

Development Agreement, Development Control Plan 1 - Kawana Waters and
Section 857 (Development Control Plans under Repealed LGP&E Act)
of the Sustainable Planning Act 2009

MASTER PLAN NO. 9 (SITE DEVELOPMENT PLANS 1-8 – BUSINESS VILLAGE) 2004

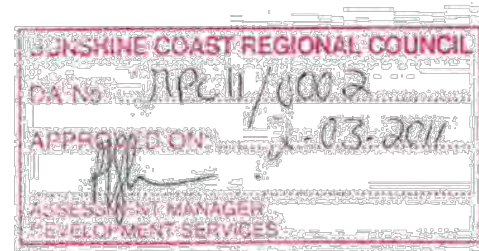
Approved by Sunshine Coast Regional Council pursuant to

Master Plan Determination No. 70

(Approval of Site Development Plan – Business Village) 2004 dated 6/09/2004

and amended pursuant to Master Plan Determination No. 138

(Approval of Site Development Plan – Business Village) 2004 dated 2/03/2011



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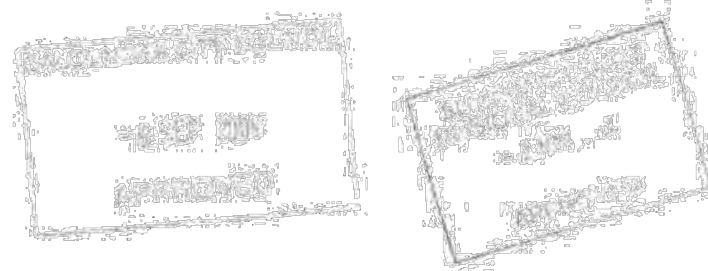
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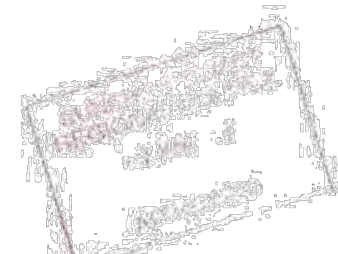
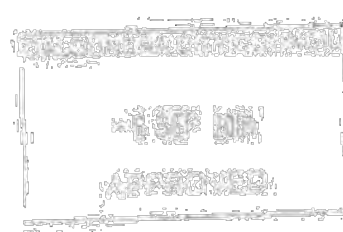
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1. PRELIMINARY

1.1 Citation

1.1.1 This document may be cited as Master Plan No. 9 (Site Development Plans 1-8 - Business Village) 2004.

1.2 Type of Master Plan

1.2.1 This document contains Site Development Plans for Precinct 1, Precinct 2, Precinct 3, Precinct 4, Precinct 5, Precinct 6, Precinct 7 and Precinct 8 of Detailed Planning Area 9 as identified in Master Plan No. 5 (Detailed Planning Area Plan - Business Village) 2004.

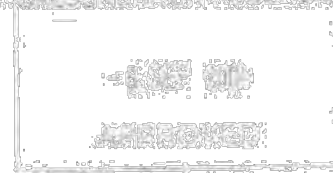
1.3 Legal Requirement for Master Plan

1.3.1 A Site Development Plan is required to be prepared in respect of those parts of DPA 9 identified on Master Plan No. 5 (Detailed Planning Area Plan - Business Village) 2004, as requiring a Site Development Plan pursuant to Section 7.4.5.1 (dealing with Site Development Plans) of DCP 1.

1.4 Legal Affect of the Master Plan

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, the movement network including cycle and pedestrian linkages, building envelopes and set backs, building layout criteria, open space provision and water bodies, access and parking, and
- b) Maps 1 - 11 which show in more detail the elements to be identified as required by Section 7.4.5.4 (Site Development Plan) of DCP 1.



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2 DESCRIPTION OF LAND

2.1 Location and Description

2.1.1 The land the subject of this Master Plan is bound by Main Drive on the north, a future Sub Arterial Road on the west, the future Recreation Lake on the east and undeveloped land on the south.

2.1.2 Map 1 - Locality shows the land the subject of this Master Plan, relative to its surrounds as described above, while Map 2 - Land Subject of Master Plan shows the extent of the area covered by this application.

2.1.3 The land the subject of this Master Plan is described as part of Lot 4 on RP 164528 and part of Lot 462 on CP 891256, all in the Parish of Brblie with that part of Lot 4 being freehold land and that part of Lot 462, leasehold land within Development Lease No. 2.

2.1.4 The total area for each Site development Plan is described below:

- The land the subject of Site Development Plan 1 has an area of approximately 0.811 ha.
- The land the subject of Site Development Plan 2 has an area of approximately 3.241 ha
- The land the subject of Site Development Plan 3 has an area of approximately 1.428 ha
- The land the subject of Site Development Plan 4 has an area of approximately 1.255 ha
- The land the subject of Site Development Plan 5 has an area of approximately 3.598 ha
- The land the subject of Site Development Plan 6 has an area of approximately 7.065 ha
- The land the subject of Site Development Plan 7 has an area of approximately 0.898 ha
- The land the subject of Site Development Plan 8 has an area of approximately 1.392 ha

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2.1.5 Additional land areas include:

- The part of the land the subject of the recreation lake has an area of approximately 1,252 ha.
- The part of the land the subject of the Public Access Promenade has an area of approximately 1,738 ha.
- The part of the land the subject of the Neighbourhood Park has an area of approximately 4,000 sqm.
- The part of the land the subject of the Precinct Parks has a total area of approximately 393,200 sqm.

2.2 Zoning Map Description

2.2.1 The land the subject of Site Development Plans 1-8 is zoned Special Development under the Planning Scheme for Caloundra City.

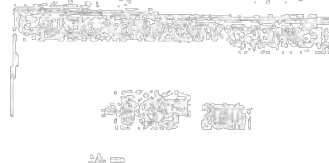
2.3 Strategic Plan Description

2.3.1 The land the subject of Site Development Plans 1-8 is identified in the Strategic Plan of the Planning Scheme for Caloundra City as having a preferred dominant land use of Urban.

2.4 DCP Description

2.4.1 The land the subject of Site Development Plans 1-8 is identified in Section 4.12 and 3.4.7 of DCP 1 as having a preferred land use of Employment Area, the intent of which is to be developed as a Business and Technology Park in accordance with Section 4.12.2(a) of the DCP.

2.4.2 The land the subject of Site Development Plans 1-8 is also designated as Detailed Planning Area 9 on Map 3 of DCP 1 and its intent is described under Section 4.16.2 (j) of DCP 1.



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3. APPLICATION OF MASTER PLAN

3.1 Relationship to Higher Order Master Plans

3.1.1 The land the subject of Site Development Plans 1-8 is subject to the Structure Plan and as such is:

- 3.1.1.1 identified on Structure Plan 1 as having a land use defined by Detailed Planning Area 9 of DCP 1 and being subject to the Business Village Development Criteria defined in Section 5 of the Structure Plan Development Criteria; and
- 3.1.1.2 subject to Structure Plan 2 which shows the area as having pedestrian/cycle links and a Public Access Promenade; and
- 3.1.1.3 subject to Structure Plan 4 which shows the area as having a Village/Neighbourhood Relationship being Neighbourhood 5, 6, 7 in Village 1;
- 3.1.1.4 Subject to Structure Plan 5 & 6 which shows the infrastructure requirements for water and sewer to service the proposed development; and
- 3.1.1.5 Subject to Detailed Planning Area Plan - Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004 which shows the area on Map 4 (Land Use Area Precincts) as Precincts 1, 2, 3, 4, 5, 6, 7 and 8 of DPA 9.

3.2 Relationship to Other Master Plans

3.2.1 Site Development Plans 1-8 should be read in conjunction with Master Plan No. 14 (Detailed Planning Area Plan – Eastbank/Regatta North) 2001 and Urban Designated areas immediately to the south. The relationship between these two plans is shown on Map 2. Where development for a residential use is located within the Urban Designated areas immediately adjacent the southern boundary of Site Development Plans 3 and 4 a transitional buffer should be provided within the urban designation area adjacent the southern boundary of Site Development Plans 3 and 4. The transitional buffer should be in the form of high density residential development to the satisfaction of Council.





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3.2.3 If any residential precincts, where residential or other noise sensitive developments are permitted within the Business Village, are developed for residential or other noise sensitive purposes, the development is to be designed in accordance with the relevant Australian Standards and/or relevant Council Planning Scheme or City Plan provisions. Relevant Australian standards include but are not limited to AS 3671 and AS 2107.

3.2.4 Site Development Plans 1-8 should be read in conjunction with Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004. This plan represents Precincts 1, 2, 3, 4, 5, 6, 7 and 8 of Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004.

3.3 Relationship to DCP

3.3.1 The land the subject of Site Development Plans 1-8 is subject to DCP 1 and as such identified on DCP 1, Map 1, as being part of Detailed Planning Area 9 with the preferred land uses described in Section 4.16.2 (j) of DCP 1; and

3.3.2 DCP 1, Map 2 identifies the subject area as having a Circulation Network, comprising a Sub-Arterial Road, Pedestrian/Cycle Infrage and a continuous Public Access Promenade;

3.3.3 DCP 1, Map 3 identifies the subject area as being the whole of Detailed Planning Area 9; and

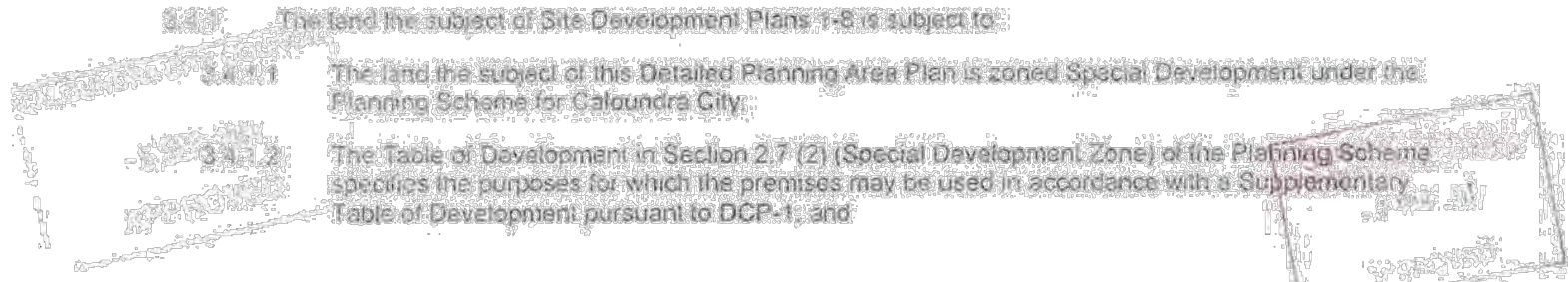
3.3.4 DCP 1, Map 4 identifies the subject area as being part of Precinct 3 where the maximum population shall not exceed 9,025 persons for the whole of the Precinct.

3.4 Relationship to Planning Scheme Provisions

3.4.1 The land the subject of Site Development Plans 1-8 is subject to:

3.4.1.1 The land the subject of this Detailed Planning Area Plan is zoned Special Development under the Planning Scheme for Caloundra City;

3.4.1.2 The Table of Development in Section 2.7 (2) (Special Development Zone) of the Planning Scheme specifies the purposes for which the premises may be used in accordance with a Supplementary Table of Development pursuant to DCP-1; and



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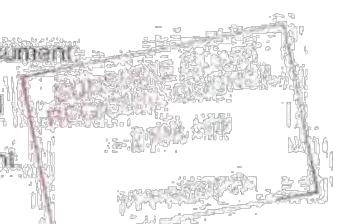
Part 6 of the Planning Scheme which contains provisions relating to the reconfiguring of lots in the Special Development Zone

STRUCTURE OF MASTER PLAN

Site Development Plans 1-8 Comprise:

- 8.1.1 Subdivision layout with lot boundaries as specified in Section 5 (Subdivision Layout) of this document
- 8.1.2 The purpose for which each lot is to be developed as specified in Section 5 (Defined Uses) of this document
- 8.1.3 Movement Networks including cycle and pedestrian linkages as specified in Section 7 (Movement Networks) of this document
- 8.1.4 Building Layout Criteria as specified in Section 8 (Building Layout) of this document
- 8.1.5 Open Space Provision and Water Bodies as specified in Section 9 (Open Space and Water Bodies) of this Document
- 8.1.6 Access and Parking Provision as specified in Section 10 (Access and Parking) of this document
- 8.1.7 Implementation of Urban Design Performance Criteria as specified in Section 11 (Implementation of Urban Design Performance Criteria) of this document
- 8.1.8 Implementation of Site Development Plan Design Parameters as specified in Section 12 (Implementation of Site Development Plan Design Parameters) of this document
- 8.1.9 Maps as specified in Section 13 (Maps) of this document
- 8.1.10 Statement of Compliance as specified in Section 14 (Statement of Compliance) of this document
- 8.1.11 Interpretation Rules as specified in Section 15 (Interpretation Rules) of this document, and
- 8.1.12 Supporting Information as specified in Section 16 (Supporting Information) of this document

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SUBDIVISION LAYOUT

6.1 The Subdivision Layout with lot boundaries for Site Development Plans 1-8 is indicated on Maps 10(a) to 10(d) Dimensions Plan of this document.

DEFINED USES

6.1 Defined Uses

6.1.1 The land the subject of Site Development Plans 1-8 shall be developed from the defined uses specified in Supplementary Tables of Development 1-8 in of this Document. Each table number refers to the respective Site Development Plan number.

6.2 Development Criteria

6.2.1 The land the subject of Site Development Plans 1-8 shall be subject to the controls specified in the Supplementary Tables of Development 1-8 being part of this document and Table 1 of Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004.

6.2.2 The land the subject of Site Development Plans 1-8 shall be subject to the Development Criteria specified in Section 6.2 (Development Controls) of Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004.

6.2.3 The land affected by the existing treatment effluent outfall sewer, where it passes through development, will be subject to a 4.0m wide easement over the main, to the satisfaction of and in favour of Gold Coast City Council. The easement will be created at the time of subdivision of the affected lots.

MOVEMENT NETWORKS

6.3 Movement Networks including Cycle and Pedestrian Linkages are indicated on Map 5(a) Vehicular Movement Network and Map 5(b) Pedestrian/Cyclist Movement Networks of this document.

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BUILDING LAYOUT

8.1 Building Layout

8.1.1 Building layouts are not defined on Site Development Plans 1-8 and should be provided as part of a Material Change of Use application. Implementation of urban design performance criteria in Section 11 of this document provides controls on building set back, building envelopes, built to boundary locations, parking requirements and landscaping which will dictate to a great extent, the layout and design of a building on a lot.

8.2 Build to Boundary Walls

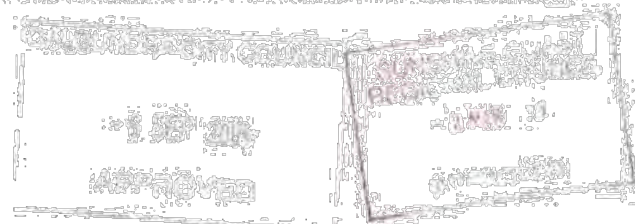
8.2.1 Built to boundary walls are nominated on Map 4 Site Development Plan of this document.

9 OPEN SPACE AND WATER BODIES

9.1.1 Open Space areas and Water bodies are indicated on Map 4 Site Development Plan of this document. The landscape concepts for each park are detailed on Map 5(a) Landscape Concept Plan and Map 5(b) Landscape Concept Details. Lake edge treatments are detailed on Map 6 Landscape Concept Sections and Map 9 Lake Edge Treatment and Drainage Outlets.

10 ACCESS AND PARKING

10.1.1 Vehicular access to allotments is restricted to those points nominated on Map 4 Site Development Plan of this document. Provision for parking is controlled through Section 7.0 Urban Design Performance Criteria in Master Plan No. 5 (Detailed Planning Area Plan - Business Village) 2004 and Section 11 Implementation of Urban design performance Criteria of this document.



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IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA

11.1 General

11.1.1 The Urban Design Performance Criteria defined in Section 7.0 of Master Plan No.5 (Detailed Planning Area Plan – Business Village) 2004 will be implemented in Site Development Plans 1-8 in accordance with the acceptable solutions detailed in the following Sections 11.2 - 11.7 of this document.

11.1.2 A Material Change of Use application made pursuant to this Site Development Plan, and requiring the erection of a building or structure, shall contain a statement of compliance demonstrating that the proposed development complies with the Urban Design Performance Criteria outlined in Sections 11.3, 11.4, 11.5, 11.6, 11.7.

11.2 Lot Layout

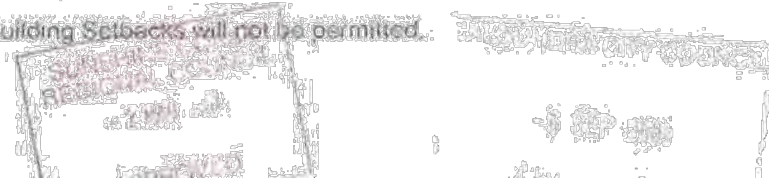
11.2.1 The lot layout for Site Development Plans 1-8 is shown on Maps 10(a) to 10(d) Dimensions Plan of this document. This lot layout demonstrates the following:

- Large lots are located in areas with the highest exposure to traffic.
- Small lots are located along Capital Place, parks and likely activity areas.
- Amalgamation of allotments is permitted subject to Council approval.

11.3 Building Design and Appearance

11.3.1 The following performance criteria should be complied with in relation to building design and appearance and should form part of a Material Change of Use application:

11.3.2 Relaxations to the criteria for Section 11.3.4 Building Setbacks will not be permitted.



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11.3.3 Other alternative or innovative solutions will be considered on their merit for Sections 11.3.5 Building Bulk and Scale, 11.3.6 Street Address, 11.3.7 Architectural Character. If it can be demonstrated that they can achieve a high standard of building design which fulfils the outcomes detailed in Section 7.3 of Master plan No. 5 (Detailed Planning Area Plan – Business Village) 2004.

11.3.4 Building Setbacks

11.3.4.1 Building Setbacks for Site Development Plans 1-8 are detailed on Map 4 Site Development Plan of this document. These Building Setbacks demonstrate the following:

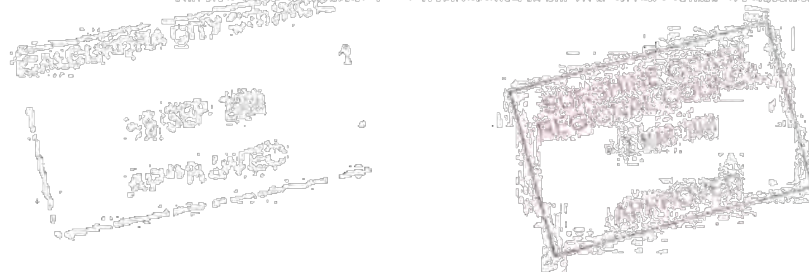
Buildings located on allotments on the eastern side of Innovation Parkway have:

- 0-3m setbacks permitted to the street front boundary for a maximum of 50% of the site frontage.
- 3m setbacks permitted to the remainder of the street front boundary (refer Map 4).
- 3m setbacks to the water front boundary.
- 2m Transition Zone setback to the water front boundary. The Transition Zone setback allows for building elements (entry canopies, covered walkways, pergolas, screens, horizontal, vertical and oblique, shade devices, minor cantilevered building elements, planter units, seating, sculptural elements, horticultural elements or the like) which provide a transition in terms of bulk and scale between the pedestrian streetscape and the building frontage to be located within the nominated transition zone setback 0-3m from the property boundary. The building elements should define points of entry and create an identity in terms of building design and appearance (refer illustrations on Map 11c Building Elements in the Transition Zone).
- Awnings to all buildings on these allotments are permitted to encroach within the footpath setback, subject to approval from Council and should not impact on street tree planting.



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- Buildings located on allotments on the western side of Innovation Parkway and nominated side streets have:
 - 3m setbacks for a minimum of 40% of the boundary length (refer Map 4). These setbacks provide a solid built form to reinforce the street edge.
 - A Transition Zone setback to the street front boundary. The transition zone setback allows for building elements (entry canopies, covered walkways, pergolas, screens, horizontal, vertical and oblique, shade devices, minor cantilevered building elements, planter units, seating, sculptural elements, horticultural elements or the like) which provide a transition in terms of bulk and scale between the pedestrian streetscape and the building frontage to be located within the nominated transition zone setback 0-3m from the property boundary. The building elements should define points of entry and create an identity in terms of building design and appearance (refer illustrations on Map 11c Building Elements in the Transition Zone).
 - Allowings to all buildings on these allotments are permitted to encroach within the transition zone setback 0-3m, subject to approval from Council and should not impact on street tree planting.
- Buildings along the arterial roads have a minimum 3m setback reinforcing the transit orientated nature of this street frontage.
- Zero setback are permitted (but not required) for all buildings and building elements at designated prominent sites (refer to Map 4 Site Development Plan) to allow greater flexibility in the architectural design of buildings. These setbacks should define possible plaza areas (where nominated) and/or create interest in the built form recognising it forms part of a key vista.



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11.3.5 Building Bulk and Scale

11.3.5.1 Details of building bulk and scale for Site Development Plans 1-8 should be provided as part of a Material Change of Use application. The Material Change Of Use application should demonstrate the following:

Avoid blank facade walls

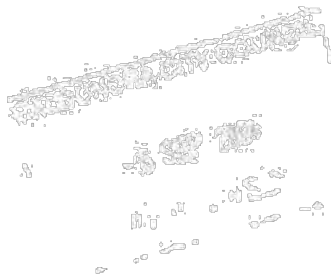
- Ensure the length of a uniform elevational treatment visible to public road, streets or parks without variation or articulation is no more than 30m (Refer illustrations on Map 11b Building Design).

Projecting planes of the facade and a stepped facade profile

- Create variation in the plane of facades visible to public road, streets or parks through recessing and projecting areas or elements to create distinctive areas of solid and void (Refer illustrations on Map 11b Building Design).
 - Recessed areas or projected areas for commercial orientated development should be a minimum of 1.0m in depth and cover a minimum area of 3sqm.
 - Recessed areas or projected areas for warehousing orientated development should be a minimum of 1.5m in depth and cover a minimum area of 8sqm.

Recessing Lower Floors and rooflines

- Recess lower floors and incorporate colonnades or feature elements along Innovation Parkway to create human scale in the building and further reinforce the street edge. Where colonnades or feature elements are used these should be located within the transitional zone setback 0.5m from the street front or water front property boundary and recessed areas of the main building form should be setback a minimum of 3m.
- Buildings which exceed 2 storeys in height should have a stepped building form to break up the bulk and scale of the buildings.



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Buildings which exceed 3 or more storeys should be designed to have very distinctive parts: a base, middle and top (known as a tripartite arrangement) to breakdown the scale and bulk of the building and create a visually interesting building form.

Ensure rooftop structures (lift over runs, plant material etc) are recessed and/or screened.

Projecting building entry canopies:

provide articulated building entrances to break up the building mass (Refer illustrations on Map 11a Building Design).

Utilizing Screens: pergolas or awnings:

create variation in the external materials to break up the facade by utilizing screens, pergolas, awnings or other materials (Refer illustrations on Map 11b Building Design).

11.3.6 Street Address

11.3.6.1 Street Address for Site Development Plans 1-8 are detailed on Map 4 Site Development Plan of this Document. Attractive street address is achieved by the following:

Along Innovation Parkway the provision of 3m building setbacks allow for buildings to be built up to or close to the street front boundary and to incorporate verandahs/colonnades in the building design.

Details of how building designs address the waterfront should be provided as part of a Material Change of Use application.

The provision of zero setbacks at designated prominent sites (refer to Map 4 Site Development Plan) to allow greater flexibility in the architectural design of buildings. The setbacks should be used to create an attractive street address by defining possible plaza areas (where nominated) and/or creating interest in the built form.

Buildings may incorporate landmark or iconic structures for a maximum 3m above the finished building height at nominated prominent sites as shown on Map 4 Site Development Plan. The approval of these landmark structures is subject to the following conditions:

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- Structures should be of a high quality design and should be integrated with the building design.
 - Structures should not be used for the purposes of advertising.
 - Structures should be located at key vista points and should be designed as attractive landmarks which positively contribute to the streetscape.
 - The design of structures should not dominate the building from in terms of bulk and scale.
 - Details of building facades should be provided as part of a Material Change of Use application.
- Where buildings have dual frontages to roads and/or the lake, the design of building facades should present in both frontages to provide an attractive 'street address'.
 - Particular attention shall be given to the eastern facade of any proposed building adjacent to Main Drive, to ensure its connectivity, interaction and address to the street and any landscape feature abutting its eastern boundary.
 - Vehicle unloading and outdoor storage areas are unobtrusive from the street and screened by landscaping or other appropriate materials.

11.3.7 Architectural Character

11.3.7.1 Assessment of Architectural Character for Site Development Plans 1-8 should be undertaken as part of a Material Change of Use Application. The implementation of the Urban Design Performance Criteria under Section 7.3.4 (Architectural Character) of Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004 should reflect the following principles:

11.3.7.2 Façade Treatment

- Façade elements should be broken down with feature elements such as external devices, integration of secondary materials, textures and colours, finishes, protrusions and penetrations.
- The innovative use of advanced technical products, finishes and materials which reflect a high technology focus is encouraged (Refer Illustrations on Map 11b Building Design).



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Entry to buildings

Entries to buildings should relate to their use (pedestrian/vehicular) in terms of scale and bulk.

- Provide a clear hierarchy of entrances for independent buildings.
- Provide generous, uncluttered, open transition space to main building entrances.
- Ensure the form of the entry statements are integrated into the form of their respective building.
- Ensure good visibility of entry statements from all pedestrian path approaches.

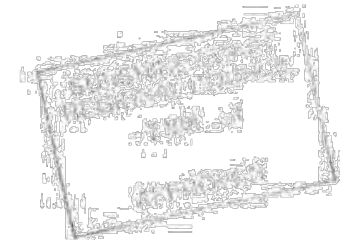
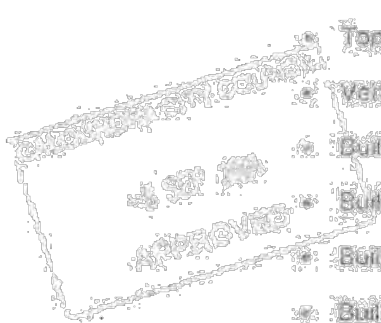
Integration Between Building and Landscaping

- The hard and soft elements of landscaping in courtyard areas should continue up to the building edge and, where applicable, into the building curtilage, eg ground cover material of the open space taken into verandan areas or under sun shading devices.
- Buildings or building elements may also come forward into the landscaping of the courtyard area with entry canopies or covered walks from visitor parking areas.

Building Orientation and Siting

The design of buildings should consider the following natural, functional and aesthetic opportunities presented by a site.

- Topography and how the building and car parks relate to the site
- Vehicular and pedestrian access
- Building orientation to maximise aspect and views
- Building orientation and use of landscape open space and public areas
- Building orientation and siting to optimise the use of natural resources eg sun, wind, water
- Building siting in relation to access and adjoining development



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11.3 Landscape/Open Space

11.3.1 Open Space

11.3.1.1 Open Space Design for Site Development Plans 1-8 is detailed on Map 5 (a) Landscape Concept Plan, Map 5(b) Landscape Concept Details, Map 6 Landscape Concept Sections and Map 7 Landscape Concept Text of this document. This open space design demonstrates the following:

11.3.1.2 Public Open Space

- The provision of a range of 'street parks' along all street medians. These include 'Sub Arterial' streetscapes and 'Parkway' streetscapes (refer Map 5a, 5b and 6).
- Provision of a waterfront promenade along the lake edge. This promenade provides continual pedestrian access along the lake edge. The waterfront promenade provides a range of lake edge treatments including informal boulder edge, informal sand beach edge and formal hard pavement edge.
- Outdoor dining or decks may be permitted within the Transition Zone Setback adjacent to the Public Access Promenade. The extent of the outdoor dining or deck area and any associated structures must not interfere with pedestrian movement and be compatible with the Landscape Open Space Outcomes. The design of the outdoor dining or deck area must comply with the following criteria:
 - The outdoor dining or deck area should:
 - be limited to a deck, balcony or other similar structure which may be covered to ensure the dining area is suitable for a range of weather conditions;
 - not be a building (building setbacks must be in accordance with Map 4 Site Development Plan);
 - be of a high quality design which integrates with the architectural character and design of the adjacent development;
 - the outdoor dining/deck area cannot extend into the Public Access Promenade.



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- provide an interesting streetscape address to the waterfront promenade through articulation of the design elements.
- contain substantial landscape screening at the interface with the park along the waterfront Promenade to provide an attractive visual amenity to the western elevation.

11.4.1.3 Private Open Space

- On allotments with a minimum 3m street front building setback, planting should be provided to landscape frontages that will achieve a canopy/foliage spread over a minimum of 50 % of the site frontage length within 5 yrs of planting.
- On allotments with a 0m–3m street front building setback, screen planting should be provided to landscape frontages over a minimum of 50 % of the site frontage length. This screen planting should have a minimum depth of 1.5m.
- A minimum of 25% of all trees provided on site are capable of growing above 3m.
- Planting is provided along large featureless walls in excess of 15m that will at maturity screen a minimum 30% of the building elevation.

11.4.2 Landscape Character

11.4.2.1 Landscape Character for Site Development Plans 1-8 is detailed on Map 5(a) Landscape Concept Plan, Map 5 (b) Landscape Concept Details, Map 6 Landscape Concept Sections and Map 7 Landscape Concept Text of this document. This Landscape Character demonstrates the following:

- Water has been incorporated as an element in the landscape design and in feature locations such as Finish Line Park where it has been designed as the focal point or feature of the park. The axis within Finish Line Park frames views to the water and occurs in direct alignment with the finishing line of the rowing course.

- Treatment of streets as parks through the provision of landscaped street medians and street tree planting along footpaths (refer Map 5(a) and 6).



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- Consistent and coordinated street tree and general planting structure has been created through a distinctly urban landscape theme focussed on formality and order. The landscape of open spaces is characterised by a formal urban style to all hard and soft landscape elements with a strong emphasis on formal linear and geometric shapes influenced strongly by views towards the lake and along streets.
- More intensive treatments are provided at the Finish Line Park and the Lake Head Park as shown in the landscape details on Map 5(b).

11.4.3 Lighting

- 11.4.3.1 Details of lighting design will be provided as part of an Operation Works Application.

11.4.4 Estate Entry Features and Signage

- 11.4.4.1 Major Estate Entry Features are located at key intersections which identify the entry to the Business Village. These intersections are as follows - on the southern boundary at the intersection of the sub-arterial and a future link road to the Multi Modal Transport Corridor, on the north western boundary at the intersection of the Sub Arterial and Metier Linkway and on the north eastern boundary at the intersection of Main Drive and Metier Linkway.
- 11.4.4.2 The final design and details of the Major Estate Entry features will be provided as part of an Operational Works Application but may include landscape elements and signage.
- 11.4.4.3 The location and details of any minor entry features will be provided as part of an Operation Works Application.
- 11.4.4.4 The preferred location of Freestanding Signage is identified on Map 4 Site Development Plan. Details of signage will be provided as part of a Material Change of User Operation Works Application. All signage must comply with the Caloundra City Council Local Planning Policy for Siting and Design of Advertising Devices.



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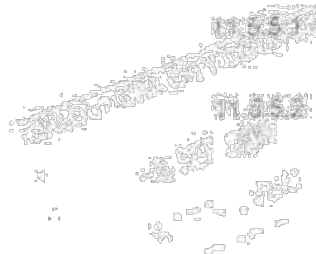
11.5 Car Parking and Access

- 11.5.1 Car parking Details for Site Development Plans 1-8 should be provided as part of a Material Change of Use application.
- 11.5.2 Car parking will be provided in accordance with Part 3, Section 3.1 of the Planning Scheme for Caloundra City Council.
- 11.5.3 All relaxations to parking requirements should be applied for at the Material Change of Use Application stage.
- 11.5.4 The design of car parking is to be provided in accordance with Council's Car Parking Policy 3.1/01 with the exception of car parking for Business Premises and Call Centre which should be provided in accordance with the following table:

USE	MINIMUM NUMBER OF CAR PARKING SPACES
Business Premises	1 car park per 20m ² total use area up to 500m ² and one per 15m ² thereafter
Call Centre	1 car park per 20m ² total use area

- 11.5.5 The design of car parking is to be provided in accordance with Section 6.2.4 (Development Controls) of Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004 and Urban Design Performance Criteria expressed in Section 7.5 (Car Parking and Access) of the Master Plan. The design of car parking and access should comply with the following:

- 11.5.5.1 Car parking and access is to be provided so that it is in a park-like setting, safe, visible and convenient.
- 11.5.5.2 On-site open parking areas are to be located to the side or rear of buildings.



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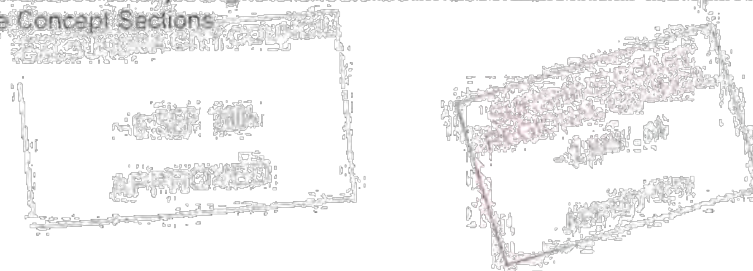
11.5.5: All car parking areas are to be screened to minimise visual impact by the use of hard/soft landscaping complementary to the general landscape of the Business Village and in accordance with the landscape requirements set out in Council's Car Parking Policy 3.1/01. Landscaping and architectural built form should be the predominant elements for all street frontages.

11.6 Movement Networks

11.6.1 Vehicular Movement

11.6.1.1: Vehicular Movement Networks for Site Development Plans 1-8 are detailed on Map 8(a) Vehicular Movement Network, Map 4 Site Development Plan and Map 6 Landscape Concept Sections of this document. This Vehicular Movement Network demonstrates the following:

- Provision of a road hierarchy to carry traffic through efficiently, directly and safely and the treatment of streets as parks through an incorporated landscaped streetscape network considering aesthetics and the amenity of adjacent land uses.
- Compliance with Council standards regarding sufficient width of carriageway and verges allowing streets to perform their designated functions within the street network.
- Provision of access to all lots is limited to locations shown on Map 4 Site Development Plan. The location of shared and single access points takes advantage of median breaks in the linear parks in the centre of the road facilitating more efficient access to lots, minimising traffic conflict points and maximising street frontage available for on street parking.
- Provision of shared vehicular access to adjoining lots should be in accordance with the options detailed on Map 6 Landscape Concept Sections.



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11.6.3 Pedestrian/Cyclist Movement

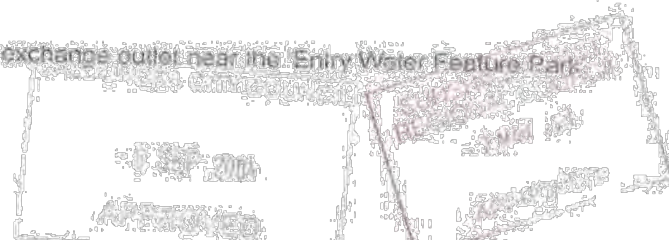
11.6.3.1 Pedestrian/Cyclist Movement Networks for Site Development Plans 1-8 are detailed on Map 3(b) Pedestrian/Cyclist Movement Networks of this document. This Pedestrian/Cyclist Movement Network demonstrates the following:

- a. Provision of a direct pedestrian/cycle link into the Town Centre and to the Regional and District Sports Centre.
- b. Provision of designated and potential pathways for pedestrian and cyclist movement providing direct routes to interconnect the Business Village with recreational areas, activity centre and other community facilities internal and external to the plan area. These include the waterfront promenade and footpaths alongside all streets.
- c. Provision of street tree planting and landscaping to all footpaths.
- d. Details of signage and hard/soft landscape structures will be provided as part of an operational works application.

11.7 Focus Points

11.7.1 Focus Points for Site Development Plans 1-8 are detailed on Map 3(b) Pedestrian/Cyclist Movement Networks of this document. Indicative Landscape concepts of these focus points are provided in Map 3(b) Landscape Concept Detail. These Focus Points demonstrate the following:

- a. The two focus points within the Precinct Parks on the public access promenade provide focus points for the public to access the promenade around the lake through the designation of large parcels of open space and landscaping to this purpose and the incorporation of more built elements and feature paving.
- b. The provision of a jolly facility over the salinity exchange outlet near the Entry Water Feature Park focus point.



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12 IMPLEMENTATION OF SITE DEVELOPMENT PLAN DESIGN PARAMETERS

12.1 Requirement for Site Development Plans

12.1.1 Site Development Plans 1-8 are required under Section 8.1 of Master Plan No. 5 (Detailed Planning Area Plan-Business Village) 2004.

12.2 Development within Site Development Plans

The land the subject of Site development Plans 1-8 will be developed in accordance with DCP 1 Section 4.16.2 (j), the uses listed in Section 5.4 of the Structure Plan Development Criteria and Section 8 of Master Plan No.5 Detailed Planning Area Plan (Business Village) 2004.

12.2.1 Site Development Plan 1

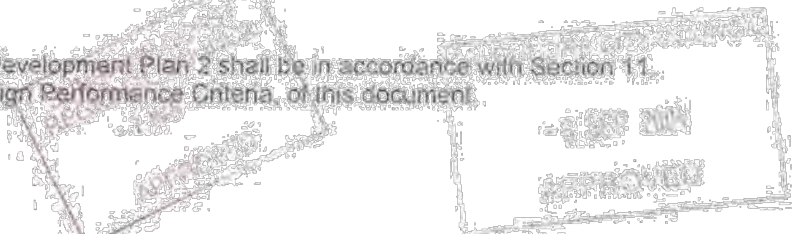
12.2.1.1 Land uses within Site Development Plan 1 shall be restricted to those specified in the Supplementary Table of Development in Table 1 and to the Development Criteria contained in Section 6.2.1 of this document.

12.2.1.2 All Development within Site Development Plan 1 shall be in accordance with Section 11, Implementation of Urban Design Performance Criteria, of this document.

12.2.2 Site Development Plan 2

12.2.2.1 Land uses within Site Development Plan 2 shall be restricted to those specified in the Supplementary Table of Development in Table 2 and to the Development Criteria contained in Section 6.2.1 of this document.

12.2.2.2 All Development within Site Development Plan 2 shall be in accordance with Section 11, Implementation of Urban Design Performance Criteria, of this document.



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12.2.3 Site Development Plan 3

12.2.3.1 Land uses within Site Development Plan 3 shall be restricted to those specified in the Supplementary Table of Development in Table 3 and to the Development Criteria contained in Section 6.2.1 of this document.

12.2.3.2 All Development within Site Development Plan 3 shall be in accordance with Section 11, Implementation of Urban Design Performance Criteria, of this document.

12.2.4 Site Development Plan 4

12.2.4.1 Land uses within Site Development Plan 4 shall be restricted to those specified in the Supplementary Table of Development in Table 4 and to the Development Criteria contained in Section 6.2.1 of this document.

12.2.4.2 All Development within Site Development Plan 4 shall be in accordance with Section 11, Implementation of Urban Design Performance Criteria, of this document.

12.2.5 Site Development Plan 5

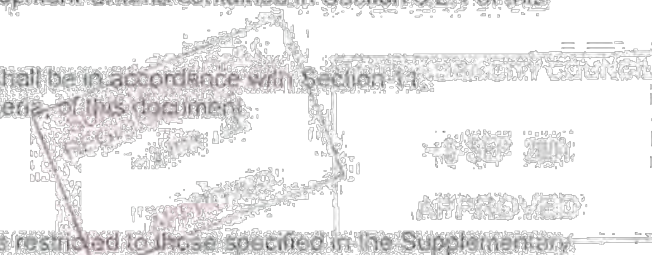
12.2.5.1 Land uses within Site Development Plan 5 shall be restricted to those specified in the Supplementary Table of Development in Table 5 and to the Development Criteria contained in Section 6.2.1 of this document.

12.2.5.2 All Development within Site Development Plan 5 shall be in accordance with Section 11, Implementation of Urban Design Performance Criteria, of this document.

12.2.6 Site Development Plan 6

12.2.6.1 Land uses within Site Development Plan 6 shall be restricted to those specified in the Supplementary Table of Development in Table 6 and to the Development Criteria contained in Section 6.2.1 of this document.

12.2.6.2 All Development within Site Development Plan 6 shall be in accordance with Section 11, Implementation of Urban Design Performance Criteria, of this document.



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12.2.7 Site Development Plan 7

12.2.7.1 Land uses within Site Development Plan 7 shall be restricted to those specified in the Supplementary Table of Development in Table 7 and to the Development Criteria contained in Section 6.2.1 of this document.

12.2.7.2 All Development within Site Development Plan 7 shall be in accordance with Section 11 Implementation of Urban Design Performance Criteria, of this document.

12.2.8 Site Development Plan 8

12.2.8.1 Land uses within Site Development Plan 8 shall be restricted to those specified in the Supplementary Table of Development in Table 8 and to the Development Criteria contained in Section 6.2.1 of this document.

12.2.8.2 All Development within Site Development Plan 8 shall be in accordance with Section 11 Implementation of Urban Design Performance Criteria, of this document.



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12.3 Content of Site Development Plans

The content deemed appropriate for Site Development Plans 1-8 has been provided as follows:

- 12.3.1 (a) Lot Layout (refer Maps 10(a) to 10(d) Dimensions Plan and Section 11.2 of this document)
- 12.3.2 (b) Building Setbacks (refer Map 4 Site Development Plan and Section 11.3.4 of this document)
- 12.3.3 (c) Building Envelopes (refer Map 4 Site Development Plan and Section 11.3 of this document)
- 12.3.4 (d) Building Layout on land within Site Development Plans 1-8 - not deemed appropriate
- 12.3.5 (e) Building Appearance (as specified in Section 11.3 of this document)
- 12.3.6 (f) Parking and Access (refer Map 4 Site Development Plan and Section 11.5 of this document)
- 12.3.7 (g) Open Space (as specified in Section 11.4 of this Document)
- 12.3.8 (h) Build to Boundary Locations (zero Lot Line) (refer Map 4 Site Development Plan of this document)
- 12.3.9 (i) Landscape Concepts (refer Maps 5a, 5b, 6, 7 Landscape Concepts and Section 11.4 of this document)



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13. MAPS

13.1 This Site Development Plan Comprises the Following:

13.1.1 Maps

- a) Map 1 – Locality
- b) Map 2 – Land Subject of Master Plan
- c) Map 3 – Land Use Area Precincts
- d) Map 4 – Site Development Plan
- e) Map 5(a) – Landscape Concept Plan
- f) Map 5(b) – Landscape Concept Details
- g) Map 6 – Landscape Concept Sections
- h) Map 7 – Landscape Concept Text
- i) Map 8(a) – Vehicular Movement Network
- j) Map 8(b) – Pedestrian/Cyclist Movement Networks
- k) Map 9 – Lake Edge Treatment Plan
- l) Map 10(a) – Dimensions Plan
- m) Map 10(b) – Dimensions Plan
- n) Map 10(c) – Dimensions Plan
- o) Map 10(d) – Dimensions Plan
- p) Map 11(a) – Building Design
- q) Map 11(b) – Building Design
- r) Map 11(c) – Building Elements in the Transition Zone

13.1.2 Tables

- a) Tables 1-3 – Supplementary Table of Development



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14 STATEMENT OF COMPLIANCE

14.1 Requirements

14.1.1 The Site Development Plan must comply with:

- a) The Structure Plan;
- b) Master Plan Determination No. 1 (Approval of Structure Plan) 1999;
- c) The Planning Scheme including DCP 1;
- d) The Transport Infrastructure Agreement;
- e) Development Agreement;
- f) Development Lease No. 2;
- g) Master Plan No. 5 (Detailed Planning Area Plan - Business Village) 2004.

14.2 The Structure Plan

14.2.1 The Site Development Plan complies with:

- a) The Structure Plan Maps;



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

14.3.1 The Site Development Plan complies with the Master Plan Determination No. 1 (Approval of Structure Plan) 1999 in that:

14.3.1.1 It is consistent with the intent of the Business Village as specified in Section 5.3 (Intent of the Business Village) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999.

14.3.1.2 It complies with the structure of the Business Village as specified in section 5.4 (Structure of the Business Village) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999 as it applies to DPA 9 and



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14.3.1.3 It does not contain a development other than a public purpose or public utility provided for in Section 5.4, Structure of the Business Village, of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999.

14.4 The Planning Scheme Including DCP 1

14.4.1 The Site Development Plan complies with the Planning Scheme requirements including DCP 1 in that it complies with the provisions of section 7.4.5 (Site Development Plan) of DCP 1.

14.5 Development Agreement

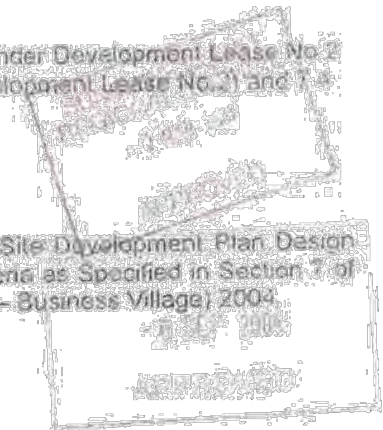
14.5.1 The Site Development Plan complies with the requirements of the Development Agreement in that:
14.5.1.1 it complies with the provisions of section 6 of the Development Agreement.

14.6 Development Lease No 2

14.6.1 The Site Development Plan complies with the requirements of Development Lease No 2 in that:
14.6.1.1 no part of this Site Development Plan is in conflict with any condition or requirement of Development Lease No 2; and
14.6.1.2 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 (Development Lease No. 1) and (Preparation of Master Plan) of DCP 1.

14.7 Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004

14.7.1 Site Development Plans 1-8 are consistent with the requirements of the Site Development Plan Design Parameters as specified in Section 8 and Urban Design Performance Criteria as Specified in Section 7 of Master Plan Determination No. 5 (approval of Detailed Planning Area Plan – Business Village) 2004.



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14.3 Relaxations

- 14.3.1 All Building setbacks shall be in accordance with Map 4 - Site Development Plan of this Site Development Plan. A relaxation of building setbacks will require an amendment to the Site Development Plan and should be supported by a Material Change of Use application or other appropriate documentation to support the amendment.
- 14.3.2 A relaxation of parking requirements may be sought where it can be demonstrated that on street parking exists to service the development, with such a relaxation to be applied for at the Material Change of Use Application.

15 INTERPRETATION RULES

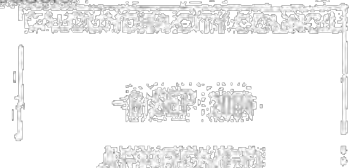
15.1 Terms used in this Site Development Plan have the meaning given in Part 8 (Meaning of Words and Interpretation) of the Caloundra City Council Planning Scheme unless otherwise defined in this Site Development Plan. The definition of the following uses applicable to this master plan are listed within DCP-1 and Master Plan 5 (DPAP - Detailed Planning Area Plan (Business Village)).

- Business Premises
- Call Centre

15.2 Interpretation of words or terms used in this Site Development Plan are to be interpreted in accordance with Part 8 (Interpretation) of the Caloundra City Council Planning Scheme unless the context otherwise indicates or requires.

15.3 Definition of Clean Manufacturing - Light Industry (Clean Manufacturing) means any premises used or intended to be used which:

- a) Does not, in the opinion of Council, detrimentally affect the amenity of neighbouring premises due to noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil or waste products;
- b) Does not involve the generation of heavy vehicular traffic;
- c) Is wholly contained within enclosed premises; and



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(d) is not an environmentally relevant activity

The term may include uses listed below provided they comply with (a), (b), (c) and (d) above, or any other use which in the opinion of Council complies with (a), (b), (c) and (d) above.

- Analytical laboratory (being for medical or other purposes)
- The manufacturing or assembly of any of the following:
 - Bookbinding
 - Aids and appliances for disabled persons
 - Cameras
 - Clocks, watches
 - Drawing or writing goods
 - Musical instruments
 - Optical goods
 - Scientific instruments
 - Therapeutic and life support aids, appliances, garments and equipment
 - Audio visual equipment
- Any use having a high technology (including but not limited to manufacturing or assembly of computing equipment or phones) or biotechnology focus.

(5) Definition of Shop being limited to:

- (a) Bank; and
- (b) Building society; and
- (c) Credit union; and
- (d) Finance company agency; and
- (e) Real estate agency; and
- (f) Talsator Administration Board Agency; and



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- (f) Travel agency, and
- (g) Bottle shop licensed under the Liquor Act 1992 and having a gross floor area of less than 300m².

16 SUPPORTING INFORMATION

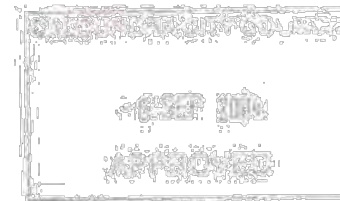
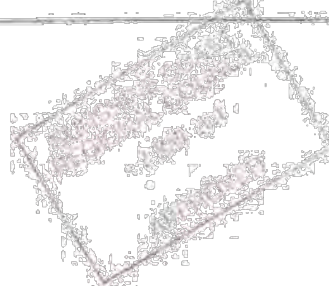
- 16.1 No additional Supporting Information is required for this application beyond what has been provided as part of Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004.



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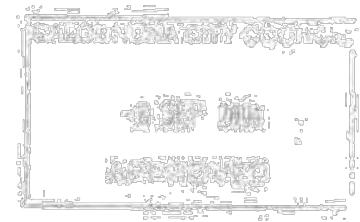
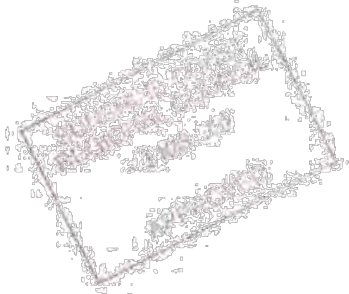
TABLE 1
SUPPLEMENTARY TABLE OF DEVELOPMENT - PRECINCT 1

PRECINCT	COLUMN 1 PERMITTED USES	COLUMN 2 PERMITTED SUBJECT TO CONDITIONS	COLUMN 3 CONSENT REQUIRED	COLUMN 4 PROHIBITED USES
Precinct 1	<ul style="list-style-type: none"> • Park • Public Purpose • Public Utility • Development for the following purposes which does not involve the extension of a building or the extension of existing premises • Commercial Premises where not located on the ground floor of a building • Educational Establishment (where limited to the training of persons necessarily associated with a Light Industry or a Service Industry) • Light Industry • Service Industry • Showroom (where limited to the sale of vehicles) • Warehouse 	<ul style="list-style-type: none"> • Commercial Premises (where not located on the ground floor of a building) • Educational Establishment (where limited to the training of persons necessarily associated with a Light Industry or a Service Industry) • Light Industry • Service Industry • Showroom (where limited to the sale of vehicles) • Warehouse 		Uses not listed in Column 1, 2 and 3.



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 TABLE 1
 SUPPLEMENTARY TABLE OF DEVELOPMENT - PRECINCT 2

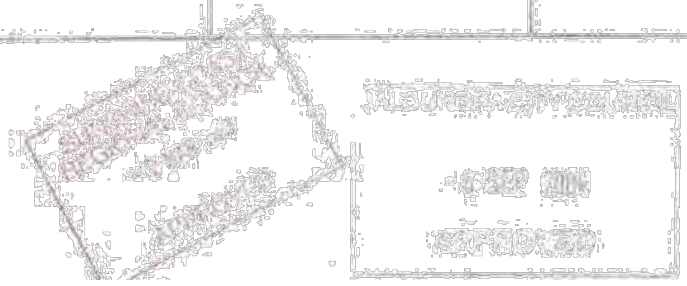
PRECINCT	COLUMN 1 PERMITTED USES	COLUMN 2 PERMITTED SUBJECT TO CONDITIONS	COLUMN 3 CONSENT REQUIRED	COLUMN 4 PROHIBITED USES
Precinct 2	Public Purpose Public Utility Development for the following purposes which are not involving or forms of a building of the nature of existing premises: • Business Premises • Clean Manufacturing • Commercial Premises • Local Store • Service Industry • Warehouse	Business Premises Call Centre Clean Manufacturing Commercial Premises Local Store Service Industry Warehouse		Uses not listed in Column 1, 2 and 3



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TABLE 1
SUPPLEMENTARY TABLE OF DEVELOPMENT - PRECINCT 3

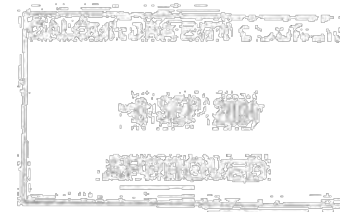
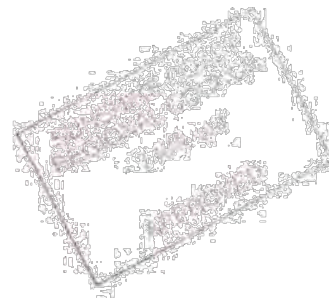
PRECINCT	COLUMN 1 PERMITTED USES	COLUMN 2 PERMITTED SUBJECT TO CONDITIONS	COLUMN 3 CONSENT REQUIRED	COLUMN 4 PROHIBITED USES
Precinct 3	<p>Public</p> <p>Public Purpose</p> <p>Public Utility</p> <p>Open and Recreation</p> <p>Development for the following purposes which does not involve the erection of a building or the extension of existing premises:</p> <ul style="list-style-type: none"> • Business Premises • Child care centre located outside of the Odour Control Buffer Area • Commercial Premises • Commercial Premises (where not located on the ground floor of a building) • Food Outlet (not incorporating a drive-in take-away facility) • Health Care Premises • Recreational • Indoor Entertainment • Restaurants • Shop (where limited to the sale of sporting goods) 	<p>Business Premises</p> <p>Call Centre</p> <p>Child Care centre located outside of the Odour Control Buffer Area</p> <p>Commercial Premises (where not located on the ground floor of a building)</p> <p>Food Outlet (not incorporating a drive-in take-away facility)</p> <p>Health Care Premises</p> <p>Hospital</p> <p>Indoor Entertainment</p> <p>Restaurants</p> <p>Shop (where limited to the sale of sporting goods)</p>		<p>Uses not listed in Columns 1, 2 and 3.</p>



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TABLE 1
SUPPLEMENTARY TABLE OF DEVELOPMENT - PRECINCT 4

PRECINCT	COLUMN 1 PERMITTED USES	COLUMN 2 PERMITTED SUBJECT TO CONDITIONS	COLUMN 3 CONSENT REQUIRED	COLUMN 4 PROHIBITED USES
Precinct 4	<p>Park</p> <p>Public Purpose</p> <p>Public Utility</p> <p>Development for the following purposes which does not involve the erection of a building or the extension of existing premises:</p> <ul style="list-style-type: none"> a. Child Care Centre b. Food Outlet (not incorporating a drive-in takeaway facility) c. Function Room d. Home Business e. Local Store f. Motel g. Multiple Dwelling h. Restaurant i. Sport and Recreation 	<p>Accommodation Building</p> <p>Caravan or Residence</p> <p>Child Care Centre</p> <p>Food Outlet (not incorporating a drive-in takeaway facility)</p> <p>Function Room</p> <p>Home Business</p> <p>Local Store</p> <p>Motel</p> <p>Multiple Dwelling</p> <p>Restaurant</p> <p>Sport and Recreation</p> <p>Temporary House and land sales office</p>		<p>Uses not listed in Columns 1, 2 and 3</p>



MASTER PLAN NO. 9 (SITE DEVELOPMENT PLAN - BUSINESS VILLAGE) 2004

TABLE 1
SUPPLEMENTARY TABLE OF DEVELOPMENT - PRECINCT 5

PRECINCT	COLUMN 1 PERMITTED USES	COLUMN 2 PERMITTED SUBJECT TO CONDITIONS	COLUMN 3 CONSENT REQUIRED	COLUMN 4 PROHIBITED USES
Precinct 5	<p>Retail</p> <p>Public Purpose</p> <p>Public Utility</p> <p>Development for the following purposes, which does not involve the erection of a building or the erection of a building on a site</p> <ul style="list-style-type: none"> • Car park • Caretaker's Residence • Clean Manufacturing • Commercial Premises (where the gross floor area of any commercial premises is not less than 1,000m²) • Educational Establishment • Food Outlet (not incorporating a drive-in/takeaway facility) • Function Room • Indoor Entertainment (where the development is not a cinema) • Industrial Retail Premises • Service Industry • Showroom (where precinct 6 of DPA 9 is at least 70% developed) 	<p>Accommodation Building</p> <p>Call Centre</p> <p>Exhibition</p> <p>Caretaker's Residence</p> <p>Child Care Centre</p> <p>Clean Manufacturing</p> <p>Commercial Premises (where the gross floor area of any commercial premises is not less than 1,000m²)</p> <p>Educational Establishment</p> <p>Food Outlet (not incorporating a drive-in/takeaway facility)</p> <p>Function Room</p> <p>Indoor Entertainment (where the development is not a cinema)</p> <p>Industrial Retail Premises</p> <p>Multiple Dwelling</p> <p>Service Industry</p> <p>Showroom (where precinct 6 of DPA 9 is at least 70% developed)</p>		<p>Uses not listed in Column 1, 2 and 3</p>

Developed means where 70% of the total allowable building area for the entire precinct has been constructed.
 Developed means where 70% of the total allowable building area for the entire precinct has been constructed.

MASTER PLAN NO. 9 (SITE DEVELOPMENT PLAN - BUSINESS VILLAGE) 2004

TABLE 1
SUPPLEMENTARY TABLE OF DEVELOPMENT - PRECINCT 6

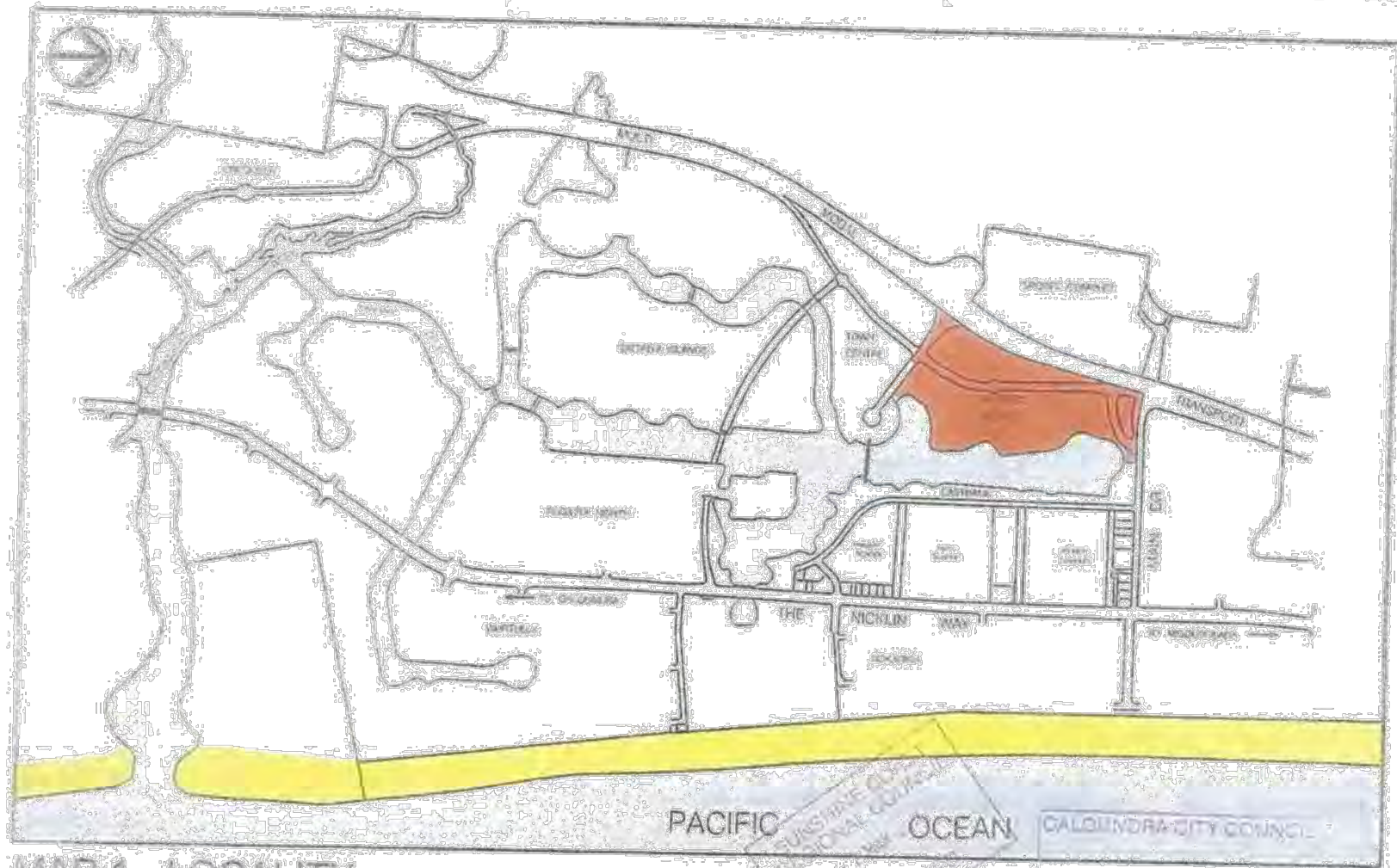
PRECINCT	COLUMN 1 PERMITTED USES	COLUMN 2 PERMITTED SUBJECT TO CONDITIONS	COLUMN 3 CONSENT REQUIRED	COLUMN 4 PROHIBITED USES
Precinct 6	<ul style="list-style-type: none"> • Park • Public Purpose • Public Utility • Development for the following purposes which does not involve the erection of a building or the extension or raising of a wall: <ul style="list-style-type: none"> • (a) Car Park • (b) Caretakers Residence • (c) Clean Manufacturing • (d) Food Outlet • (e) Restaurant • (f) Showroom • (g) Warehouse 	<ul style="list-style-type: none"> • Automatic Mechanical Car Wash • Car Park • Caretakers Residence • Clean Manufacturing • Food Outlet • Nursery • Restaurant • Service Station • Showroom • Warehouse 		Uses not listed in Column 1, 2 and 3

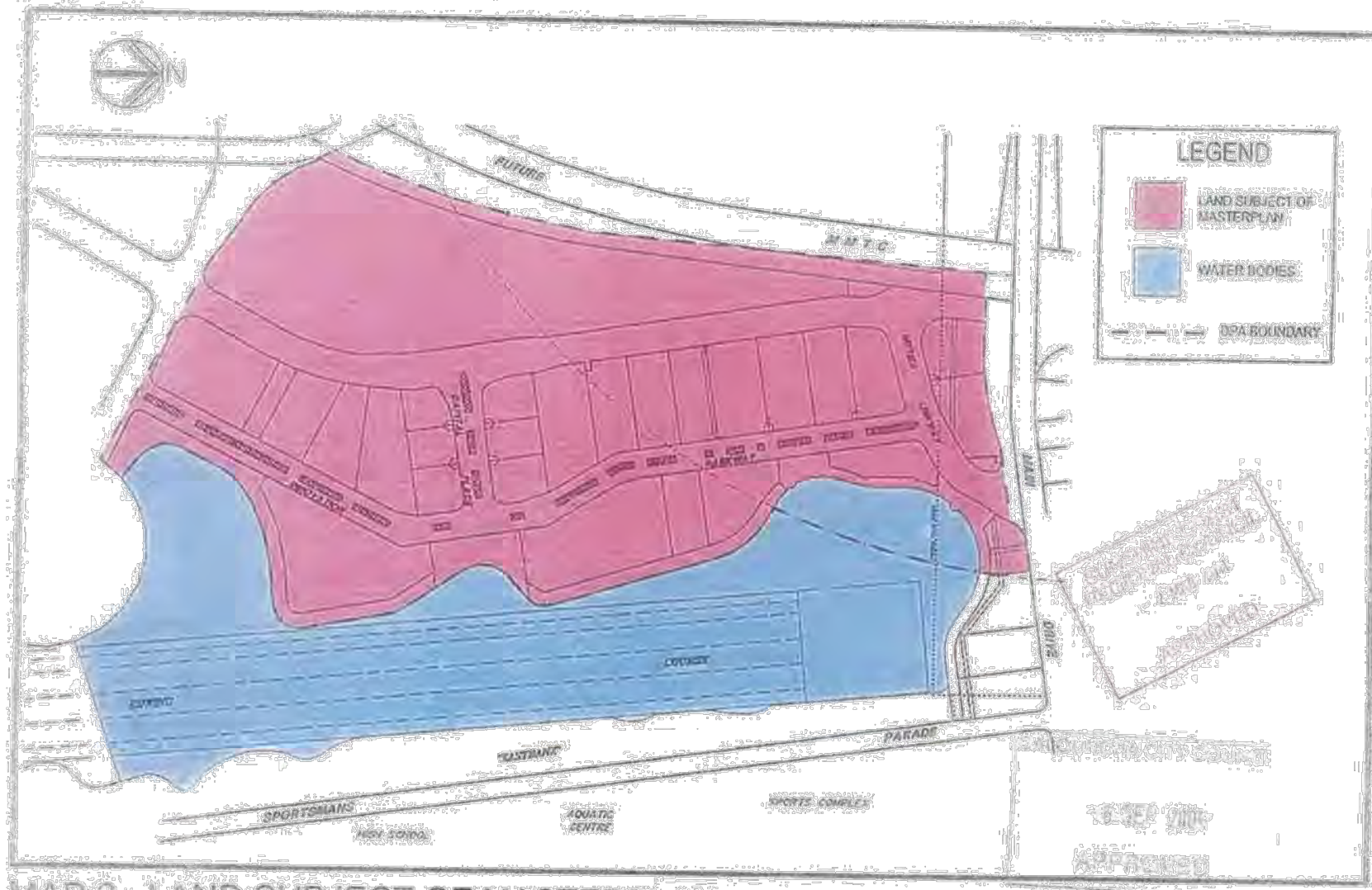


MASTER PLAN NO. 9 (SITE DEVELOPMENT PLAN – BUSINESS VILLAGE) 2004

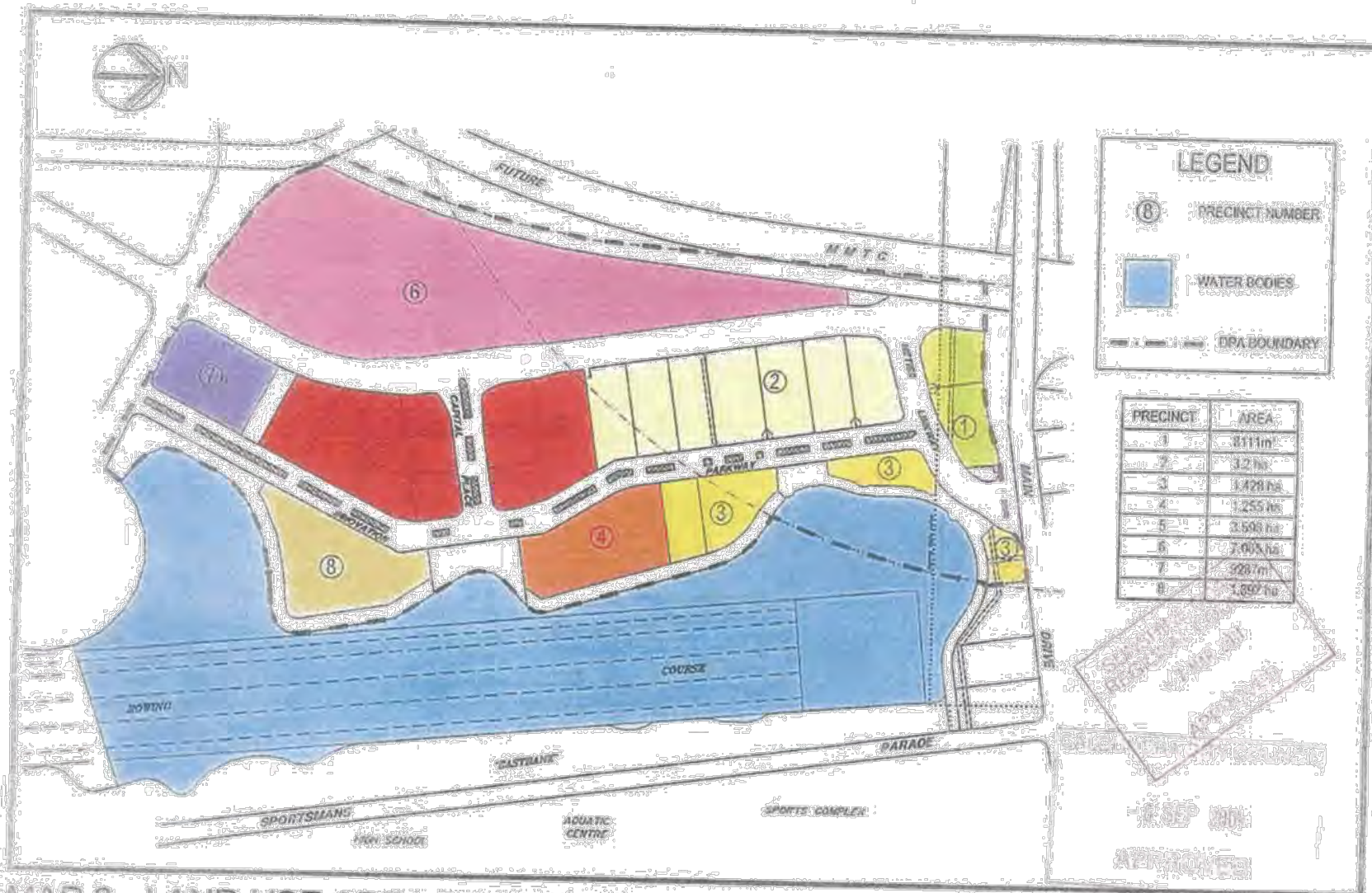
TABLE 1
SUPPLEMENTARY TABLE OF DEVELOPMENT – PRECINCT 7

PRECINCT	COLUMN 1 PERMITTED USES	COLUMN 2 PERMITTED SUBJECT TO CONDITIONS	COLUMN 3 CONSENT REQUIRED	COLUMN 4 PROHIBITED USES
Precinct 7	Park Public Purpose Public Utility	Accommodation Building Caretaker's Residence Hotel Motel Multiple Dwelling Temporary House and Land Sales Office		Uses not listed in Columns 1, 2 and 3

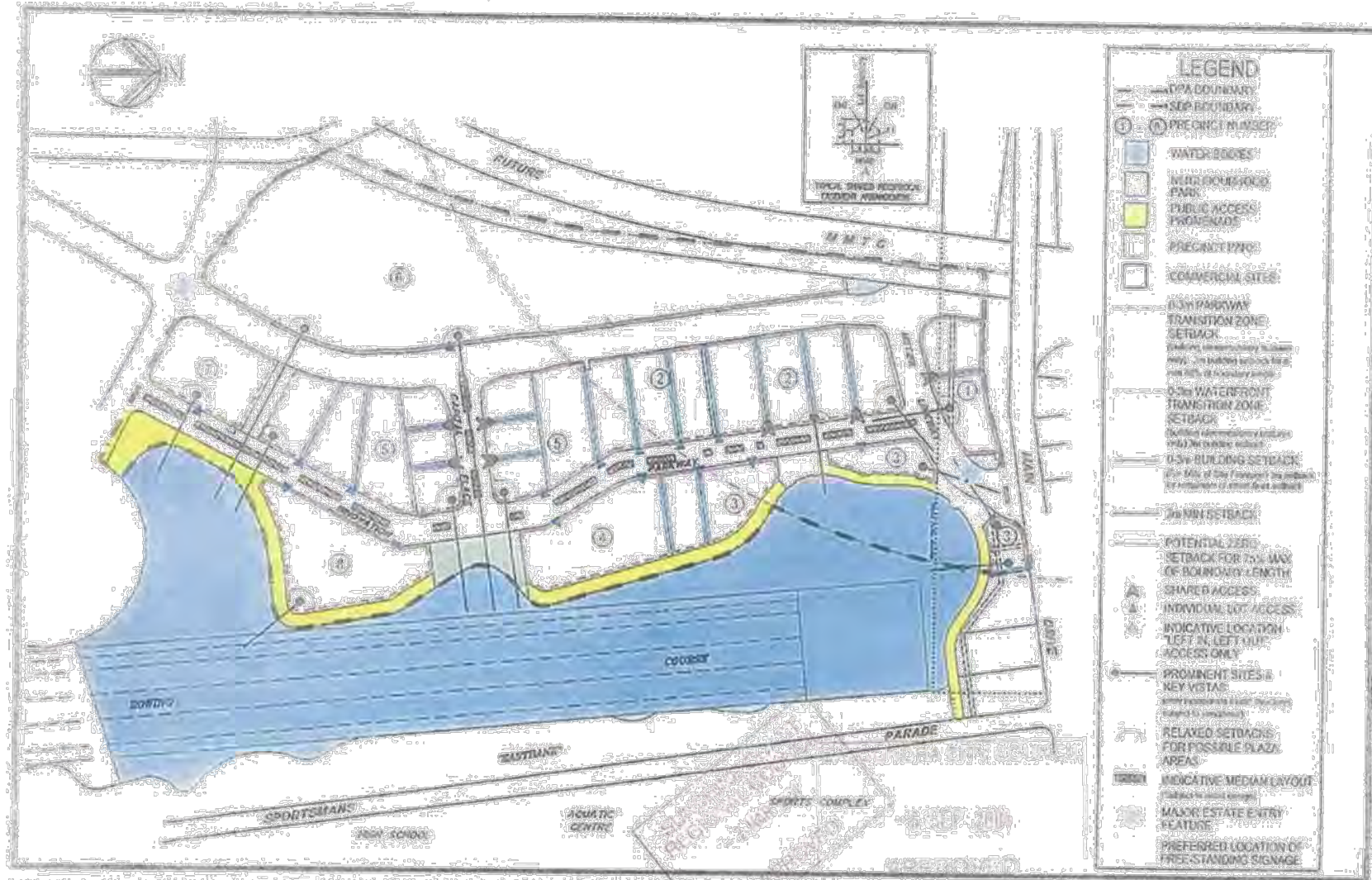




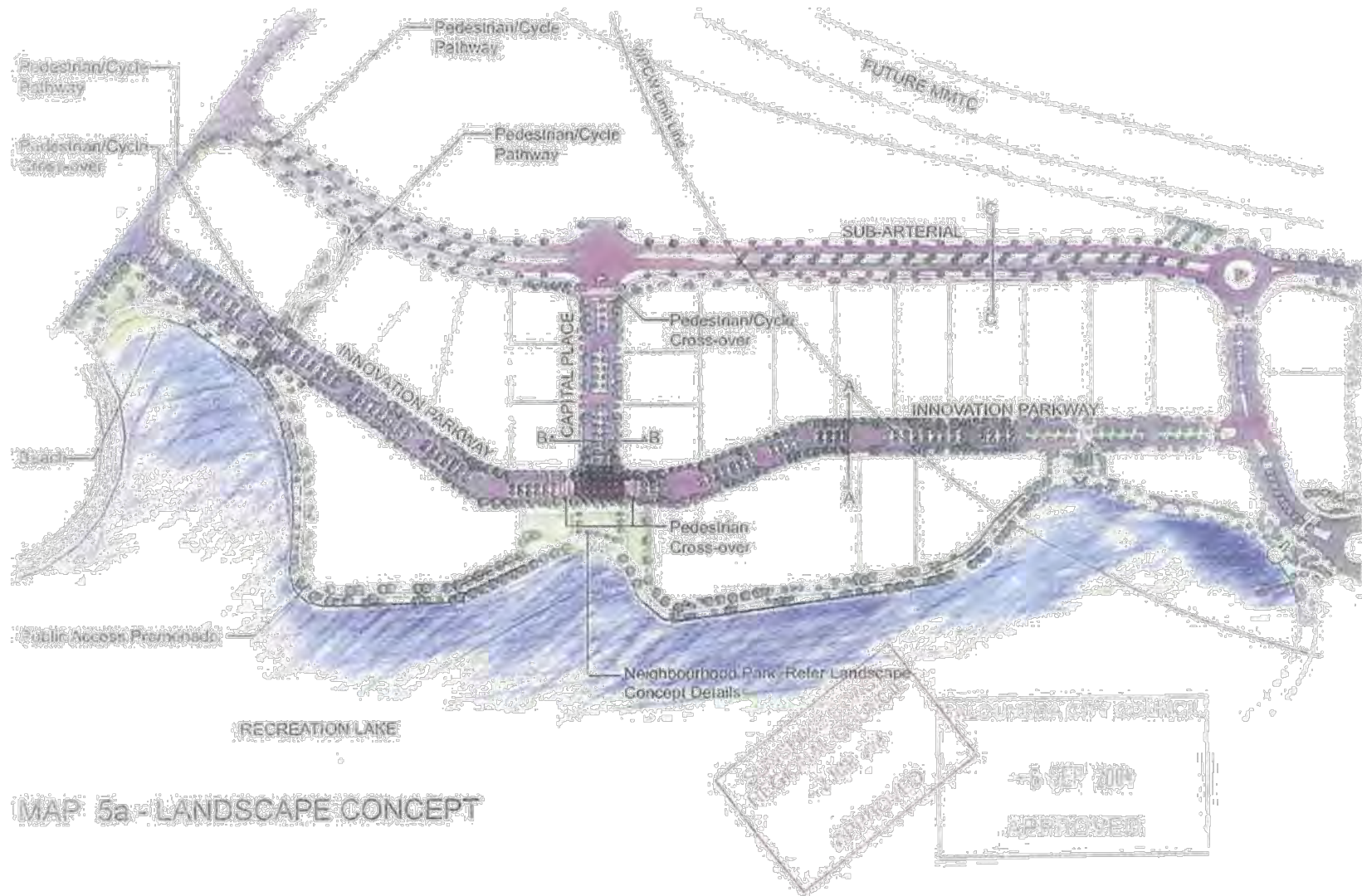
MAP 2 - LAND SUBJECT OF MASTERPLAN



MAP 3 - LAND USE AREA PRECINCTS

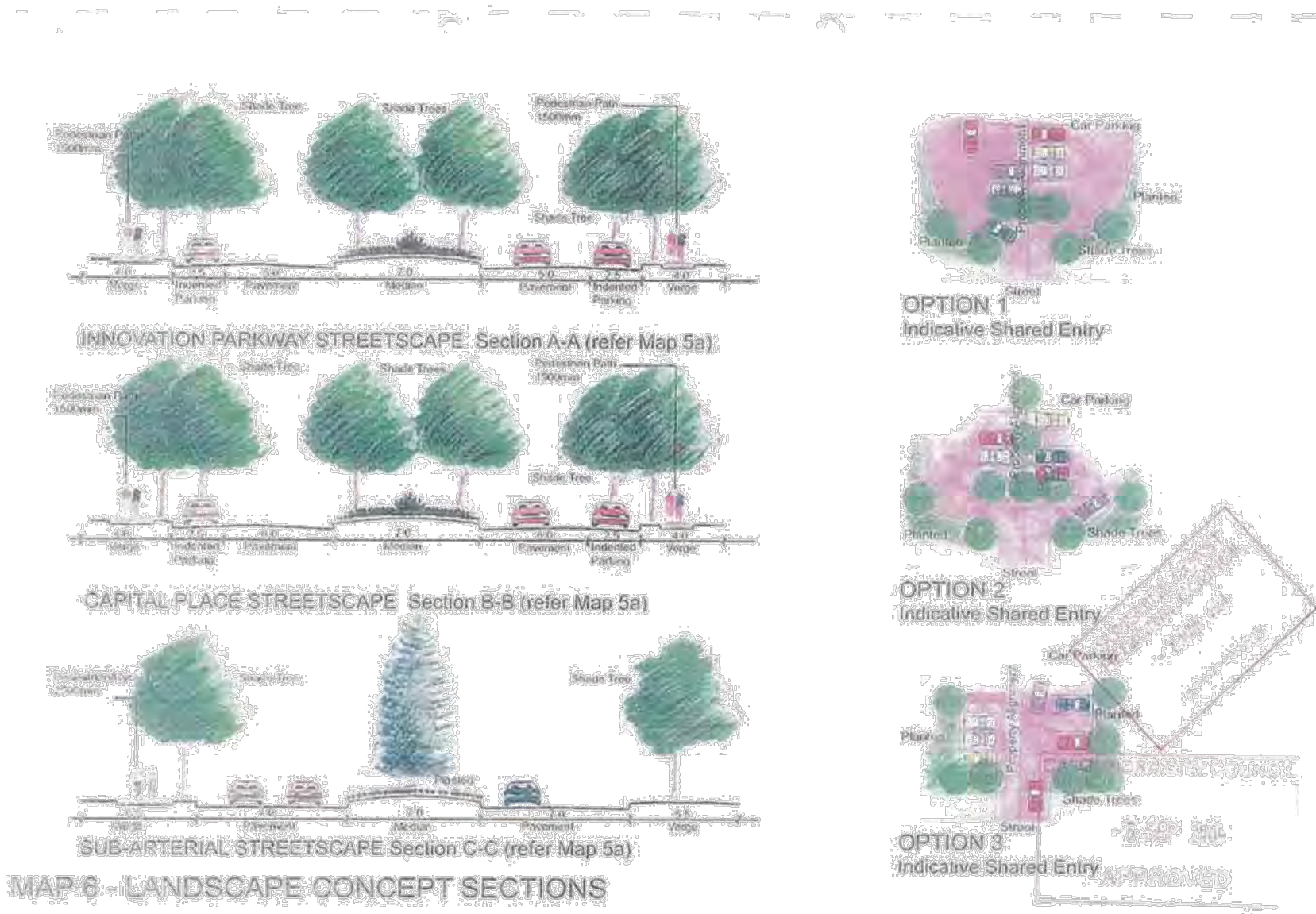


MAP 4 - SITE DEVELOPMENT PLAN



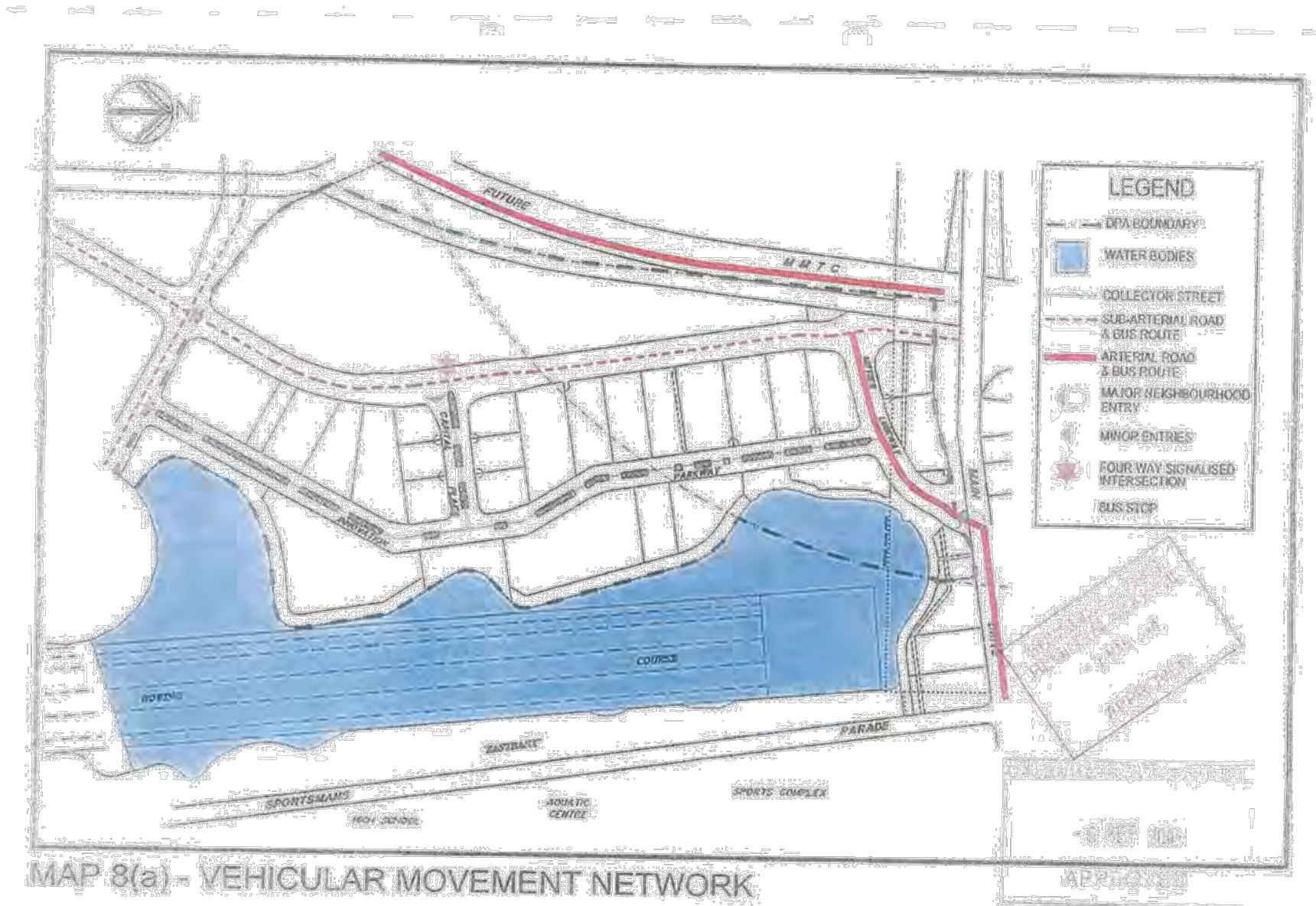


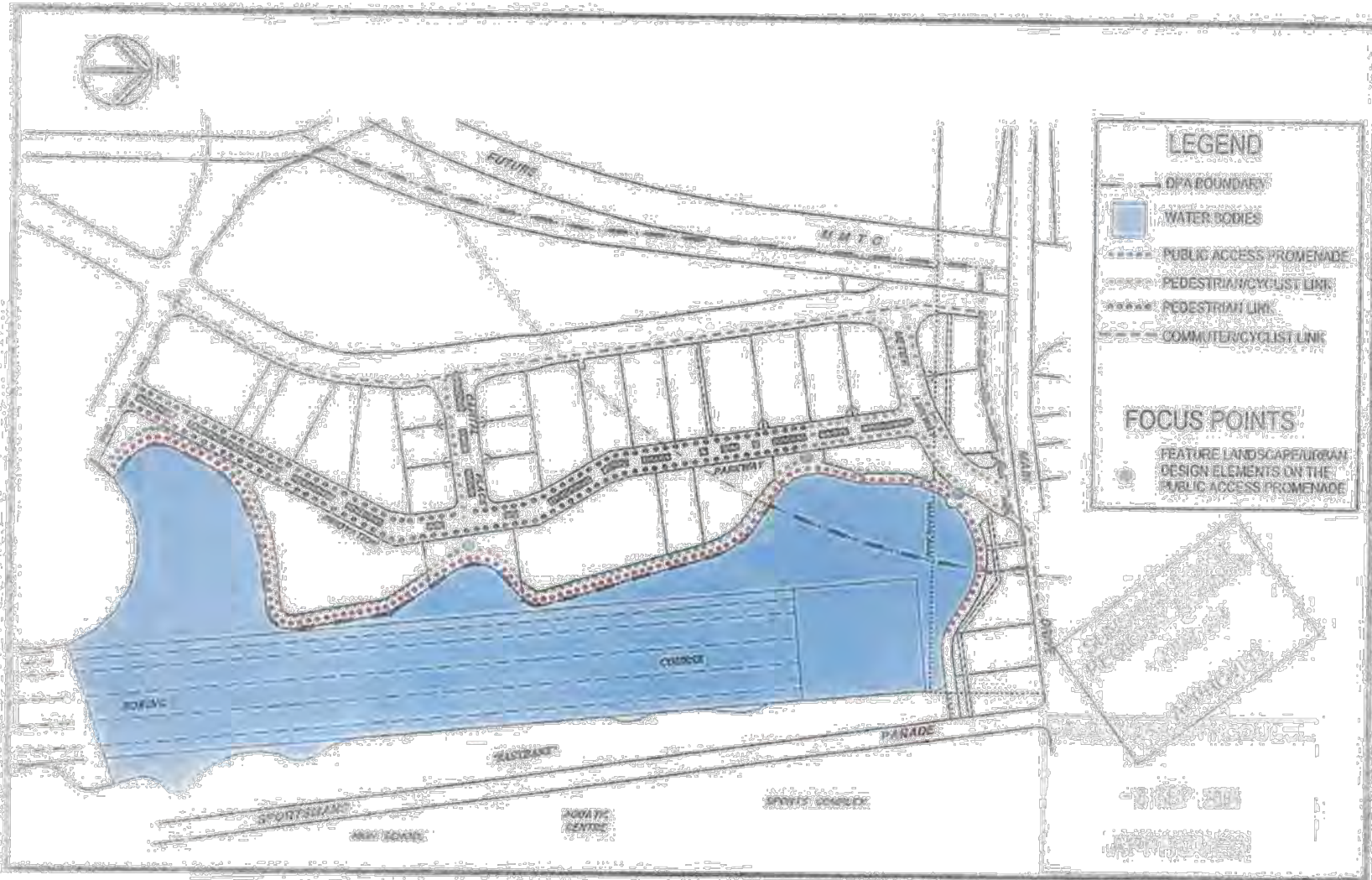
MAP 5b - LANDSCAPE CONCEPT DETAILS - NEIGHBOURHOOD PARK



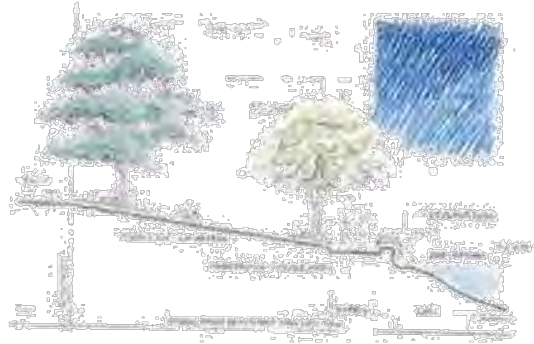
<p>INTERNAL LOT LANDSCAPE</p>	<p>PAVING MATERIALS</p>	<p>PLANTING</p>														
<p>Screens and Buffers Screening within lots may be up to 2m wide, incorporating trees and understory planting. Lots utilising a shared planting area to buffer carparking may share this buffer. Internal areas such as refuse and storage/disposal facilities should be screened. Visual buffering of boundaries and carparking from the MMTC and Sub Arterial should be incorporated into carpark planting themes. See also the Acoustic Study for optional treatments along the sub-arterial and other components of the MMTC.</p>	<p>A range of paving materials, types and sizes are intended to be used in the Business Village.</p>	<p>Planting schemes will be predominantly formal and support the village character with the avoidance of overly complex plant arrangements. Within building setbacks an emphasis on strong geometric setbacks and wall defined groundcover planting punctuated by regularly spaced trees will be encouraged.</p>														
<p>Paving Materials A consistent paving material should be used at thresholds to delineate access points. Paving materials, patterns, colours etc should be used internally to define pedestrian routes and delineate linkages and entry points to buildings within the site. Safe and well defined set down points should be incorporated in all car park areas.</p>	<table border="1"> <thead> <tr> <th data-bbox="869 555 1137 592">AREA</th> <th data-bbox="1160 555 1386 592">FINISH</th> </tr> </thead> <tbody> <tr> <td data-bbox="869 592 1137 628">Main Footpaths</td> <td data-bbox="1160 592 1386 655">Concrete with grid definition</td> </tr> <tr> <td data-bbox="869 663 1137 700">Feature intersections</td> <td data-bbox="1160 663 1386 700">Coloured concrete</td> </tr> <tr> <td data-bbox="869 724 1137 761">Business Village Plazas</td> <td data-bbox="1160 724 1386 788">Unit Pavers/concrete</td> </tr> <tr> <td data-bbox="869 804 1137 841">Pedestrian/Cycleways</td> <td data-bbox="1160 804 1386 924">Concrete with grid definition and paver/bitumen banding</td> </tr> <tr> <td data-bbox="869 940 1137 976">Road surfaces</td> <td data-bbox="1160 940 1386 976">Bitumen</td> </tr> <tr> <td data-bbox="869 1000 1137 1037">Street medians</td> <td data-bbox="1160 1000 1386 1064">Turfing and planting with paving</td> </tr> </tbody> </table>	AREA	FINISH	Main Footpaths	Concrete with grid definition	Feature intersections	Coloured concrete	Business Village Plazas	Unit Pavers/concrete	Pedestrian/Cycleways	Concrete with grid definition and paver/bitumen banding	Road surfaces	Bitumen	Street medians	Turfing and planting with paving	<p>Signature trees or groupings at key locations will be used to define entry/feature points.</p>
AREA	FINISH															
Main Footpaths	Concrete with grid definition															
Feature intersections	Coloured concrete															
Business Village Plazas	Unit Pavers/concrete															
Pedestrian/Cycleways	Concrete with grid definition and paver/bitumen banding															
Road surfaces	Bitumen															
Street medians	Turfing and planting with paving															
<p>Carparking Carparking design and orientation should optimise the opportunities for shade trees and buildings to provide shade to vehicles and pedestrians. Where possible utilisation of porous paving materials to facilitate tree growth should be incorporated in surface treatments.</p>	<p>WIDTHS</p> <table border="1"> <tbody> <tr> <td data-bbox="869 1126 1137 1163">Pedestrian pathways</td> <td data-bbox="1160 1126 1386 1163">1500mm wide</td> </tr> <tr> <td data-bbox="869 1187 1137 1238">Shared pedestrian/cycleways</td> <td data-bbox="1160 1187 1386 1238">2500mm wide min</td> </tr> </tbody> </table>	Pedestrian pathways	1500mm wide	Shared pedestrian/cycleways	2500mm wide min	<p>LIGHTING Security lighting should be provided for pedestrians and vehicles. Lighting within the development should be designed to emphasise building and landscape features.</p>										
Pedestrian pathways	1500mm wide															
Shared pedestrian/cycleways	2500mm wide min															

MAP 7 - LANDSCAPE CONCEPT TEXT

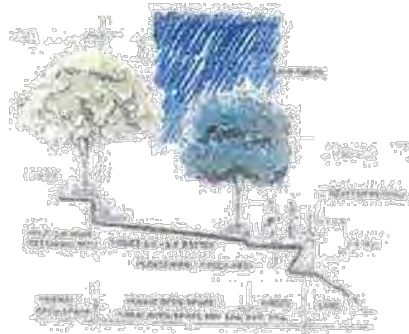




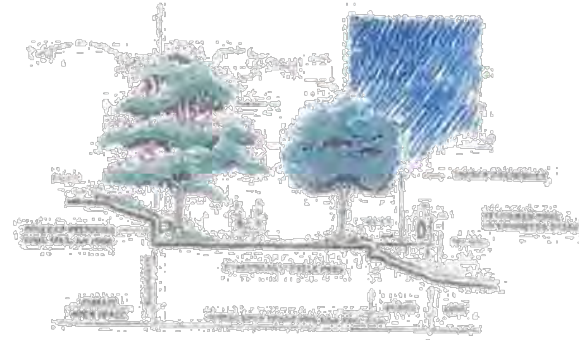
MAP 8(b) - PEDESTRIAN/CYCLE MOVEMENT NETWORKS



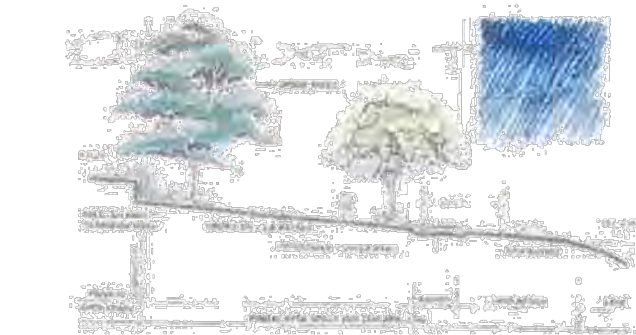
INDICATIVE OPTION 1 - LAKE EDGE
INFORMAL BOULDER EDGE



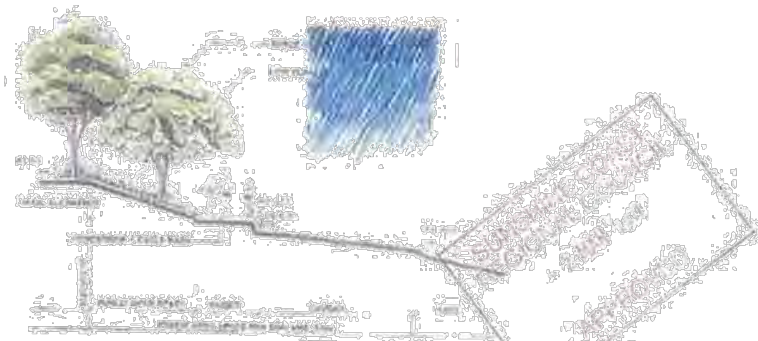
INDICATIVE OPTION 2 - LAKE EDGE
FORMAL HARD REVETMENT EDGE



INDICATIVE OPTION 3
FORMAL BOARDWALK EDGE



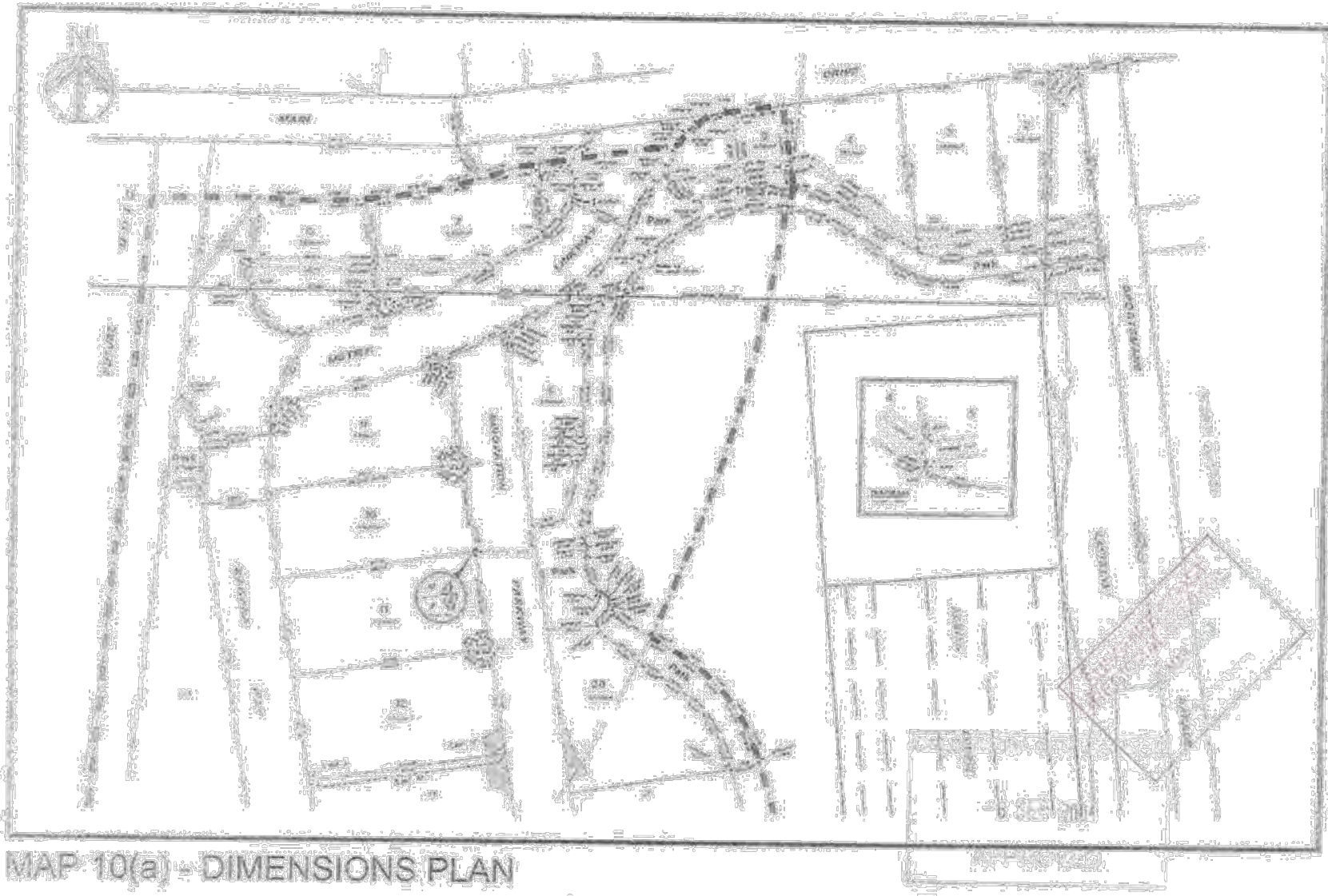
INDICATIVE OPTION 4 - LAKE EDGE
INFORMAL SAND BEACH

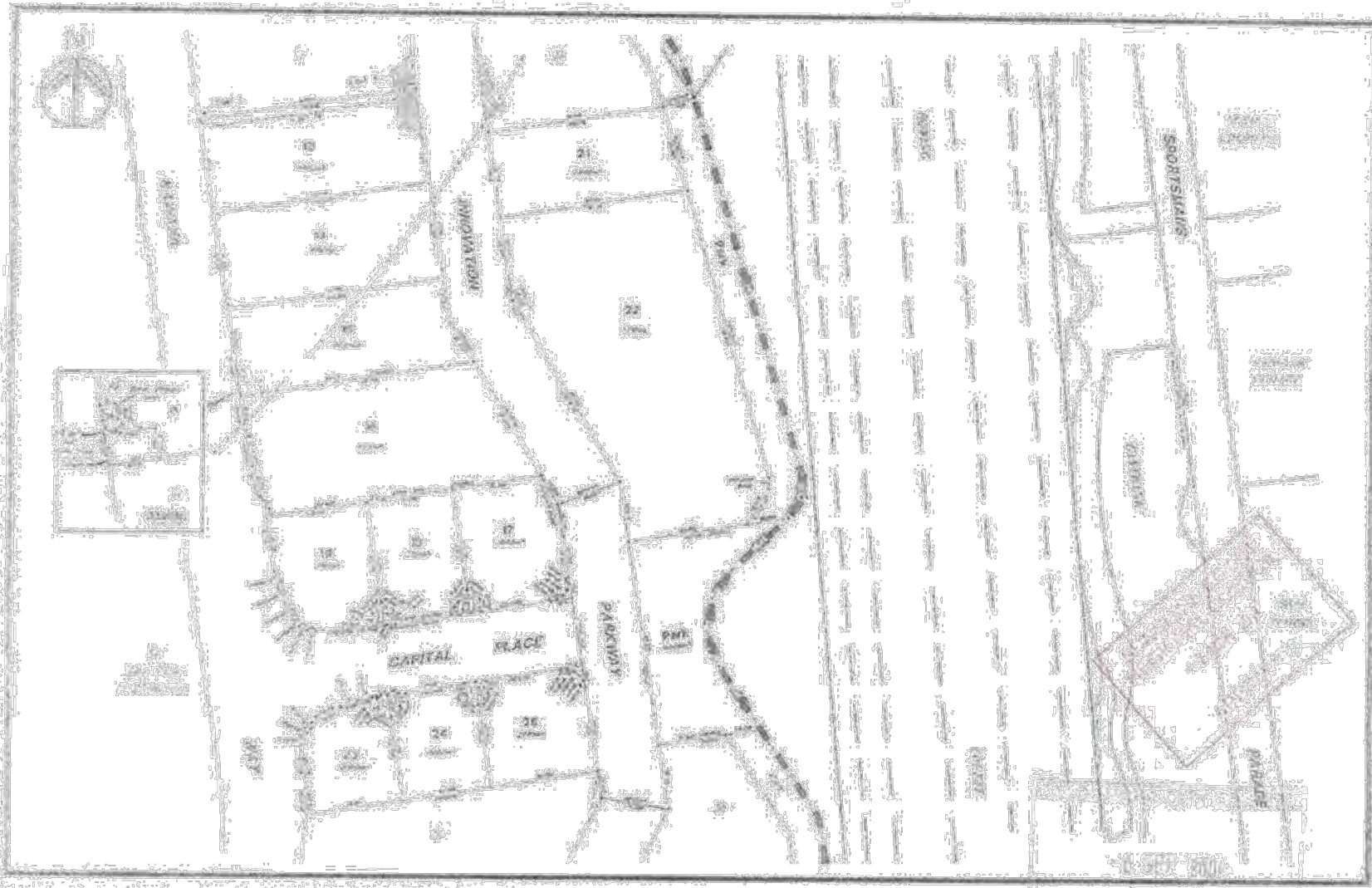


INDICATIVE OPTION 5 - WASHED RIVER
GRAVEL LAKE EDGE

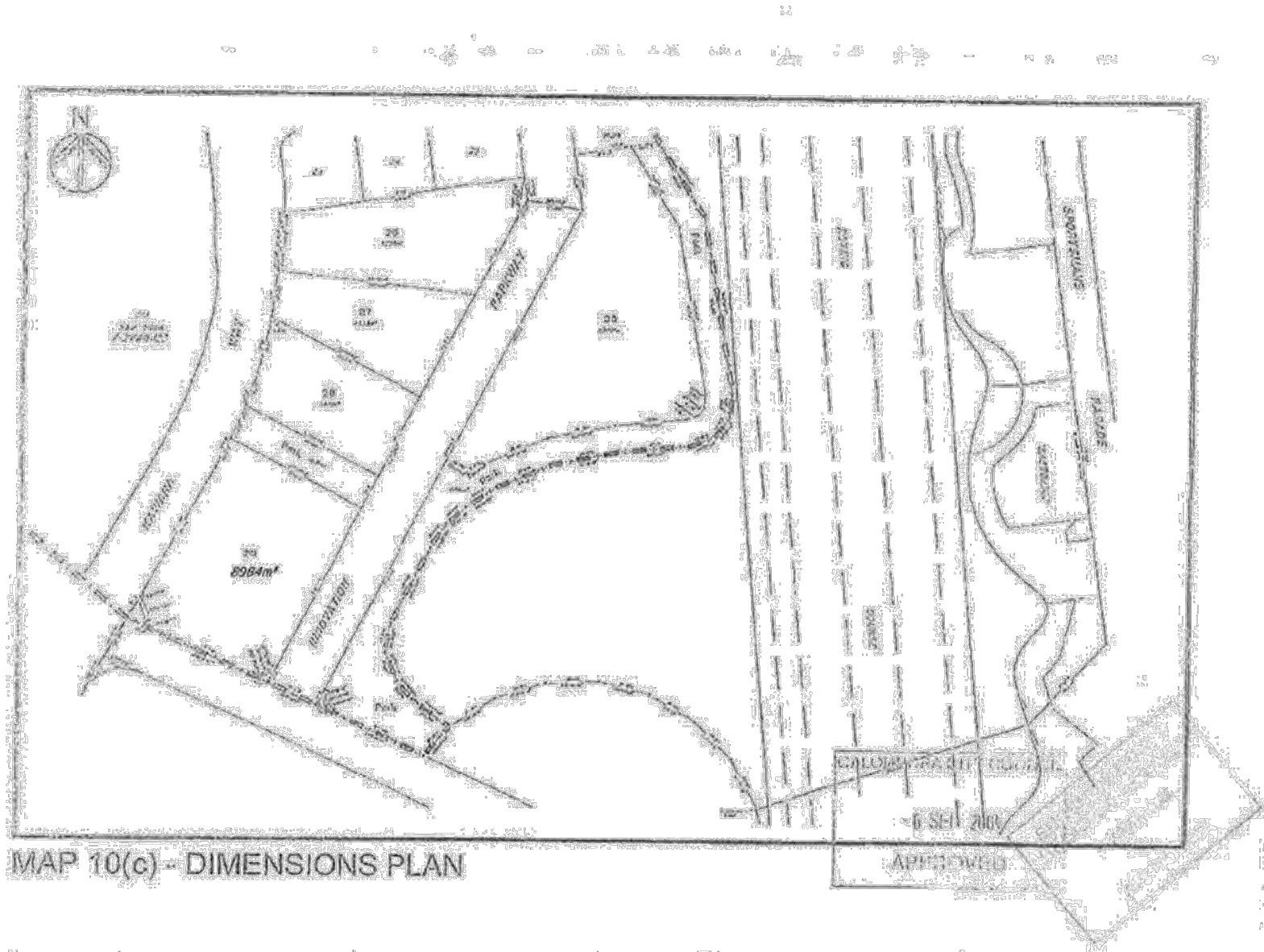
MAP 9 - LAKE EDGE TREATMENTS

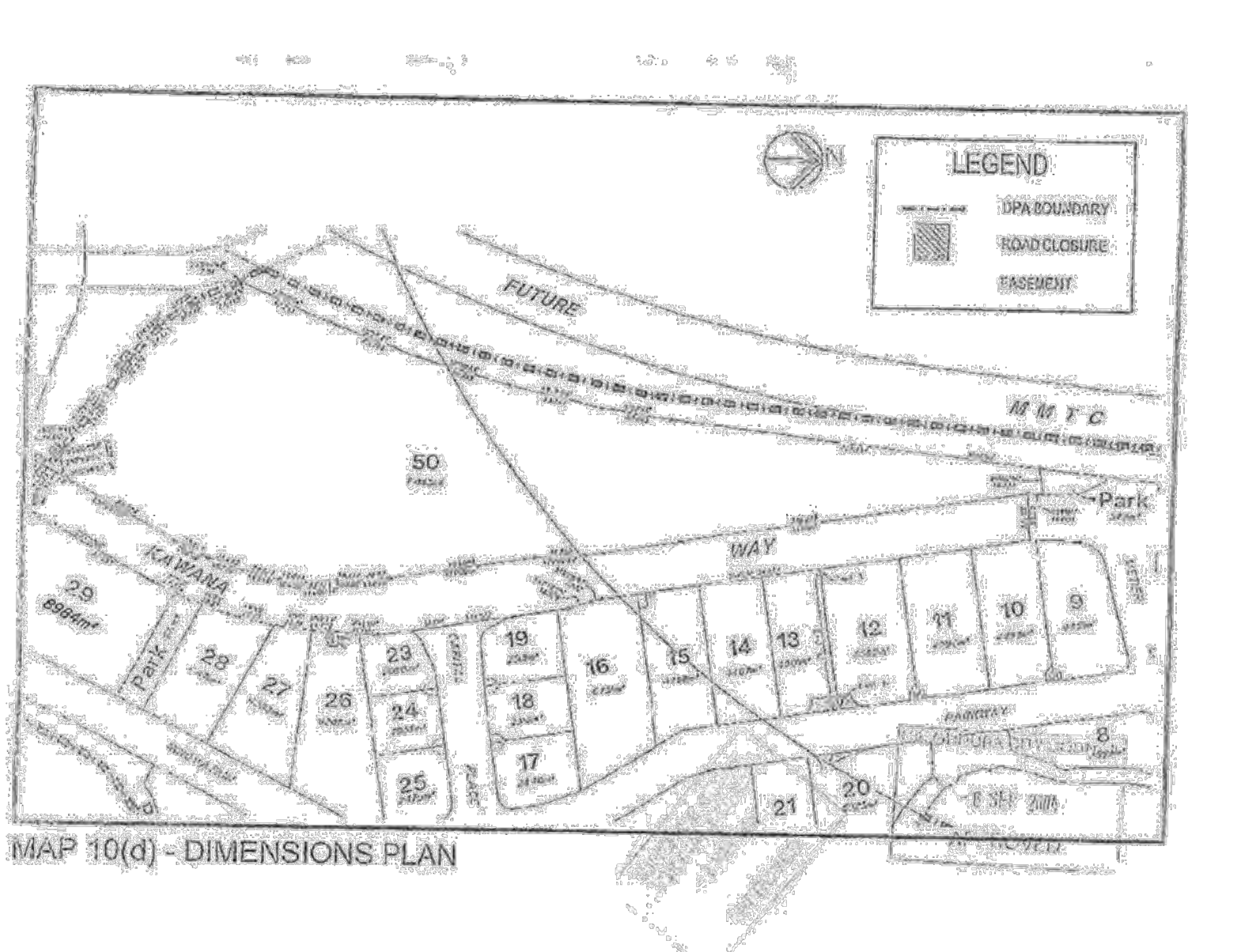






MAP 10(b) - DIMENSIONS PLAN



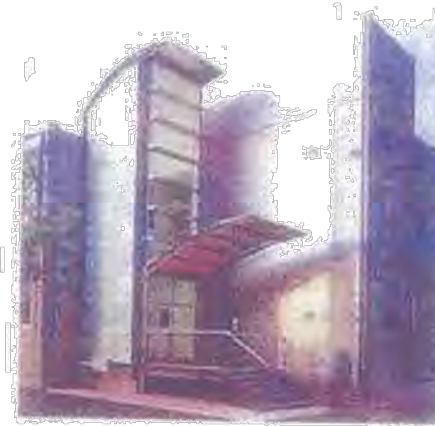
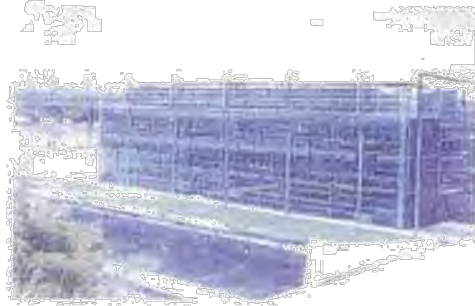


MAP 10(d) - DIMENSIONS PLAN

Utilizing Screens or Pergolas



Building mass may be broken down by the use of attached sunshading devices.



The creative use of materials helps to define the entry point and contribute to the architectural character of the building.



The combination of innovative building form and articulation help to provide aesthetic appeal.



Points of entry should be easily identifiable and integrated with the building form in terms of scale and bulk.

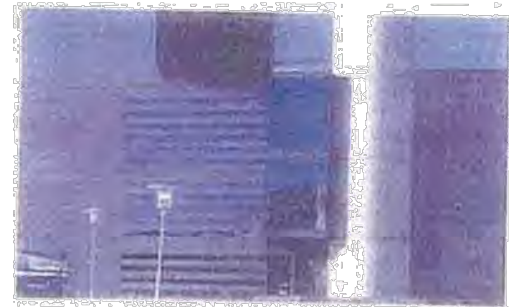
Projecting Building Entry Canopies



1.1.1.1
APPROVED

MAP 11a BUILDING DESIGN

Stepped Facade Profile



Building bulk and scale

The combination of innovative building form and articulation help to provide aesthetic appeal.



Create variation in the plane of the facade through recessing and projecting areas or elements.

Projecting planes of the facade



Create variation and interest in the plane of the facade to ensure the length of a uniform elevational treatment without variation is no more than 50m.

MAP 11b BUILDING DESIGN



Facade Treatment

Facade elements should be broken down with feature elements such as external devices, textures, colours, finishes, protrusions and penetrations.



Building elements should define points of entry and create an identity in terms of building design and appearance.



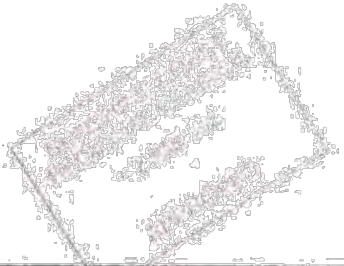
Integration between building and landscaping



MAP 11c BUILDING ELEMENTS IN THE TRANSITION ZONE

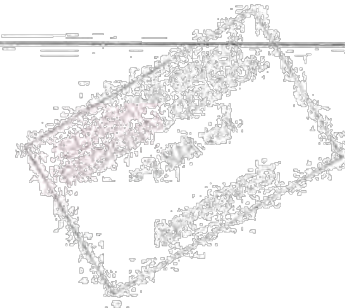


Material Change of Use Compliance Statement Check List

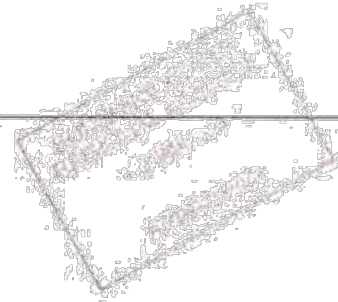
Development Criterion	Requirement	Compliance	Explanation if Relaxation sought (if insufficient room attach additional pages)															
<p><i>Note: the detail of building and other requirements contained in this checklist is in summary form only. Further detail and clarification of these matters should be obtained from the relevant sections of the Detailed Planning Area Plan and Site Development Plan and associated Maps.</i></p>																		
Proposed Use:	Does the use accord with the approved Supplementary Table of Development for the Precinct?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>																
Height and Density in accordance with Table 1 of Master Plan 5 (Detailed Planning Area Plan - DPA9) 2000.	<table border="1"> <tr> <th>Precinct</th> <th>Max. Height in Storeys</th> <th>Plot Ratio</th> </tr> <tr> <td>1</td> <td>13.5m (building). Structures limited to max 3m above finished bldg height.</td> <td>0.5:1</td> </tr> <tr> <td>2</td> <td>13.5m (building). Structures limited to max 3m above finished bldg height.</td> <td>0.75:1</td> </tr> <tr> <td>3</td> <td>15m (building). Structures limited to max 3m above finished bldg height.</td> <td>1:1</td> </tr> <tr> <td>4</td> <td>6 Storeys. Structures limited to max 3m above finished bldg height.</td> <td>Commercial Uses: 0.5:1 Res Uses: 50 du/ha 40% site cover.</td> </tr> </table>	Precinct	Max. Height in Storeys	Plot Ratio	1	13.5m (building). Structures limited to max 3m above finished bldg height.	0.5:1	2	13.5m (building). Structures limited to max 3m above finished bldg height.	0.75:1	3	15m (building). Structures limited to max 3m above finished bldg height.	1:1	4	6 Storeys. Structures limited to max 3m above finished bldg height.	Commercial Uses: 0.5:1 Res Uses: 50 du/ha 40% site cover.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
	Precinct	Max. Height in Storeys	Plot Ratio															
	1	13.5m (building). Structures limited to max 3m above finished bldg height.	0.5:1															
	2	13.5m (building). Structures limited to max 3m above finished bldg height.	0.75:1															
3	15m (building). Structures limited to max 3m above finished bldg height.	1:1																
4	6 Storeys. Structures limited to max 3m above finished bldg height.	Commercial Uses: 0.5:1 Res Uses: 50 du/ha 40% site cover.																

Development Criterion	Requirement	Compliance	Explanation if relaxation sought (if insufficient room attach additional pages)
	5 15m (building) Structures limited to maximum 3m above finished building height	0.5:1	
	6 15m (building) Structures limited to max 3m above finished building height	0.5:1	
	7 8 Storeys Structures limited to max 3m above finished building height	Commercial Uses 0.5:1 Res Uses 155 273 du/ha 40% site cover	
	8 6 Storeys Structures limited to max 3m above finished bldg. height	Commercial Uses 0.5:1 Res Uses 100 du/ha 40% site cover	
On site Stormwater Management	All sites to implement best practice stormwater management (including Interceptors or other best practice solutions).	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Car Parking	Car Parking provided in accordance with Section 3.1 of the Transitional Planning scheme and Section 11.5 Car Parking and Access of this Site Development Plan	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	

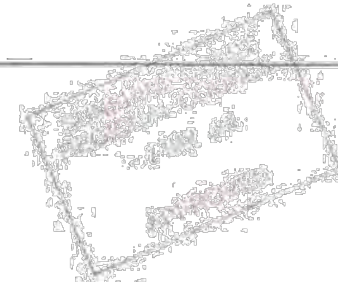
Urban Design Performance Criterion	Requirement	Compliance	Explanation if Relaxation sought (if insufficient room attach additional pages)
<p><i>Note: the detail of building and other requirements contained in this checklist is in summary form only. Further detail and clarification of these matters should be obtained from the relevant sections of the Site Development Plan and associated Maps.</i></p>			
7.3.1 Building Setbacks			
Building setback Requirements	Location	Requirement	
	Western side of Innovation Parkway	3m setback for a minimum 40% of frontage. Transition Zone setback to the street front boundary.	
	Eastern side of Innovation Parkway & Side Streets	0-3m Setback for max 50% site frontage. 3m setbacks permitted to remainder of street front boundary.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
	Arterial Roads	Minimum 3m setback	
	Designated Prominent Sites	Zero setback permitted.	
	Abutting the waterfront promenade	Minimum 3m setback. Transition Zone setback to the waterfront boundary.	



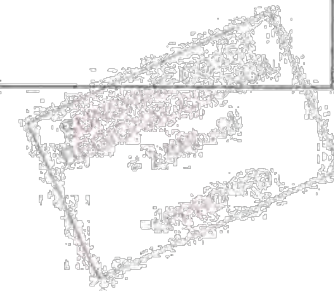
Urban Design Performance Criterion	Requirement	Compliance	Explanation if Relaxation sought (if insufficient room attach additional pages)
<p><i>Note: the detail of building and other requirements contained in this checklist is in summary form only. Further detail and clarification of these matters should be obtained from the relevant sections of the Site Development Plan and associated Maps.</i></p>			
<p>7.3.2 Building Bulk and Scale</p>			
Avoid blank façade walls	Maximum length of a uniform elevation treatment without articulation or variation visible to a public road or park: 30 m	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Projecting planes of the façade	Provide variation in facades visible to public roads - As a minimum recessed or projected areas for: <ul style="list-style-type: none"> ❖ Commercial developments to be a minimum of 1.0 m in depth and cover a minimum area of 3m² ❖ Warehousing oriented development minimum depth of 1.5 metres and cover a minimum area of 8m² 	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Recessing Lower Floors and Rooflines	Recess Lower floors and incorporate colonnades or feature elements along Innovation Parkway <ul style="list-style-type: none"> ❖ Colonnades/feature elements to be incorporated within the transition zone setback ❖ Recessed areas of main building to be setback 3m ❖ Buildings over 2 storeys should have a stepped building form ❖ Buildings over 3 storeys should be designed to have a base, middle and top (tripartite arrangement) ❖ Roof top structure to be recessed and screened 	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	



Urban Design Performance Criterion	Requirement	Compliance	Explanation if Relaxation sought (If insufficient room attach additional pages).
<i>Note: the detail of building and other requirements contained in this checklist is in summary form only. Further detail and clarification of these matters should be obtained from the relevant sections of the Site Development Plan and associated Maps.</i>			
Projecting building entry canopies	Provision of articulated building entries to break up building mass.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Utilising screens, pergolas or awnings.	Incorporate screens, pergolas, awnings or others external elements to create variation to facades.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
7.3.3 Street Address			
Street address requirements	Setbacks and feature elements provided in accordance with 11.3.2 and 11.3.3 of the SDP.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
	At designated prominent sites, zero setbacks are permitted and buildings may incorporate landmark or iconic structures for a maximum 3m above the finished building height. Such structures to be of a high quality, should not dominate the building in terms of bulk and scale, and should not be used for the purposes of advertising.		
	Buildings with more than one road frontage should provide high quality façade to all frontages.		



Urban Design Performance Criterion	Requirement	Compliance	Explanation if Relaxation sought (if insufficient room attach additional pages)
<i>Note: the detail of building and other requirements contained in this checklist is in summary form only. Further detail and clarification of these matters should be obtained from the relevant sections of the Site Development Plan and associated Maps.</i>			
7.3.4 Architectural Character			
Facade Treatment	Facades to be broken down with feature elements and the use of secondary materials, textures and colours, finishes, protrusions and penetrations.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Entry to buildings	Entries are highly visible, provide an open uncluttered transition in the main building entry, are well integrated into the form of the building and are clearly identifiable.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Integration between buildings and landscaping	Landscaping should continue into entry courtyards etc. Similarly building elements to come forward into landscaped areas.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Building Orientation and Siting	Buildings to be oriented to consider: ❖ Topography, ❖ Vehicular and pedestrian access, ❖ Orientation and views, ❖ Climatic responsiveness, and ❖ Be cognisant of adjoining development.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Acoustic Quality	Buildings to be designed to ensure noise limits comply with AS2107 and AS3671 and relevant Council Planning Scheme or City Plan provisions.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>	



Urban Design Performance Criterion	Requirement	Compliance	Explanation if Relaxation sought (if insufficient room attach additional pages)
<p><i>Note: the detail of building and other requirements contained in this checklist is in summary form only. Further detail and clarification of these matters should be obtained from the relevant sections of the Site Development Plan and associated Maps.</i></p>			
<p>7.4 Landscaped Open Space</p>			
<p>Landscape Character:</p>	<p>Street trees and general planting structures are consistent and coordinated. Formal linear and geometric shapes are used to emphasise views and vistas.</p>		
<p>Private open space requirements</p>	<p>On allotments with a minimum 3m street front building setback, planting should be provided to landscape frontages that will achieve a canopy/foliage spread over a minimum of 50% of the site frontage length within 5 yrs of planting.</p>	<p>Yes: <input type="checkbox"/></p>	
	<p>On allotments with a 0-3m setback screen planting should be provided to landscape frontages over a minimum of 50 % of the site frontage length. This screen planting should have a minimum depth of 1.5m.</p>	<p>No: <input type="checkbox"/></p>	
	<p>A minimum of 25% of trees planted on a site should be capable of growing above 3m.</p>		
	<p>Along large featureless wall, planting is provided which at maturity will screen a minimum of 30% of the wall.</p>		



Urban Design Performance Criterion	Requirement	Compliance	Explanation if Relaxation sought (if insufficient room attach additional pages).
<i>Note: the detail of building and other requirements contained in this checklist is in summary form only. Further detail and clarification of these matters should be obtained from the relevant sections of the Site Development Plan and associated Maps.</i>			
7.5 Car Parking and Access			
Car parking and access requirements	Car parking provided in accordance with the provisions of Council's Planning Scheme (Section 3.1 and PDLPP 3.1/01) with the exception of Business Premises and Call Centre which should be provided as follows:		
	Business Premises - 1 car park per 20m ² total use area up to 500m ² and one per 15m ² thereafter.		
	Call Centre - 1 car park per 20m ² total use area.	Yes <input type="checkbox"/>	
	Car parking and access ways to be provided in a park like setting, which is safe, visible, and convenient.	No <input type="checkbox"/>	
	On site open car parking areas to be located to the side or rear of buildings.		
All car parking areas are to be screened to minimise visual impact by the use of hard/soft landscaping and in accordance with the landscape requirements set out in Council's Car Parking Policy 3.1/01.			

