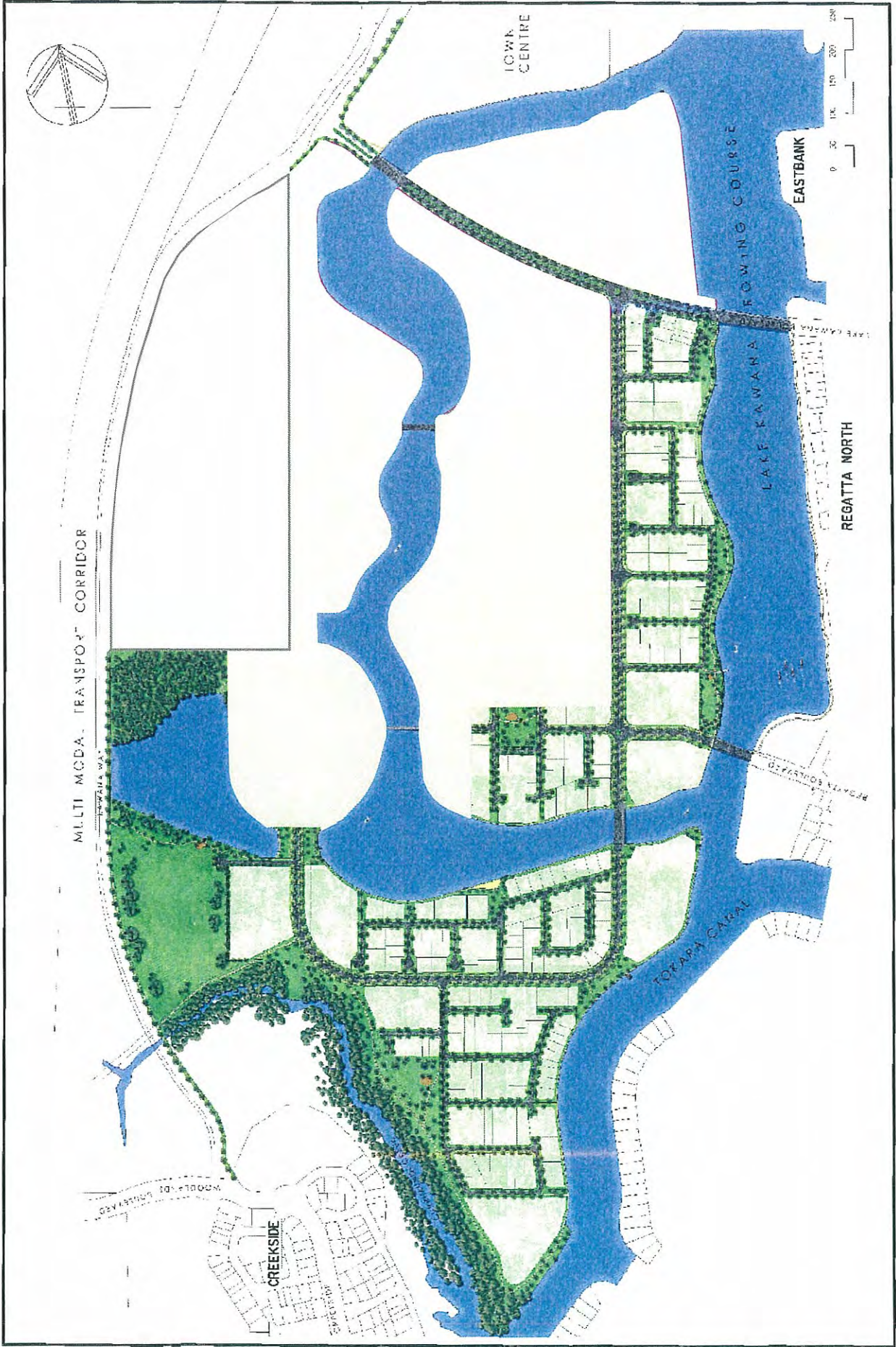


Total Area of Waterway (Lake & Canal) within Neighbourhood area 35.7 ha
 Total Area of Open Space (Parks & Walkable Waterfront) within Neighbourhood area 12.6 ha
 The above figures will cover the Maps 4a-4c

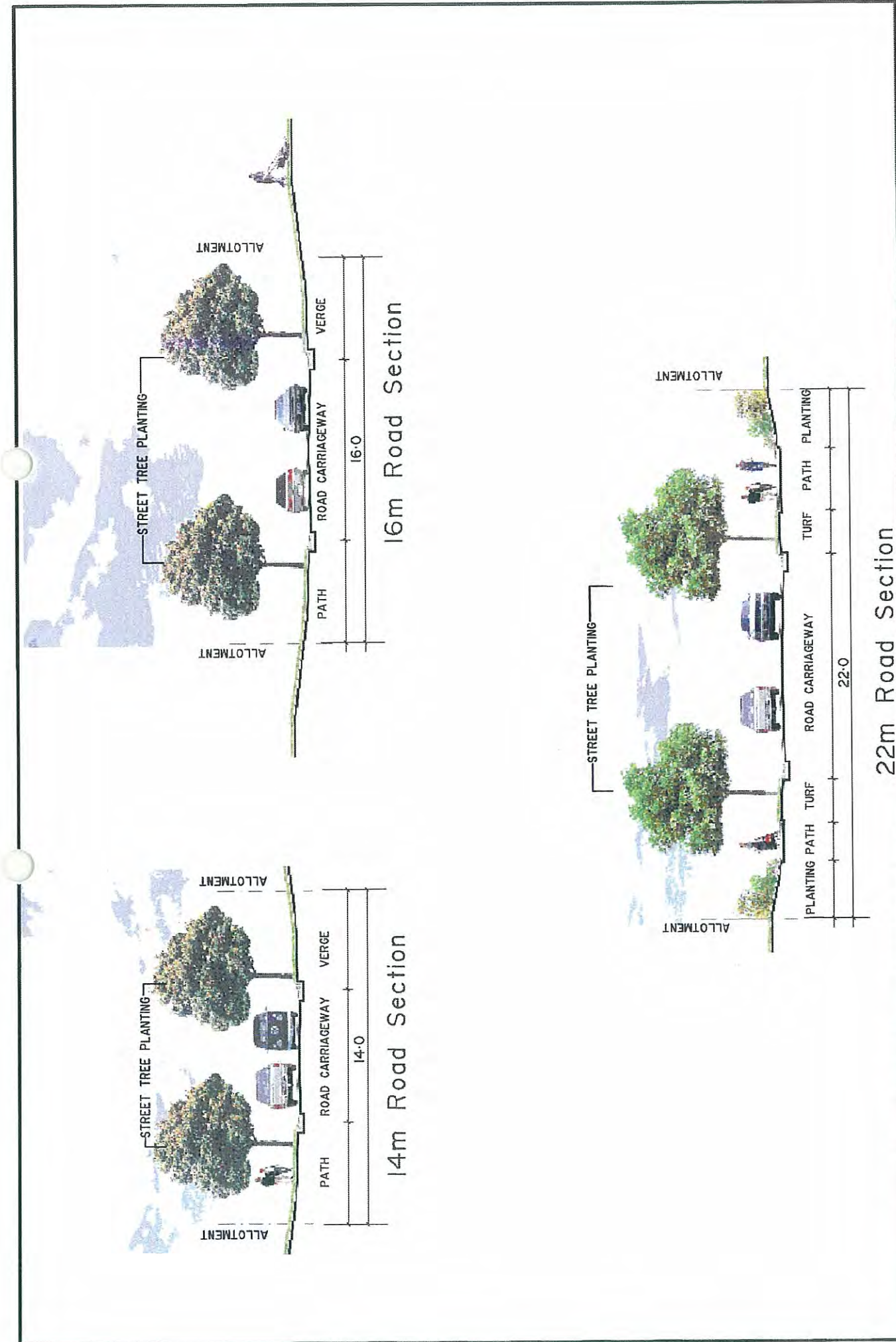
**MAP 4B - DIMENSIONS PLAN
 PRECINCT/ESTATE PLAN - BIRTINYA**



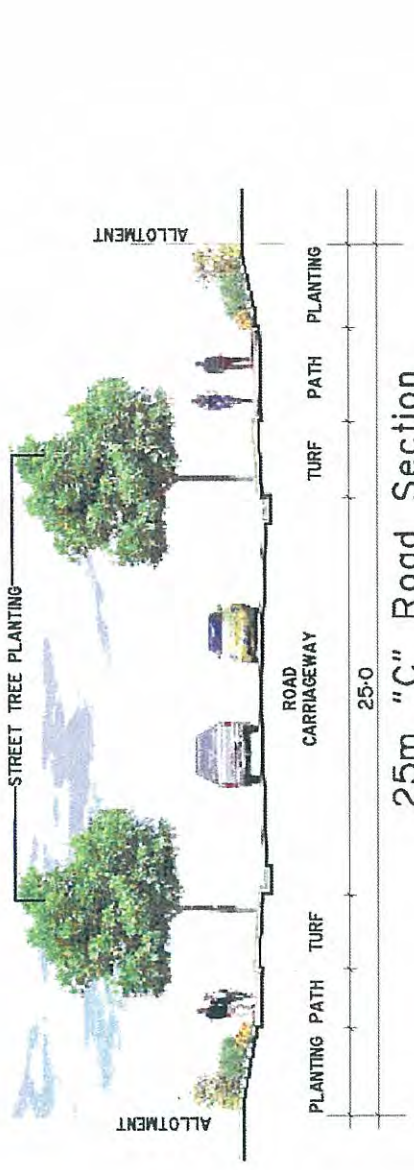
MAP 4C - DIMENSIONS PLAN
 PRECINCT/ESTATE PLAN - BIRTINYA



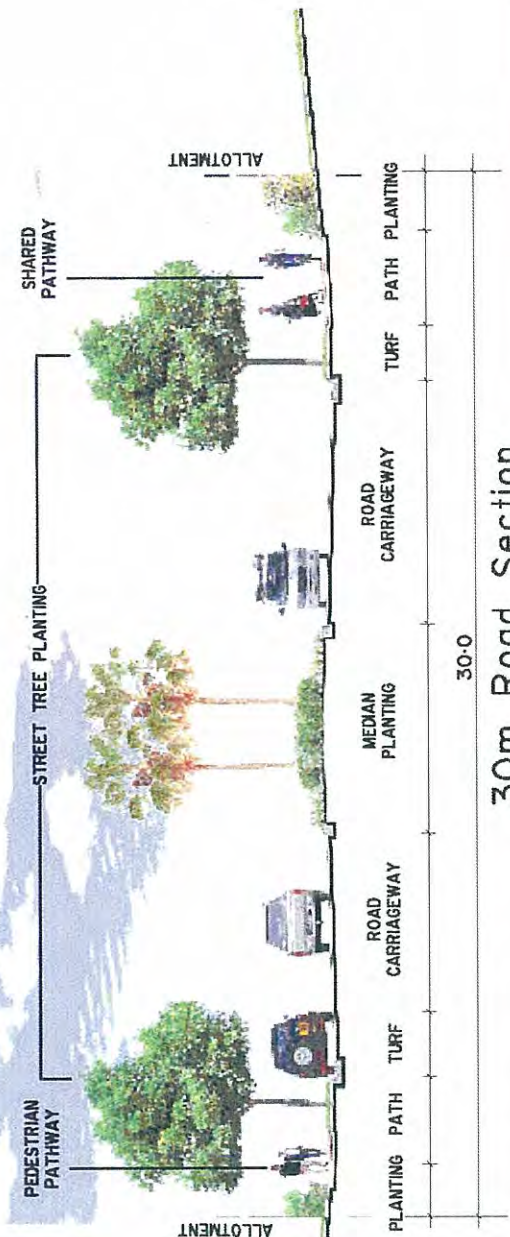
**MAP 5 - LANDSCAPE CONCEPT PLAN
PRECINCT/ESTATE PLAN - BIRTINYA**



**MAP 6A - LANDSCAPE SECTIONS
PRECINCT/ESTATE PLAN - BIRTINYA**



25m "C" Road Section



30m Road Section

**MAP 6C - LANDSCAPE SECTIONS
PRECINCT/ESTATE PLAN - BIRTINYA**



30-0

30m Road Section

**MAP 6D - LANDSCAPE SECTIONS
PRECINCT/ESTATE PLAN - BIRTINYA**

PEDESTRIAN AND CYCLE NETWORK

The Pedestrian/Cycle Network has been designed to be an integral component of the Birtinya Community. Pedestrian pathways as well as shared pedestrian/cycle pathways have been provided throughout the development.

Pedestrian access to the waterways within Birtinya will be an important aspect of the network. Direct and continuous access to the waterway edges and open space network will be provided in a variety of ways with many access points throughout the length of the waterway.

PAVING MATERIALS

Paving materials within Birtinya Island will be predominantly broom finished concrete with specific detailing defining intersections and other key points.

Area	Finish
Main footpath	Broom finish concrete.
Feature intersections	A combination of plain/coloured concrete and unit pavers if appropriate.
Plaza spaces	A combination of plain/coloured concrete and unit pavers if appropriate.
Pedestrian/cycle ways	Broom finish concrete with defined intersections.
Road surfaces	Bitumen.
Street verges	Footpaths where required with grassing and some planting where appropriate.

PAVEMENT WIDTHS

Type	Width
Areas of less intensive use where parks occur on both sides of the road (wider at intersections) and areas with alternative routes (such as adjacent pedestrian cycle paths)	1200 mm wide min
Areas where pathways occur on one side of the road only and areas of high usage	1500 mm wide min
Shared pedestrian/cycle way (within linear open space)	2500 mm wide min
Shared pathways which carry maintenance vehicles	3000 mm wide min
Major shared pathways which carry significant pedestrian traffic and cycles.	4500 mm wide min

PARKS

A range of open spaces will be provided in accordance with the Open Space Model of Kawana Water Development Control Plan 1. These open spaces included Precinct Parks, Neighbourhood Parks, Village Parks and linear parks along the waterway foreshore. Every opportunity to provide water views and view corridors in prominent locations has been taken. Public spaces will take advantage of the proximity to the waterway by allowing access to the waterway edge. Park designs focus on providing spaces that will allow for a multitude of uses. Spaces available within parks will range from quiet seating/reflection areas. A range of activities such as jogging cycling and informal ball sports will be catered for with an emphasis on meeting and interaction with other uses and the environment.

PLANTING

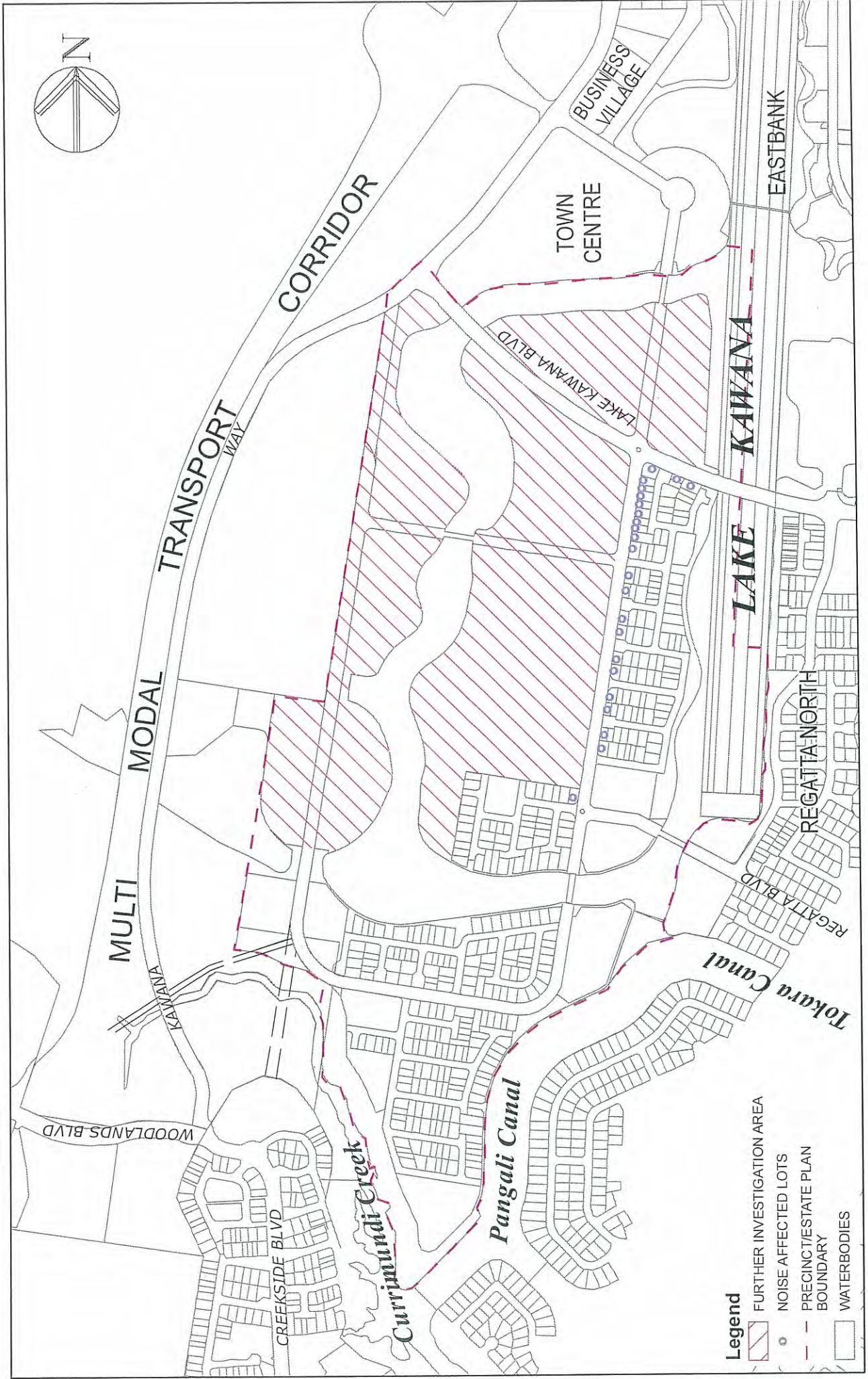
Planting schemes will be predominantly informal within public open space area incorporating areas of revegetated "Habitat" and predominantly utilising native plant species will be utilized which through their form, texture and flower will achieve significant differentiation in vegetation type to other neighbourhoods within Kawana Waters. This will include the use of "live" topsoil where appropriate, mainly within the Currimundi Creek Esplanade and the adjacent Village Park revegetation zones. Considering native plant selection with an emphasis on native endemic species to the Caloundra Coastal Plain will enhance the unique environmental standards set through the master plan. Tree (and shrub) species selected will provide a canopy of shade, habitat and foraging for wildlife, provide colour and visual

interest throughout the year, and consist of proven and hardy plants capable of tolerating the local micro-climatic situation and reflecting the coastal subtropical character of the precinct.

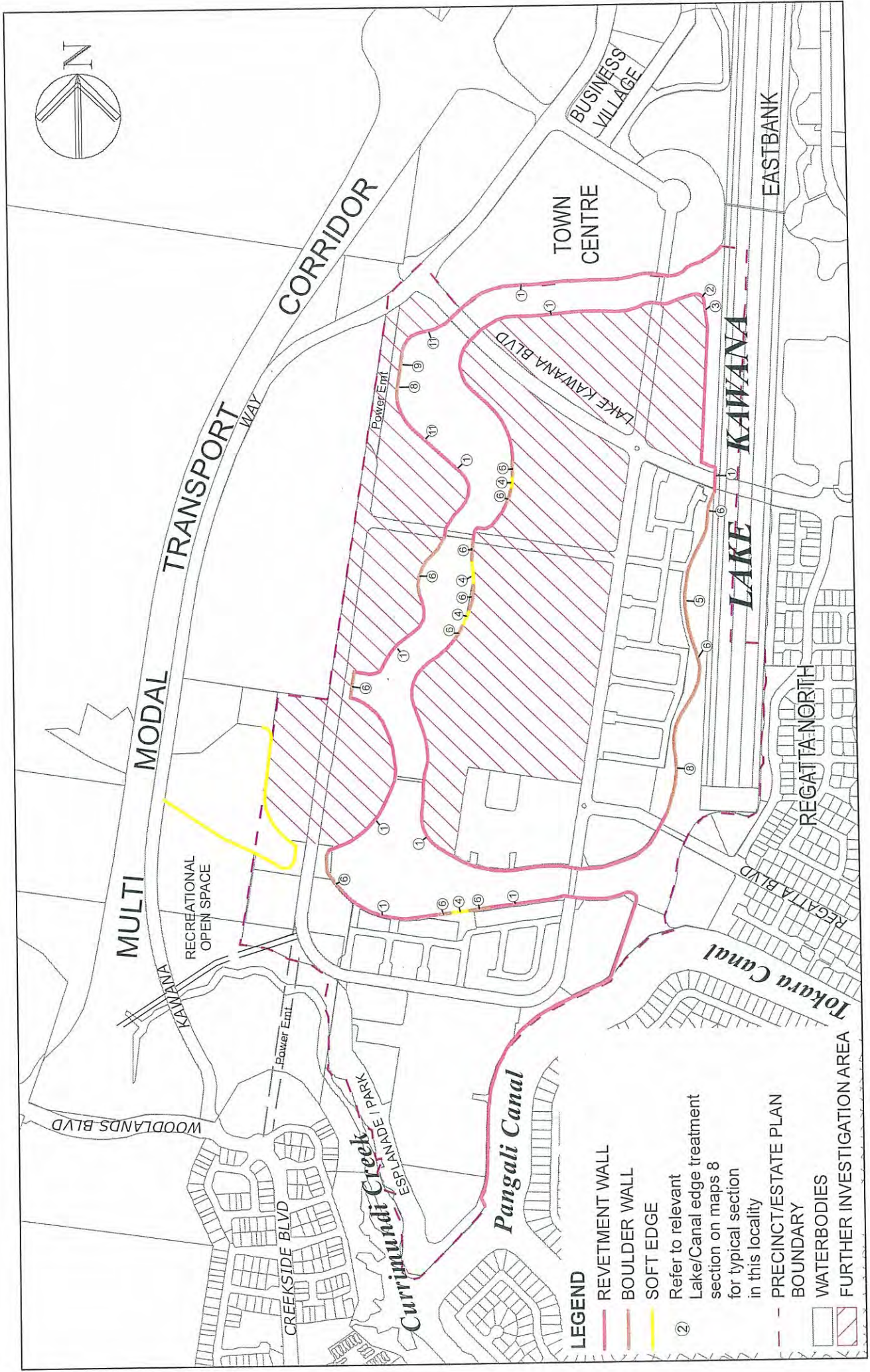
Planting will highlight the various gateways to the community and to individual precincts, soften the interface between lots and open spaces, protect areas with ecological or environmental functions, help design pedestrian and bicycle paths and movement, separate pedestrian areas from road traffic, support passive solar design, and attract local fauna into the site. Signature trees or groupings at key locations will be used to define entry/feature points. Street trees will be installed to all residential verges. The street tree hierarchy will be designed to compliment the road hierarchy. Smaller growing trees will therefore be utilised in narrower residential streets while key boulevards or collector roads will be planted with street trees of a more substantial stature. All plant species will be selected from the "Master Plant List for Birtinya" as developed in consultation with Caloundra City Council

STREETSCAPE

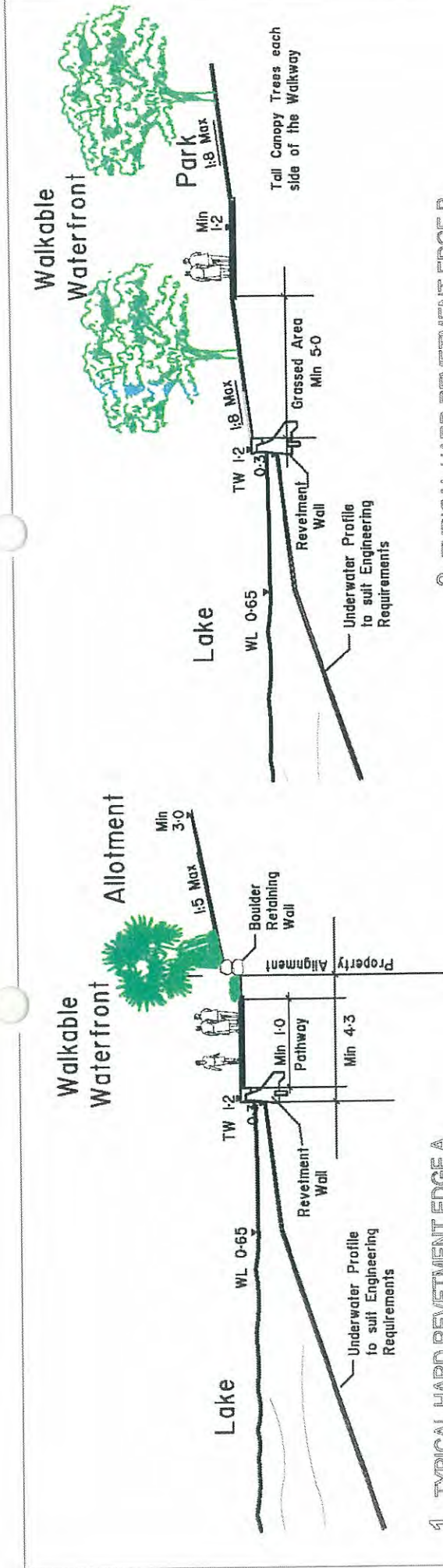
Street tree planting will be designed to optimise shade opportunities for both pedestrians and parked vehicles. Intersections of pathways and roads will be delineated by changes in paving patterns/colours and signature planting. Pedestrian footpaths within Birtinya Island will be designed to allow for easy movement within the community and to adjacent precincts.



**MAP 8 - NOISE AFFECTED LOTS
PRECINCT/ESTATE PLAN - BIRTINYA**

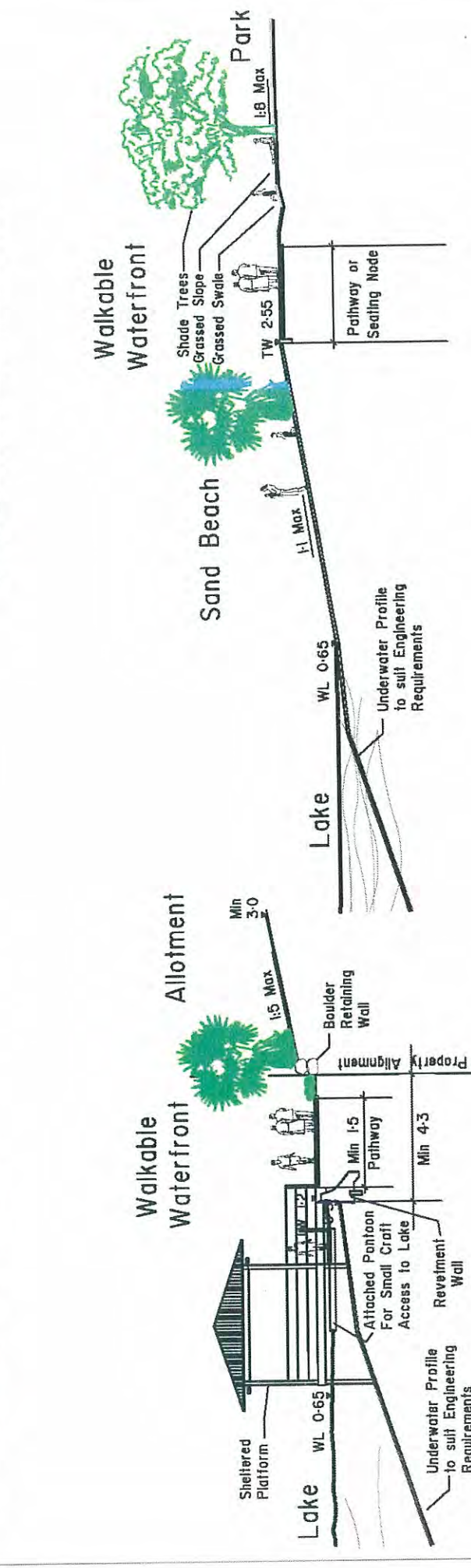


MAP 9 - LAKE/CANAL EDGE TREATMENT PLAN
PRECINCT/ESTATE PLAN - BIRTINYA



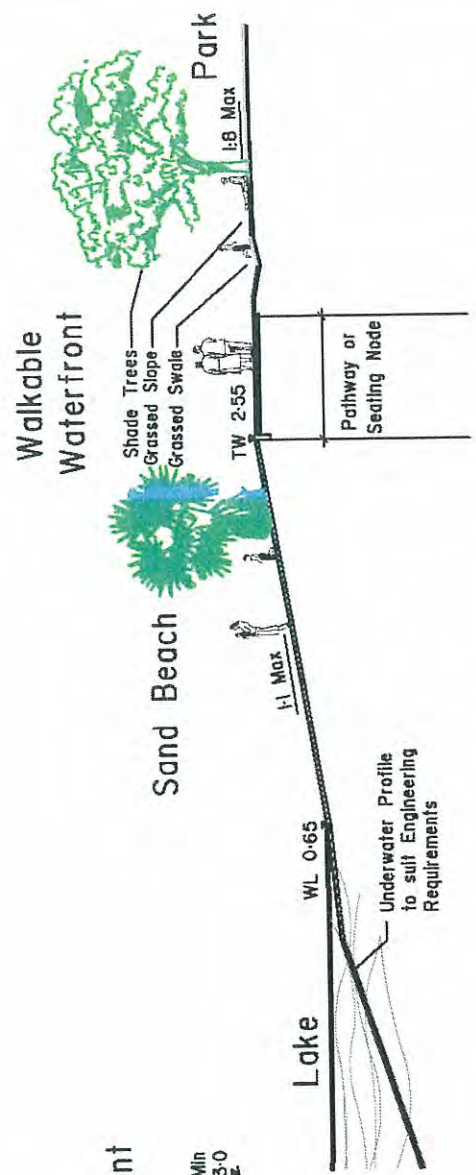
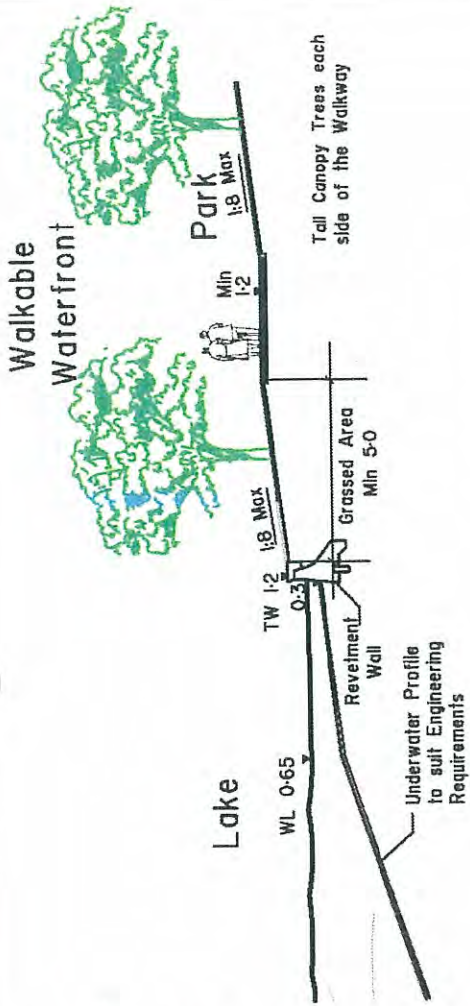
1. TYPICAL HARD REVETMENT EDGE A

3. TYPICAL HARD REVETMENT EDGE B

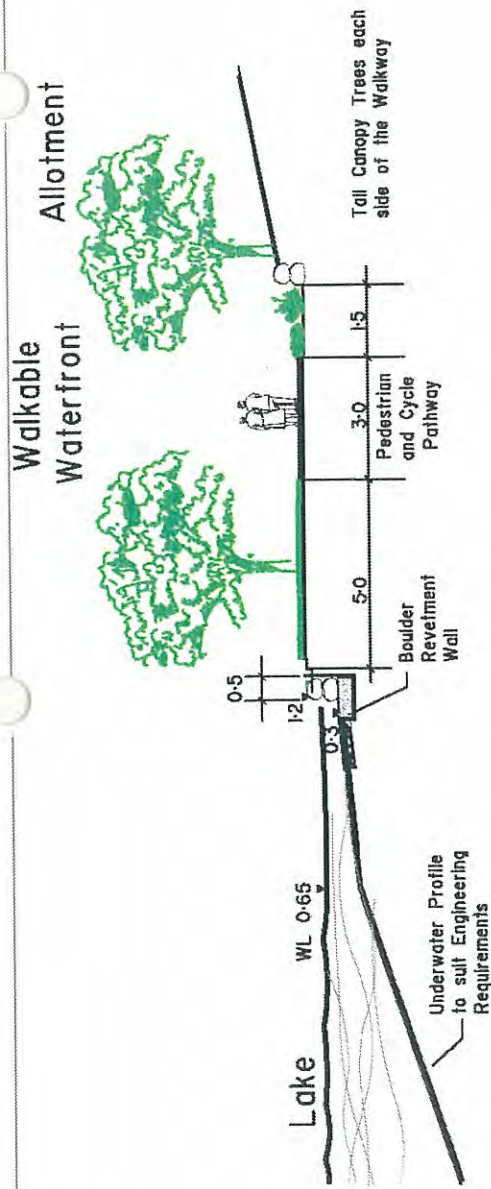


2. TYPICAL SHELTERED PLATFORM WITH PONTOON

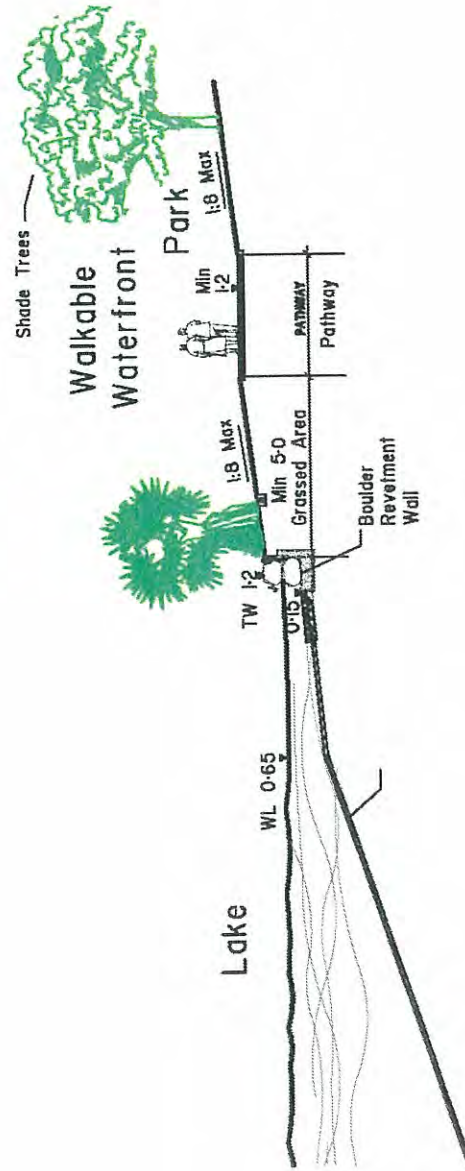
4. TYPICAL BEACH EDGE



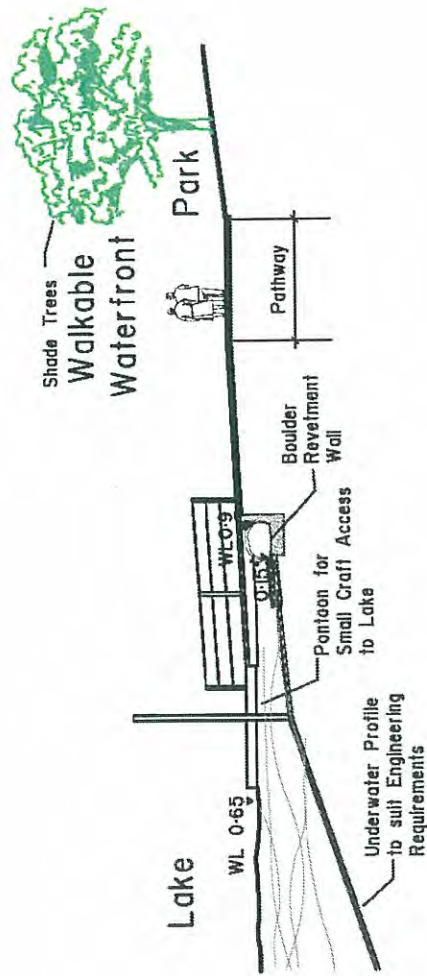
MAP 10A - LAKE EDGE TREATMENT SECTIONS
 PRECINCT/ESTATE PLAN - BIRTINYA



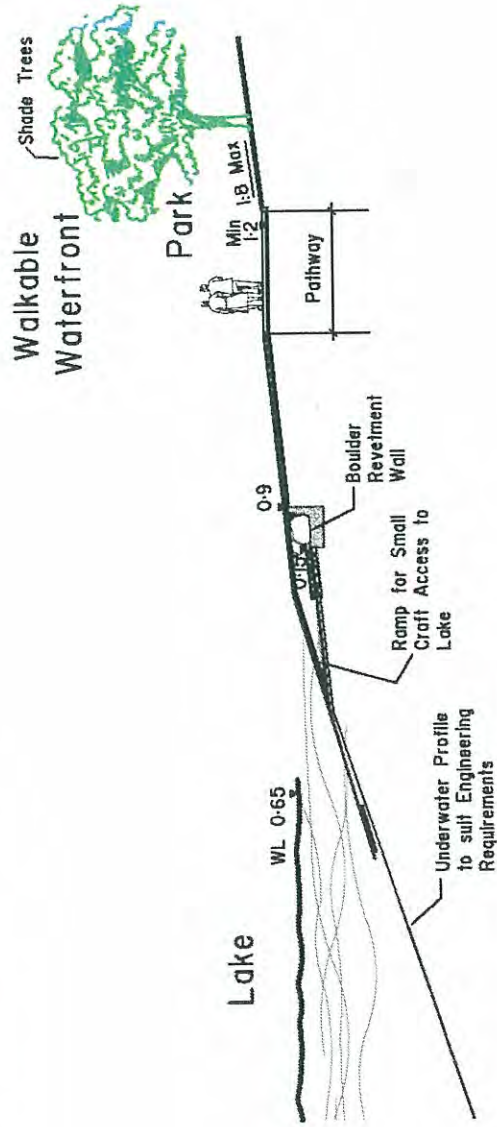
5. TYPICAL ROWING COURSE EDGE



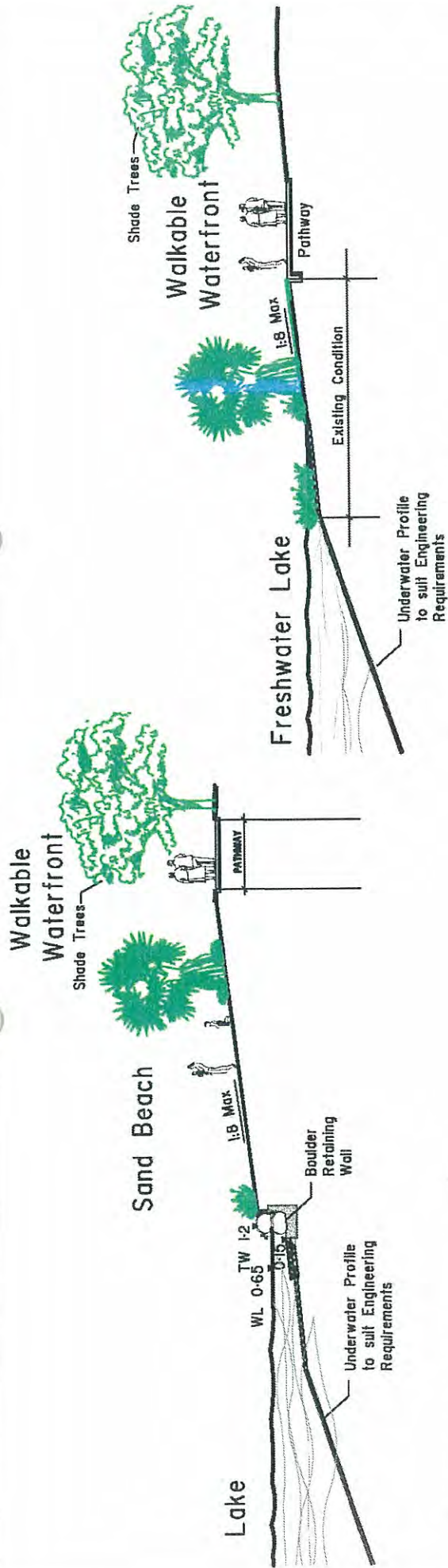
6. BOULDER REVETMENT WALL A



7. STANDARD PONTOON

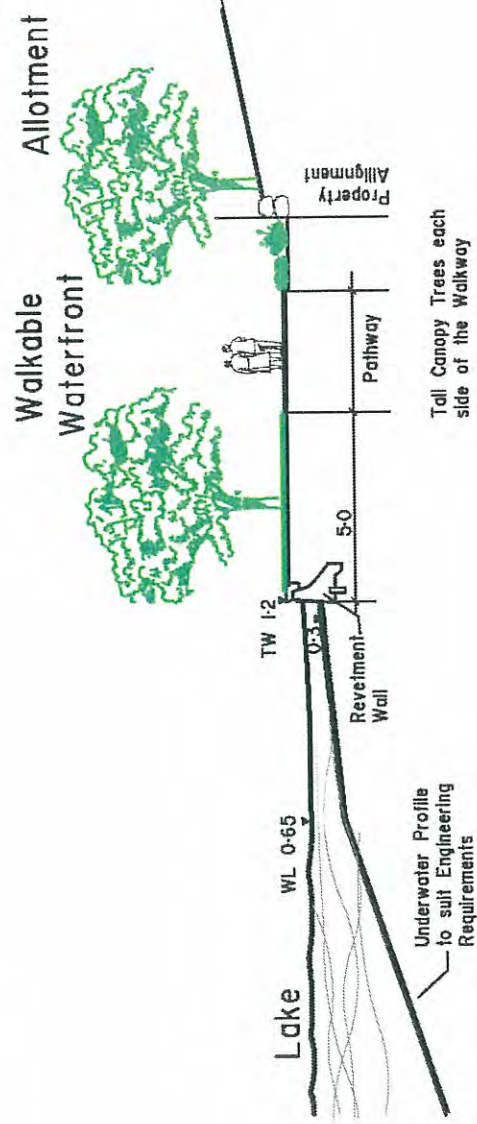


8. STANDARD SMALL CRAFT RAMP



9. ESPLANADE ROAD OPTION

10. FRESHWATER LAKE EDGE



11. TYPICAL HARD REVETMENT EDGE C

Schedule 6

Regional Hospital Precinct/Estate Plan

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

NOTICE OF DETERMINATION

Determination No. (Insert)

Citation:	This approval may be cited as Master Plan Determination No (Insert) – Approval of Master Plan No 59 – (Precinct/Estate Plan – Birtinya – Regional Hospital) 2007
Application:	Determination of Master Plan No 59
Applicant:	Stockland Kawana Waters and Stockland Buddina Pty Ltd
Relationship to Master Developer:	Master Developer
Location of relevant part of Kawana Waters Community Development Area:	Part of Lot 7 C3125 and Part Lot 462 SP198937
Description of relevant part Of Kawana Waters Community Development Area:	Forming part of Village 1, Neighbourhood 10 as shown on Structure Plan Map 4
Description of Master Plan:	<p>The Precinct/Estate Plan comprises:-</p> <ol style="list-style-type: none"> 1. Subdivision layout 2. Implementation of Development Criteria 3. Implementation of Urban Design Performance Criteria. <p>Maps comprising:-</p> <p>Map 1 Locality Map 2 Land Subject of Master Plan Map 3 Movement Networks Map 4 Dimensions Plan Map 5 Urban Design Performance Criteria Map 6 Stormwater Infrastructure Map 7a Landscape Concept Text Map 7b Landscape Concept Text</p>
Supporting Information	Nil
State Government Agencies Consulted in the determination of the Application:	Department of Natural Resources and Water Department of Health Queensland Transport Department of Main Roads
Decision:	In accordance with Development Control Plan 1- Kawana Waters, and Section

	<p>6.1.45A (Development Control Plans under the Repealed Act) of the Integrated Planning Act 1997, Council with respect to land:</p> <p>(i) included in Development Lease No 2, recommend to the Minister for the Department of Natural Resources and Water that the Precinct/Estate Plan be approved; and</p> <p>(ii) included in freehold land approve the Precinct/ Estate Plan subject to conditions.</p>
Reasons for Decision:	The determination made by Council has been made for the reason that the Precinct/Estate Plan complies with the Development Documents.
Conditions of Approval:	See attached conditions of approval.
Delegated Officers:	Mayor and Divisional Councillors
Date of Council Decision:	
Attachments:	Conditions of Approval

Conditions of Approval

PLANNING

The following conditions of approval apply to Master Plan No 59 (Precinct Estate Plan Birtinya – Regional Hospital) 2007:

1. the subject land can only be developed for those uses as defined in the Table 1 of this Precinct/Estate Plan.
2. all walls/signage associated with entry points to the precinct shall be located on or within the boundaries of privately owned lots;

ENVIRONMENTAL HEALTH

3. Stormwater Quality Improvement Devices (SQID) are to be provided in accordance with Council's Manual of Engineering Guidelines, the Development Design Planning Scheme Policy and other relevant Policy and Guidelines. The SQID treatment strategy shall be submitted for assessment at the time application is made for design plan approval under the Land Act 1994 and/or reconfiguring a lot under the Integrated Planning Act 1997. Detailed engineering design may be assessed as part of operational works applications for civil works;
4. Site development works shall be undertaken in accordance with the relevant provisions of Council's Transitional Planning Scheme (including section 3.9), the Development Design Planning Scheme Policy, and the relevant requirements of other State and Federal Government Agencies, where those requirements are triggered via legislative provision.

ENGINEERING

5. the location of the trunk collector road traversing the northern end of the Regional hospital land is shown conceptually on the maps in this Master Plan. The final alignment of this road may be varied to suit the layout of the Regional Hospital facility provided its intersection with Kawana Way is minimum of 300 metres from the Kawana Way/Lake Kawana Boulevard intersection;
6. the design of the hospital facility shall achieve the outcomes in relation to pedestrian and cycle connectivity, including on-site pedestrian and cycle facilities, as detailed in Section 7 of this Master Plan;
7. the design of the hospital facility shall make provision for a public transport facility to achieve the outcomes detailed in Section 7 of this Master Plan;
8. the design of the hospital facility shall achieve the outcomes in relation to on-site car parking as detailed in Section 7 of this Master Plan;
9. the design of the hospital facility shall achieve the outcomes in relation to access and circulation as detailed in Section 7 of this Master Plan;

10. the design of the hospital facility shall achieve the outcomes in relation to stormwater management and water sensitive urban design as detailed in Section 6 and 7 of this Master Plan;
11. the design of the hospital facility shall include a range of appropriate water conservation techniques and infrastructure to reduce potable water consumption;
12. the hospital use shall comply with Council requirements with regard to discharge of trade waste to the Council's sewerage system.

ADVICE TO APPLICANT

- (a) please provide an electronic copy of the final version of the Master Plan document in 'word' format along with six (6) hard copies (including one (1) set of A1 plans detailing the entire Precinct / Estate Plan area) of the Master Plan document for Council's endorsement;
- (b) The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks and construction phases of this development, are to adhere to their "general environmental duty" to minimise the risk of causing environmental harm.

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

- (c) At the time of subsequent Master Plan and/or design plan applications for this area, the undergrounding of the existing high voltage power lines shall be addressed.

Development Agreement, Development Control Plan 1

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

**MASTER PLAN NO. 59 (PRECINCT/ESTATE PLAN – BIRTINYA – REGIONAL
HOSPITAL) 2007**

Approved by Caloundra City Council pursuant to
Master Plan Determination No. [INSERT]
(Approval of Precinct/Estate Plan – Birtinya – Regional Hospital) 2007
dated [INSERT]

MASTER PLAN NO. 59 (PRECINCT/ESTATE PLAN – BIRTINYA – REGIONAL HOSPITAL) 2007

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MASTER PLAN NO. 59 (PRECINCT/ESTATE PLAN – BIRTINYA – REGIONAL HOSPITAL) 2007

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1.0 PRELIMINARY

1.1 Citation

- 1.1.1 This document may be cited as Master Plan No. 59 (Precinct/Estate Plan– Birtinya – Regional Hospital) 2007.

1.2 Type of Master Plan

- 1.2.1 This document is a Precinct/Estate Plan.

1.3 Legal Requirement for Master Plan

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

1.4 Legal Effect of the Master Plan

- 1.4.1 The Precinct/Estate Plan comprises:

- (a) This document which shows the subdivision layout with lot boundaries, the purposes for which each lot may be developed under the Caloundra Town Planning Scheme, movement network (including cycle and pedestrian linkages) and open space provision for the Regional Hospital land.
- (b) Maps 1-7 show in more detail the elements to be identified as required by Section 7.4.4.2 (Precinct/Estate Plan) of DCP 1.

2.0 DESCRIPTION OF LAND

2.1 Location and Description

- 2.1.1 The land the subject of this Precinct/Estate Plan is bound by Kawana Way and the future MMTC sub-arterial road on the north west and west, and the trunk collector road to the east. Map 1 – Locality shows the subject land relative to its surrounds as described above.
- 2.1.2 The land the subject of this Master Plan is described as Lot 1 on SP201543 (freehold) and Lot 2 on SP201544 (leasehold within Development Lease No. 2) in the Parish of Bribie.
- 2.1.3 The land the subject of this Precinct/Estate Plan has an area of approximately 20ha.
- 2.1.4 Map 1 – Locality shows the land the subject of this Precinct/Estate Plan, relative to its surrounds as described above. Map 2 – Land Subject of Master Plan, shows the full extent of the area addressed by this application.

2.2 Zoning Map Description

- 2.2.1 The land the subject of this Precinct/Estate Plan is zoned Residential 'A', under the Caloundra Town Planning Scheme.

2.3 Strategic Plan Description

- 2.3.1 The land the subject of this Precinct/Estate Plan is identified in the Strategic Plan of the Caloundra Town Planning Scheme as having a preferred dominant land use of Urban.

2.4 DCP Description

- 2.4.1 The land the subject of this Precinct/Estate Plan is identified in DCP 1 as having a preferred land use of Urban with a Regional Hospital designation.

3.0 APPLICATION OF MASTER PLAN

3.1 Relationship to Higher Order Master Plans

- 3.1.1 The land the subject of this Precinct/Estate Plan is subject to the following higher order Master Plans:

3.1.1.1 Structure Plan

The land the subject of this Precinct/Estate Plan is subject to the Structure Plan and as such is:

- Identified on Structure Plan 1 as having a land use of Regional Hospital, therefore being subject to the Regional Hospital Development Criteria defined in the Structure Plan; and
- Subject to Structure Plan 4 which shows the area as being within Neighbourhood 10 and Village 1.

3.1.1.2 Neighbourhood Plan

The land the subject of this Precinct/Estate Plan is subject to the Neighbourhood Plan which:

- Identifies the land as a Regional Hospital;
- Outlines the general nature, form, extent and location of development; and

- Controls the form and extent of development through Development Criteria and Urban Design Performance Criteria.

3.2 Relationship to Other Master Plans

3.2.1 Following approval of this Precinct/Estate Plan, a subsequent Site Development Plan will not be required.

3.3 Relationship to DCP

3.3.1 The land the subject of this Precinct/Estate Plan is subject to DCP 1 and as such identified on DCP 1, Map 1 as having a preferred land use of Urban with a Regional Hospital designation; and

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

3.4 Relationship to Planning Scheme Provisions

3.4.1 The land the subject of the Precinct/Estate Plan is subject to:

- (a) the clauses within this document relevant to the Caloundra Town Planning Scheme;
- (b) Zoning Maps No. 65 and 66 which identify the land the subject of this Precinct/Estate Plan as being included in the Residential 'A' zone;
- (c) the Table of Development in Section 2.4 (2) (Residential Zones) of the Caloundra Town Planning Scheme which lists the purposes for which premises in the Residential "A" zone may be used subject to an approved Precinct/Estate Plan; and
- (d) Part 6 of the Caloundra Town Planning Scheme which contains provisions relating to the reconfiguring of lots in the Residential 'A' zone.

4.0 STRUCTURE OF MASTER PLAN

4.1 Structure of Precinct/Estate Plan:

4.1.1 The Precinct/Estate Plan comprises:

- (a) Subdivision layout with lot boundaries as specified in Section 5 (Subdivision Layout) of this document;
- (b) Implementation of Development Criteria as specified in Section 6 (Implementation of Development Criteria) of this document;
- (c) The ways in which Urban Design Performance Criteria will be implemented as specified in Section 7 (Implementation of Urban Design Performance Criteria) of this document; and
- (d) Maps and Tables, which are specified in Section 8 (Maps and Tables) of this document.

5.0 SUBDIVISION LAYOUT

5.1 Subdivision Layout

5.1.1 The subdivision layout with lot boundaries is indicated on Map 4 - Dimensions Plan.

6.0 IMPLEMENTATION OF DEVELOPMENT CRITERIA

6.1 Defined Uses

6.1.1 The land the subject of this Precinct/Estate Plan should only be developed for the defined uses specified in Table 1 of this document.

6.2 Development Controls

- 6.2.1 Building Height should be in accordance with the provisions of Table 1 of this document.
- 6.2.2 All allotments should be in accordance with the provisions of Section 6.3(2)(b) and 6.3 (3)(b)(iv) of the Caloundra Town Planning Scheme.
- 6.2.3 The development should comply with the relevant provisions of *State Planning Policy 1/03 ("Mitigating the Adverse Impacts of Flood, Bushfire and Landslip")* to ensure an acceptable level of flood immunity for the Regional Hospital.
- 6.2.4 The development should be planned and managed in accordance with the provisions of *State Planning Policy 2/02 ("Planning and Managing Development Involving Acid Sulfate Soils")*, to avoid the release of contaminants from the site.

6.3 Storm Water Infrastructure

- 6.3.1 The stormwater infrastructure, to serve the land, the subject of this Precinct/Estate Plan, should be provided generally in accordance with the details shown on Map 6 of this document.
- 6.3.2 Stormwater infrastructure, into which runoff from the site of the Regional Hospital is connected, should be designed to take account of the development of the Regional Hospital in accordance with the relevant provisions of the Queensland Urban Drainage Manual.

6.4 Movement Networks

- 6.4.1 Movement networks including cycle and pedestrian linkages should comply with Map 3 of this document.
- 6.4.2 Land within the Regional Hospital site should be provided for the trunk collector road along the eastern frontage of the Regional Hospital site.

- 6.4.3 The Regional Hospital should be connected, before the commencement of the use of the Regional Hospital, to the Nicklin Way in the east and to Kawana Way in the Multi Modal Transport Corridor in the west by Lake Kawana Boulevard which incorporates a lane in each direction that is dedicated for public transport and emergency vehicles.
- 6.4.4 The Regional Hospital should be linked to the Town Centre and the Transit Facility within the Public Transport Corridor by a trunk collector road incorporating a shared pedestrian/cycle path.
- 6.4.5 The Regional Hospital should be linked to the pedestrian/cycleway network.

6.5 Open Space

- 6.5.1 The provision, location and design of open space on the Regional Hospital site on individual sites within this Precinct/Estate Plan should be created to satisfy the outcomes of the Urban Design Performance Criteria under Section 8.

7.0 IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA

7.1 General Requirements

- 7.1.1 The development of the Regional Hospital shall generally have regard to the Urban Design Performance Criteria specified in Map 5.

7.2 Built Form and Environs

DESIGN CRITERIA	OUTCOME
<p>A. Building height</p>	<p>Building height correlates with that in the nearby Town Centre, where the maximum building height is 33.5 metres. Lower buildings are located nearer the site boundary interface, and higher buildings are located closer to the core of the site.</p>
<p>B. Building bulk and scale</p>	<p>Along the eastern frontage of the site, large structures are setback or are in the form of podium development. Buildings on the site exhibit diversity in building mass, to present an interesting view profile and provide for external façades that are compatible with the 'human scale' at the street frontage. Map 5 shows a preferred outcome for building bulk and scale.</p>
<p>C. Building setbacks and orientation</p>	<p>Building setbacks reduce overlooking and overshadowing of adjoining residential and commercial developments, whilst maintaining good street address to provide for active and vibrant concourses, boulevards or street frontages.</p> <p>Map 5 shows a preferred outcome with respect to building setbacks and orientation.</p> <p>Buildings are oriented to maximise solar access, natural ventilation and views, and relate to surrounding open spaces, buildings and neighbouring land uses.</p> <p>Buildings are orientated towards the east so that they are integrated with the development to the east of the site.</p>

DESIGN CRITERIA	OUTCOME
<p>D. Building design and appearance</p>	<p>Building design reflects a coastal setting and the benefits of traditional sub-tropical architecture. Other alternative or innovative solutions are acceptable if they demonstrate a high standard of building design.</p> <p>Built form is contemporary in character, with select buildings oriented vertically, rather than dispersed across large land footprints. Buildings are articulated to break up bulk and enhance visual amenity, and include use of architectural design features to enhance natural light and ventilation, views and ease of access to outside spaces. Map 5 shows a preferred outcome in respect of building design appearance.</p> <p>Deep overhangs, recesses, projections, layering and varied forms are expected architectural elements. Building façades provide interest through the use of colour variation, contrasting textures and materials, and fine scale building elements. Buildings are constructed of durable, high-quality, low-maintenance materials, and incorporate light colours to reflect heat externally and reflect daylight internally.</p> <p>Roof forms may be varied, incorporating a combination of pitched roofs, vaulted or flat roofs that are compatible with adjacent building forms and rooflines. Rooftop plant are incorporated into the design of the building, are screened or enclosed, and are fully within the maximum building height.</p>

7.3 Movement Network

DESIGN CRITERIA	OUTCOME
A. Integrated Travel Management Plan	<p>An <i>Integrated Travel Management Plan</i> for staff and visitors, which actively encourages the use of sustainable modes of transport to access the hospital, including cycling, walking and public transport is encouraged. Queensland Health will work together with the Council and Queensland Transport to prepare an <i>Integrated Transport Management Plan</i> for implementation prior to the commencement of the use of the Regional Hospital site.</p> <p>The <i>Integrated Travel Management Plan</i> for the site shall address (but not be limited to) the following objectives and elements –</p> <p>Objectives:</p> <ul style="list-style-type: none"> • Reduce private vehicle trips on the local road network; • Prevent overspill parking on surrounding streets; • Reduce private vehicle trips on the surrounding road network; • Maximise opportunities for walking and cycling trips; • Ensure provision of access for all – including those without access to a car. <p>Elements included:</p> <ul style="list-style-type: none"> • Car parking supply, pricing and control; • Car sharing; • Drop off areas; • On-site movement; • Travel to and from work; • Access for patients and / or visitors; • Encouraging public transport and / or pedestrian travel over private car travel; • Emergency vehicles access; • Special needs traffic.

DESIGN CRITERIA	OUTCOME
<p>B. Pedestrian and cycle connectivity</p>	<p>Pedestrian and cycle routes are safe and direct, incorporate clear sight lines, and avoid steep grades. Internal circulation networks encourage pedestrian and cycle movement around and through the site. These internal networks also extend across to surrounding public streets to strengthen connectivity between the site and adjoining commercial and residential land uses. Key pedestrian and cycle paths to and through the site are designed to allow passage by vehicles in emergency situations. Map 5 shows a preferred outcome in respect of pedestrian and cycle connectivity.</p> <p>Pedestrian phases are included on all approaches of the signalised intersections in the vicinity of the Regional Hospital and along Lake Kawana Boulevard, Kawana Way and the eastern road the site adjoins. Signalised pedestrian crossings across the eastern frontage road are suitably located to address pedestrian desire lines.</p> <p>Secure bicycle storage racks and lockers are provided for staff in areas immediately adjacent to buildings. Bicycle parking facilities are provided for end of trip requirements to cater for the workers.</p>

DESIGN CRITERIA	OUTCOME
<p>C. Public transport hub</p>	<p>Easily accessible public transport facilities are provided in accordance with Queensland Transport Guidelines. The facilities are provided on the site in close proximity to the core buildings, and linked to other on-site and off-site destinations and the outer extents of the site via pedestrian and cycle pathways. The facilities should be located at least as close as or closer to main destinations than any car park. In all cases, bus stops around the site are located such that they are closer to the appropriate entrance than an alternative car park. Every major entrance to a facility on site that provides accommodation for patients, staff or students is in close proximity to a designated bus stop.</p> <p>Waiting areas at the public transport facilities are safe and comfortable, and incorporate adequate shelter, seating, lighting and signage. Bus stops around the site should be provided in busy, secure, well-lit areas, where staff and passers by can provide casual surveillance. Each main entrance to a major activity generator should have a bus stop adjacent, with facilities commensurate with Queensland Transport guidelines.</p> <p>All local, limited stop and cross town services will be routed through the Regional Hospital site, with bus stops provided in each direction within the site. These bus stops and all associated facilities will be provided adjacent to the main entrance of the Regional Hospital in accordance with current Queensland Transport / Translink Guidelines.</p> <p>The <i>Integrated Travel Management Plan</i> for the site incorporates measures to encourage public transport use by staff, visitors and patients as appropriate.</p>
<p>D. Car parking</p>	<p>All car parking associated with the Regional Hospital, including staff, patient and visitor parking, is retained on site. Parking is easily located from the main entry points to the site. Car parks should not front onto streets, and are designed to be discrete and attractive. This may be achieved by screening from public view, using built form or dense vegetation, or locating to the side, rear or underneath buildings.</p> <p>The design of parking facilities allows for flexible management arrangements to accommodate multiple users and variable pricing structures, and the parking provided should be able to adequately serve the longer-term needs of the hospital. Car parking operations should be consistent with the objectives of any</p>

DESIGN CRITERIA	OUTCOME
	<p>Regulatory Parking Area implemented across the Kawana area.</p> <p>Adequate bicycle parking facilities are provided, as well as special-purpose parking areas for service and delivery vehicles, public and private bus parking, taxi ranks and emergency services vehicles. Short-term parking or patient drop off areas are provided at or close to the activity core of the site and suitably managed.</p> <p>Well-defined pedestrian links should be provided between the visitor parking and the main visitor entrances to hospital buildings and patient generating activities, so that the desired destination can be located easily and safely. All parking areas should be designed to ensure good security day and night, with safe access ways to buildings.</p> <p>Prior to opening of the Regional Hospital, car parking is provided generally in accordance with the Caloundra City Plan requirement for hospitals. These spaces are preferred to be located such that those staff and visitors who choose to travel by more sustainable modes are rewarded by arriving closer than car travellers to their desired destination.</p> <p>The provision of car parking including total supply numbers, allocation, pricing and time limits is managed within an overall <i>Integrated Travel Management Plan</i> for the site.</p> <p>Note: At the time of opening of the Regional Hospital, the site will be subject to Regulated Parking provisions, and no long-term on-street parking will be provided on any streets in the vicinity of the hospital site.</p>

DESIGN CRITERIA	OUTCOME
<p>E. Access and circulation</p>	<p>Internal vehicle circulation networks are designed and constructed to facilitate access but not constrain the hospital site. There should be sufficient access points provided to minimise the traffic impacts on any one access to the site. At least two full movement accesses are provided to the development, sufficient to minimise impacts at any one intersection. All queuing must occur on-site, to avoid conflict with through traffic on the surrounding road network.</p> <p>Network legibility ensures that car park entrances are easily identifiable so that visitors can access the desired car park. Car park entrances should be located with sufficient distance from the main access intersections such that there is no conflict between queuing vehicles and external traffic. Internal traffic circulation is retained on site, and intersection design discourages non-site-related through-traffic.</p> <p>All service vehicle movements, parking, loading and unloading requirements are adequately accommodated on the site. No loading bays are provided on the surrounding road network. Map 5 shows the preferred outcomes for access and circulation.</p> <p>Development allows as a priority the easy and direct movement of buses, or similar public transport modes, between the hospital site and surrounding destinations such as the railway station or Town Centre. Bus priority measures are included at any signalised access intersections along bus routes on and adjoining the site.</p> <p>The helpad is located having regard to noise sensitive environments such as the residential land use interface.</p>

7.4 Land Use Setting and Neighbourhood Context

DESIGN CRITERIA	OUTCOME
<p>A. Landmarks and focal points</p>	<p>Landmark buildings should be located to enhance key entrances and focal points to the site. Such buildings are to be clearly discernible when viewed from the surrounding precincts. Building placement and massing defines small plazas and courtyards as focal points for activities around the site. Street furniture or iconic buildings are incorporated at key meeting nodes and communal open spaces. Map 5 shows a preferred outcome in respect of landmarks and focal points.</p>
<p>B. Provision of public and private open space</p>	<p>Pedestrian oriented development enhances access to communal open space and encourages interaction amongst the community. Development includes a mix of private and publicly accessible open spaces both on the hospital site and within surrounding precincts, to provide for recreation, relaxation, rehabilitation opportunities and solace for patients, staff and visitors.</p>
<p>C. Urban design and neighbourhood character</p>	<p>Buildings and associated car parking positively define and activate high quality streetscapes and public spaces. Screening of undesirable built form elements may be achieved through building design, fixed structures, vegetation, or a combination of each.</p>
<p>D. Linkages and integration with adjoining areas</p>	<p>Building profiles assist in integrating development on the hospital site with surrounding buildings and land uses. Development is amenable to co-location of ancillary medical facilities, to take advantage of synergies that exist both on and off the hospital site. To enhance the external image and clearly define the hospital site, a landscaped transition zone should be considered along the site boundary and at entry points. Development provides for the opportunity to link the hospital to the Town Centre and nearby transit station through the provision of safe, attractive and equitably accessible pathways.</p>

DESIGN CRITERIA	OUTCOME
<p>E. Siting</p>	<p>The greatest density of development on the site should consider the walking distance to public transport, commercial uses and community facilities. Map 5 shows the preferred outcome for the siting of development. Careful orientation and location of sensitive uses on the hospital site ensures adequate buffers from other potentially conflicting uses on site and in adjoining areas.</p>
<p>F. View corridors</p>	<p>View corridors should be maintained between buildings, to take advantage of nearby natural and built environment features and create strong visual and physical links between buildings and open spaces on and off site.</p>
<p>G. Service areas and plant equipment</p>	<p>Mechanical plant and building services are discreetly located, grouped in an orderly manner, screened from public view or otherwise integrated into the building design to maintain visual amenity.</p>
<p>H. Future development and expansion areas</p>	<p>Localised pockets of vacant land are maintained across the site, to provide for building replacement, expansion, additions and decanting.</p>
<p>I. Landscape character and design</p>	<p>Water sensitive urban design is incorporated within the landscape design for the site, to reduce the necessity for irrigation and reduce stormwater runoff from the site. Landscaping on the site creates an environment that complements the overall character of the landscapes and streetscapes in the neighbourhood.</p>