

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(Development Control Plans under Repealed LGP&E Act)  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. 93 (SITE DEVELOPMENT PLAN 15 –  
EASTBANK) 2016**

**Approved by Sunshine Coast Regional Council pursuant to  
Master Plan Determination No.  
(Approval of Site Development Plan 15 – Eastbank) 2016  
dated / / 2016**

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

**LIST OF PLANS**

| Drawing Name  | Drawing Reference        | Prepared by                 | Date       |
|---|--------------------------|-----------------------------|------------|
| Basement Floor Plan   | MP-A004-H                | Mode Design                 | 18.5.16    |
| Ground Floor Plan   | MP-A002-H                | Mode Design                 | 18.5.16    |
| Level 1 Floor Plan  | MP-A003-H                | Mode Design                 | 18.5.16    |
| Roof Plan   | MP-A006-H                | Mode Design                 | 18.5.16    |
| Accommodation Floor Plans                                   | A005-H                   | Mode Design                 | 18.5.16    |
| Construction Staging Plan                                   | MP-A008-H                | Mode Design                 | 18.5.16    |
| Elevations Sheet 1  | MP-A100-H                | Mode Design                 | 18.5.16    |
| Elevations Sheet 2  | MP-A101-H                | Mode Design                 | 18.5.16    |
| Elevations Sheet 3  | A102-H                   | Mode Design                 | 18.5.16    |
| Sections  | MP-A103-G                | Mode Design                 | 17.11.15   |
| Perspectives – Sheet 1                                      | MP-A800-H                | Mode Design                 | 18.5.16    |
| Perspectives – Sheet 2                                      | MP-A801-H                | Mode Design                 | 18.5.16    |
| Perspectives – Sheet 3                                      | A802-H                   | Mode Design                 | 18.5.16    |
| Perspectives – Sheet 4                                      | A803-H                   | Mode Design                 | 18.5.16    |
| Landscape Concept Plan – Sheet 01                           | ED 15101 DA-01 Issue F   | Element Design              | 23.05.16   |
| Landscape Concept Plan – Sheet 02                           | ED 15101 DA-02 Issue F   | Element Design              | 23.05.16   |
| Landscape Concept Plan – Sheet 03                           | ED 15101 DA-03 Issue F   | Element Design              | 23.05.16   |
| Existing Services Plan                                      | C5839/15/PL01            | Tate Professional Engineers | Nov 15     |
| Development Layout Plan                                     | C5839/15/PL02 Revision B | Tate Professional Engineers | 11/05/2016 |
| Swept Vehicle Paths for Front Load Waste Collection Vehicle | C5839/15/PL03 Revision A | Tate Professional Engineers | 11/05/2016 |
| Swept Vehicle Paths for 12.5m Bus                           | C5839/15/PL04 Revision A | Tate Professional Engineers | 11/05/2016 |
| Swept Vehicle Paths for Large                               | C5839/15/PL05 Revision B | Tate Professional Engineers | 11/05/2016 |

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**1 ADMINISTRATION****1.1 Preliminary****1.1.1 Citation**

1.1.1.1 This document may be cited as Master Plan No. 93 (Site Development Plan 15 – Eastbank) 2016.

**1.1.2 Type of Master Plan**

1.1.2.1 This document is a Site Development Plan

**1.1.3 Legal Requirement for Master Plan**

1.1.3.1 A Site Development Plan is required to be prepared in respect of those parts of DPA 1 identified on Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001, as requiring a Site Development Plan, and in accordance with Section 7.4.5.1 of DCP 1.

**1.1.4 Legal Effect of the Master Plan**

1.1.4.1 The Site Development Plan comprises:

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

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**1.2 Location and Description**

- 1.2.1 The land the subject of this Site Development Plan is bound by Main Drive to the north, Lake Kawana to the south, Sportsmans Parade to the east and Precinct 3 of Detailed Planning Area 9 to the west.
- 1.2.2 The land the subject of this Master Plan is described as Lot 805 SP181080 and Lot 711 SP165752, (with Lot 711 SP165752 being leasehold land within Development Lease No. 2), all in the Parish of Bribie.
- 1.2.3 The land the subject of this Site development Plan has an area of approximately 1.162ha.
- 1.2.4 Map 1 (Locality Plan) shows the land the subject of this Master Plan, relative to its surrounds as described above, while Map 2 (Land Subject of Master Plan) shows the extent of the area covered by this application.

**1.3 Zoning Map Description**

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

**1.4 Strategic Plan Description**

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

**1.5 DCP Description**

- 1.5.1 The land the subject of the Site Development Plan is also designated as part of Detailed Planning Area 1 on Map 3 of DCP 1 and its intent is described under Section 4.10.2 (b) of DCP 1.

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**1.6 Relationship to Higher Order Master Plans**

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

- (a) identified on Structure Plan Map 1 as having a land use defined by Detailed Planning Area 1 of DCP 1 and being subject to the Urban Development Criteria defined in Section 3 of the Structure Plan Development Criteria; and
- (b) subject to Structure Plan Map 2 which shows the area as having an adjacent pedestrian/cycle link; and
- (c) subject to Structure Plan Map 4 which shows the area as having a Village/Neighbourhood Relationship, being Neighbourhood 4 in Village 1; and
- (d) subject to Detailed Planning Area Plan, Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001 which shows the area on Map 3 (Land Use Area Precincts) as Precinct 15 of DPA 1.

**1.7 Relationship to DCP**

- 1.7.1 The land the subject of the Site Development Plan is subject to DCP 1 and as such identified on DCP 1, Map 1 as being part of Detailed Planning Area 1 with the preferred land uses described in Section 4.10.2 (b) of DCP 1; and
- 1.7.2 DCP 1, Map 2 identifies the subject area as having an adjacent Circulation Network comprising a Pedestrian/Cycle linkage along the edge of the Public Recreation Lake; and
- 1.7.3 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.



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**1.8 Relationship to Planning Scheme Provisions**

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

- (a) Zoning Map No. 64 identifies the land the subject of the Site Development Plan as being included in the Special Development Zone;
- (b) The Table of Development in Section 2.7 (2) (Special Development Zone) of the Planning Scheme specifies the purposes for which the premises may be used in accordance with a Supplementary Table of Development pursuant to DCP 1.
- (c) Part 6 of the Planning Scheme which contains provisions relating to the reconfiguring of lots in the Special Development Zone.

**2 STRUCTURE OF MASTER PLAN****2.1 Structure of Site Development Plan**

- 2.1.1 Subdivision layout with lot boundaries as specified in Section 3 (Subdivision Layout) of this document;
- 2.1.2 The purpose for which each lot is to be developed as specified in Section 4 (Defined Uses) of this document;
- 2.1.3 Building Layout Criteria as specified in Section 5 (Building Design and Development Works) of this document;
- 2.1.4 Access and Parking Provision as specified in Section 6 (Vehicular Access) of this document;

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- 2.1.5 Implementation of Urban Design Performance Criteria as specified in Section 7 (Implementation of Urban Design Performance Criteria) of this document;
- 2.1.6 Maps and Tables as specified in Section 8 (Maps and Tables) of this document;
- 2.1.7 Statement of Compliance as specified in Section 9 (Statement of Compliance) of this document;
- 2.1.8 Interpretation Rules as specified in Section 10 (Interpretation Rules) of this document; and
- 2.1.9 Supporting Information as specified in Section 11 (Supporting Information) of this document.

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**3 SUBDIVISION LAYOUT****3.1 Subdivision Layout**

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

**4 DEFINED USES****4.1 Defined Uses**

4.1.1 The land the subject of the Site Development Plan shall be developed for the defined uses specified in Table 1 – Supplementary Table of Development of this document.

**Table 1 – Supplementary Table of Development – Precinct 15**

| PRECINCT    | COLUMN 1<br>PERMITTED LAND USES   | COLUMN 2<br>PERMITTED SUBJECT TO<br>CONDITIONS | COLUMN 3<br>CONSENT REQUIRED | COLUMN 4<br>PROHIBITED USES   |
|-------------|---|--|------------------------------|---|
| Precinct 15 | Community Uses Limited to: <ul style="list-style-type: none"> <li>▪ Sport and Recreation – Sports House as defined by Master Plan No. 14 (Detailed Planning Area Plan – Eastbank/Regatta North) 2001</li> </ul> where constructed generally in accordance with the approved plans forming part of this Site Development Plan. |  |                              | <ul style="list-style-type: none"> <li>• Uses not listed in Column 1, 2 and 3</li> <li>• Where not in accordance with the approved plans forming part of this Site Development Plan.</li> </ul> |

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**5 BUILDING DESIGN AND DEVELOPMENT WORKS****5.1 Building Design and Development Works**

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

| <b>Drawing Name</b>   | <b>Drawing Reference</b> | <b>Prepared by</b>          | <b>Date</b> |
|---|--------------------------|-----------------------------|-------------|
| Basement Floor Plan   | MP-A004-H                | Mode Design                 | 18.5.16     |
| Ground Floor Plan   | MP-A002-H                | Mode Design                 | 18.5.16     |
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| Swept Vehicle Paths for 12.5m Bus                           | C5839/15/PL04 Revision A | Tate Professional Engineers | 11/05/2016  |
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| Passenger Vehicle |  |  |  |
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**6 VEHICULAR ACCESS**

**6.1 Vehicular Access**

6.1.1 Vehicular access is to be in accordance with the approved plans forming part of this Site Development Plan, including provision for future access opportunities from Sportsmans Parade.

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**7 IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA**

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

7.1.1 The Urban Design Performance Criteria and Site Development Plan Design Parameters below are an extract taken from Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001, being Sections 7.0 and 8.0 respectively.

| URBAN DESIGN PERFORMANCE CRITERIA   | SITE DEVELOPMENT PLAN DESIGN PARAMETERS   | COMPLIANCE SUMMARY   |
|---|---|--|
| <p><b>7.1 General</b></p> <p>7.1.1 All development within this Detailed Planning Area Plan shall be in accordance with the Urban Design Performance Criteria specified in this section.</p> | <p>General</p> <p>All development within the Precincts 1-17 shall be in accordance with the Site Development Design Parameters specified in this section.</p> <p>A Site Development Plan must be prepared for each precinct. The Site Development Plan shall contain a statement of compliance demonstrating that the proposed development complies with the Site Development Design Parameters outlined in Sections 8.2, 8.3, 8.4, 8.5, 8.6, 8.7. If enough detail is provided to support the proposed development application at the Site Development Plan stage land uses can be made “as of right” development.</p> <p>The Site Development Design Parameters relating to residential development apply to all residential allotments permitted in accordance with Table 1.</p> |  |
| <p><b>7.2 Lot Layout</b></p> <p><b>Outcomes</b><br/>Provide a range of allotment sizes to accommodate the varied needs of development.</p>  | <p>8.2 Lot Layout</p> <p>A plan showing the lot layout for each precinct must be detailed on the applicable Site Development Plan showing all the dimensions of the proposed lots.</p> <p>Amalgamation of lots permitted subject to Council approval.</p>   | <p>The subject site is 1.162 hectares in area thereby exceeding the minimum area prescribed for Precinct 15.</p> |

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| URBAN DESIGN PERFORMANCE CRITERIA  | SITE DEVELOPMENT PLAN DESIGN PARAMETERS   | COMPLIANCE SUMMARY |
|--|---|--------------------|
| <p><b>Options</b></p> <ul style="list-style-type: none"> <li>The lot layout should respond to site characteristics, setting and views; and</li> <li>The distribution of lot sizes should reflect the range of uses applicable to each precinct (as identified in Table 1).</li> </ul>  | <p><b>Community/Commercial Recreation Node (Precincts 6-15)</b></p> <p>The minimum lot size for community or commercial land uses in Precincts 1-15 shall be 600m<sup>2</sup> with a minimum frontage of 15 metres.</p> <p>The site development Plan must nominate the maximum gross floor area for each lot, demonstrating the total maximum gross floor area for each precinct is not exceeded.</p>   |                    |
| <p><b>7.3 Building Design and Appearance</b></p> <p>Interesting building form is encouraged to create a high standard of building design. This may be achieved through guidelines on the following:</p> <ul style="list-style-type: none"> <li>Building setbacks</li> <li>Building bulk and scale</li> <li>Street address;</li> <li>Architectural character; and</li> <li>Acoustic quality.</li> </ul> | <p><b>8.3 Building Design and Appearance</b></p> <p>The following criteria relates to Dwelling Houses in Precincts 1 and 5, Accommodation Building, Multiple Dwelling and Cluster Development in Precincts 2-4 (where applicable) and Community and Commercial Development in Precinct 2, 4 and 6-15. The following criteria must be complied with in relation to building design and appearance and should form part of a Site Development Plan or a Material Change of Use application.</p> <p>Relaxations to the criteria for Building Setbacks will not be permitted.</p> <p>Other alternative or innovative solutions will be considered on their merit for Building Bulk and Scale, Street Address and 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. 14 (Detailed Planning Area Plan – Eastbank/Regatta North) 2001.</p> |                    |

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| URBAN DESIGN PERFORMANCE CRITERIA  | SITE DEVELOPMENT PLAN DESIGN PARAMETERS   | COMPLIANCE SUMMARY  |
|--|---|---|
| <p><b>7.3.1 Building Setbacks</b></p> <p><b>Outcomes</b><br/>Building setbacks should respond to the types of uses and activities that will occur along the street frontage, property boundary and lake edge.</p> <p><b>Options</b></p> <ul style="list-style-type: none"> <li>• The built form should reinforce the street and the lake edge;</li> <li>• Street level and lake edge setbacks should be appropriate with adjacent development;</li> <li>• Setbacks should define prominent open spaces, buildings, nodes of activity and transit accesses;</li> <li>• Innovative treatment of the waterfront should create attractive spaces that enable public interaction, including spaces for outdoor cafes and eating areas; and</li> <li>• Setbacks to the Public Access Promenade should create attractive spaces for public interaction and provide a consistent building</li> </ul> | <p><b>8.3.1 Building Setbacks</b></p> <p>Building setbacks including built to boundary nominations should be identified on the applicable Site Development Plan.</p> <p><b>Community/Commercial Recreation Node (Precincts 6-15)</b></p> <p>Building Setbacks for Community and Commercial development should demonstrate the following:</p> <ul style="list-style-type: none"> <li>• In the Transition Zone the following elements are permitted. Building elements (entry canopies, covered walkways, pergolas, screens, horizontal, vertical and oblique, shade devices, minor canter levied 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 are encouraged within the nominated transition zone setback 0-3m from the street front/lakefront 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 13c Building Elements in the Transition Zone);</li> <li>• Transitional elements should not impact on street tree parking and/or services.</li> </ul> | <p>A minimum setback of 3.0m has been provided to all boundaries, with significantly greater setbacks provided to the southern boundary adjacent to the public access promenade along the lake edge. An unobstructed promenade with an average width of greater than 15m remains available between the lake edge and the proposed built form.</p> <p>Building elements within the Transition zone nominated for Precinct 15 along the sites southern edge is limited to pedestrian ramps and entry canopies / covered walkways that serve to provide a transition in bulk and scale between the pedestrian environment along the walkable waterfront and the building frontage.</p> |



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| URBAN DESIGN PERFORMANCE CRITERIA  | SITE DEVELOPMENT PLAN DESIGN PARAMETERS   | COMPLIANCE SUMMARY   |
|--|---|--|
| line.  |   |  |
| <p><b>7.3.2 Building Bulk and Scale</b></p> <p><b>Outcomes</b><br/>To create a high standard of building design.</p> <p><b>Options</b><br/>Building mass should be articulated to reduce the bulk of a structure and to highlight the entry or address. This may be achieved by a combination or any of the following:</p> <ul style="list-style-type: none"> <li>• Projecting planes of the façade and avoiding blank walls;</li> <li>• Incorporating a stepped façade profile;</li> <li>• Recessing lower floors and rooflines;</li> <li>• Projecting building entry canopies; and</li> <li>• Utilising screens, pergolas or other materials.</li> </ul> | <p><b>8.3.2 Building Bulk and Scale</b></p> <p><b>Community/Commercial Recreation Node (Precincts 6-15)</b></p> <p>Details of building bulk and scale should be provided as part of a Site Development Plan or a Material Change of Use application. The Site Development Plan or Material Change Of Use application should demonstrate the following:</p> <p><b>8.3.2.1 Avoid blank façade walls</b></p> <ul style="list-style-type: none"> <li>• The length of a uniform elevation treatment visible to public road, streets, parks or lake without variation or articulation must be no more than 10m (Refer illustrations on Map 13a Building Design).</li> </ul> <p><b>8.3.2.2 Projecting planes of the façade and a stepped façade profile</b></p> <ul style="list-style-type: none"> <li>• Create variation in the plane of façades 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 13b Building Design). <ul style="list-style-type: none"> <li>❖ Each recessed area or projected area for commercial/community orientated development should be a minimum of 1.0m in depth and cover a minimum area of 3sqm.</li> </ul> </li> </ul> <p><b>8.3.2.3 Recessing lower floors and rooflines</b></p> <ul style="list-style-type: none"> <li>• Recess lower floors and incorporate colonnades or feature elements to create human scale in the building and further reinforce the street edge. Where colonnades or feature elements are used</li> </ul> | <p>The uses within the predominant community facility require large floor plates. The physical bulk and scale of the external built form has been reduced by stepping back the height of the building from the boundaries, thereby providing human scale where pedestrians come in close proximity along walkways and the promenade. Higher sections of the building have been constructed of translucent materials to provide a lightweight, semitransparent effect.</p> <p>A variety of external materials have been employed in the design to counteract the use of large floor plates.</p> <p>The proposed building will sit on a podium to allow for natural ventilation of the basement.</p> <p>The design provides projecting rooflines and entry canopies to create further articulation and break up the building mass.</p> <p>Landscape elements will be</p> |

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|                                   | <p>these should be located within the transitional zone setback 0-3m from the street front or lakefront property boundary and recessed areas of the main building form should be setback a minimum of 3m from the property boundary;</p> <ul style="list-style-type: none"> <li>• Buildings which exceed 2 storeys in height should have a stepped building form to break up the bulk and scale of the buildings; and</li> <li>• 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.</li> </ul> <p><b>8.3.2.4 Projecting building entry canopies</b></p> <ul style="list-style-type: none"> <li>• Provide articulated building entrances (that may protrude into the Transitional Zone) to break up building mass (refer to illustrations on Map 13a).</li> </ul> <p><b>8.3.2.5 External Materials</b></p> <ul style="list-style-type: none"> <li>• Create variation in the external materials to break up the façade by utilizing screens, pergolas, awnings or other materials (Refer illustrations on Map 13b Building Design).</li> </ul> <p><b>8.3.2.6 Limit Building Length to Street Frontage</b></p> <ul style="list-style-type: none"> <li>• The length of the street front building façade (adjacent Sportsmans Parade) for Commercial development within Precincts 10, 12, 13 and 14 shall not exceed 40% of the total linear measurement of Sportsmans Parade (520m). The maximum length of street front building façade (adjacent Sportsmans Parade) for Precincts 10, 12, 13 and 14 is noted on Table 1.</li> </ul> | <p>sympathetic to and enhance the built form, providing a highly permeable transition from the existing pathway to the proposed facility.</p> <p>The short term accommodation design incorporates vertical screening and rendered feature walls to create interest to the built form as viewed from the primary northern and southern perspectives. The scale and separation of the built form from the primary facility provides balance to the overall site design, and also serves as a suitable transition to the existing development to the west.</p> |

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| <p><b>7.3.3 Street Address</b></p> <p><b>Outcomes</b><br/>Buildings should be designed to address the street and/or lake.</p> <p><b>Options</b></p> <ul style="list-style-type: none"> <li>• In nominated locations with a 3 metre street setback, buildings should be located on or close to the nominated building line and incorporate elements such as awnings, verandahs and colonnades into the building design in order to create a pleasant pedestrian environment;</li> <li>• Buildings adjoining the waterfront are to address the lake and allow for a pleasant pedestrian environment;</li> <li>• Provide for landmark structures which compliment the design of the building at nominated prominent sites located at the major entrances to Eastbank and at the end of key vistas (refer Map 10); and</li> <li>• Building facades are to be consistent with the scale of the streetscape and support</li> </ul> | <p><b>8.3.3 Street Address</b></p> <p><b>Community/Commercial Recreation Node (Precincts 6-15)</b></p> <p>Attractive street address is achieved by the following:</p> <ul style="list-style-type: none"> <li>• Along Sportsmans Parade, Main Drive and Lake Kawana Boulevard, buildings should be built to the nominated building setbacks and incorporate awnings, verandahs, colonnades and other transitional elements into the building design;</li> <li>• Buildings fronting the lake should provide a sheltered pedestrian environment and create places for public interaction;</li> <li>• Buildings should incorporate landmark or iconic structures at nominated prominent sites as shown on Map 10. The approval of these landmark structures is subject to the following conditions: <ul style="list-style-type: none"> <li>❖ Structures should be of a high quality design and should be integrated with the building design</li> <li>❖ Where structures are located on, or form part of, the roof top of a building, they should be integrated with the design of the roof;</li> <li>❖ Structures should not be used for the purposes of advertising;</li> <li>❖ The height of structures should be in accordance with Table 1.</li> <li>❖ Structures should be designed as</li> </ul> </li> </ul> | <p>The positioning of the principal facility on the site has had regard to the 'preferred location of development' nominated on the Map for Precinct 15 in Master Plan No. 14 with the critical intention to establish a strong interface with the lake.</p> <p>A stair entry and covered pedestrian ramp is provided at the Main Drive frontage of the site to provide a visual cue to the main pedestrian entry to the principal facility.</p> <p>The building provides an attractive presentation to all key frontages, being the lake (primary interface) and Sportsmans Parade and Main Drive (secondary interfaces).</p> <p>Service vehicle loading areas have been positioned to the western end of the main facility, such that it is screened from view from most key aspects, whilst also maintaining proximity to the accommodation component of the facility situated over the western</p> |

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| the Eastbank character.  | <p>attractive landmarks which positively contribute to the streetscape;</p> <ul style="list-style-type: none"> <li>❖ The design of structures should not dominate the building form in terms of bulk and scale; and</li> <li>❖ Details of structures should be provided as part of a Site Development Plan or a Material Change of Use application.</li> </ul> <ul style="list-style-type: none"> <li>• Where buildings have dual frontages to roads and or the lake, the design of building facades should present to both frontages to provide an attractive 'street address'; and</li> <li>• Vehicle unloading and outdoor storage areas are to be unobtrusive from the street and from the lake frontage and screened by landscaping or other appropriate materials.</li> </ul> | portion of the site (thereby being available to bus services transporting people to the facility).  |
| <p><b>7.3.4 Architectural Character Outcomes</b><br/>Building designs should reflect a contemporary sub tropical architectural character that promotes:</p> <ul style="list-style-type: none"> <li>• Individual expression within the theme of Eastbank;</li> <li>• Provides an environment that is shaded, light and cool; and</li> <li>• Optimises views and vistas.</li> </ul> <p><b>Options</b></p> <ul style="list-style-type: none"> <li>• Plain, blank facades which add little interest to the building are discouraged;</li> <li>• Points of entry should be</li> </ul> | <p><b>8.3.4 Architectural Character</b></p> <p><b><i>Community/Commercial Recreation Node (Precincts 6-15)</i></b></p> <p>Assessment of Architectural Character should be undertaken as part of a Site Development Plan or Material Change of Use Application. The implementation of the Urban Design Performance Criteria under Section 7.3.4 (Architectural Character) of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank/Regatta North) 2001 should reflect the following principles:</p> <p><b>8.3.4.1 Façade Treatment</b></p> <ul style="list-style-type: none"> <li>• Façade elements should be broken down with feature elements such as external devices, integration of secondary materials, textures and</li> </ul>   | The architectural character for the principal facility has been generated from several sources. The proposed use of the building, its orientation, ESD principals, its location and how it sits within the existing context of the built form around the lake as well as the idea of this structure to be an iconic element at the head of the lake. The proposal captures all these elements within an architectural form that is sensibly local and is regionally recognisable. |

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| <p>easily identifiable and integrated with the building form in terms of bulk and scale;</p> <ul style="list-style-type: none"> <li>• A high level of integration between building and landscape is sought;</li> <li>• Building orientation and siting should optimise the use of natural resources eg. wind, sun and water; and</li> <li>• The innovative use of advanced technical products, light weight finishes and materials is encouraged.</li> </ul> | <p>colours, finishes, protrusions and penetrations;</p> <ul style="list-style-type: none"> <li>• Façade treatments may incorporate advanced technical products, light weight materials and finishes to provide interest to the building design (Refer illustrations on Map 13b Building Design).</li> </ul> <p><b>Entry to buildings</b><br/>Entries to buildings should relate to their use (pedestrian/vehicular) in terms of scale and bulk:</p> <ul style="list-style-type: none"> <li>• Provide a clear hierarchy of entrances for independent buildings;</li> <li>• Provide generous, uncluttered, open transition space to main building entrances;</li> <li>• Ensure the form of the entry statements are integrated into the form of their respective buildings; and</li> <li>• Ensure good visibility of entry statements from all pedestrian path approaches.</li> </ul> <p><b>8.3.4.2 Integration Between building and Landscaping</b></p> <ul style="list-style-type: none"> <li>• The hard and soft elements of landscaping in courtyard areas should continue up to the building edge and, where applicable, into the building curtilage, e.g. ground cover material of the open space taken into veranda areas or under sun shading devices; and</li> <li>• Buildings or building elements may also come forward into the landscaping or the courtyard area with entry canopies or covered walks from visitor parking areas.</li> </ul> <p><b>8.3.4.3 Building Orientation and Siting</b><br/>The design of buildings should consider the following natural, functional and aesthetic opportunities presented by a site:</p> | <p>With respect to the use of facade treatments, the plans forming part of this Site Development Plan illustrate the use of vertical fenestrations and horizontally cantilevered awnings to break up building massing and establish strong character elements.</p> <p>Readily identifiable entry features have been employed for the main facility at both the lakeside and Main Drive frontages to create a visual and physical connection between the predominant built form and the surrounding pedestrian environments.</p> <p>Access to the short term accommodation component is defined by a covered entry that adjoins the lift access from the basement level.</p> <p>The Landscape Concept Plan that forms part of this document identifies the use of softscape treatment around the building curtilage to help screen the basement car park, as well as the site's periphery to soften the streetscape interface. Given</p> |

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|   | <ul style="list-style-type: none"> <li>• Vehicular and pedestrian access;</li> <li>• Aspect and views;</li> <li>• Landscaped open space and public areas;</li> <li>• Building orientation and siting to maximise solar access, breezes and the waterfront; and</li> <li>• Adjoining development.</li> </ul>  | <p>the community-use focus of the facility it is considered desirable to retain large open turfed areas to provide spill-out opportunities and to promote direct interaction with the waterfront during community and sporting events.</p> <p>With regard to building orientation and siting, the facility has been designed to maximise views and access to the waterfront whilst also facilitating through movements from the Main Drive frontage by way of the main pedestrian movement axis nominated on the Site Plan forming part of this document.</p> |
| <p><b>7.3.5 Acoustic Quality</b></p> <p><b>Outcomes</b><br/>Buildings should be designed to minimise acoustic impacts from external noise sources.</p> <p><b>Options</b></p> <ul style="list-style-type: none"> <li>• All buildings should be designed to ensure internal noise levels of buildings comply with the recommended noise limits contained in AS2107 and AS3671; and</li> </ul> | <p><b>8.3.5 Acoustic Quality</b></p> <p><b>Community/Commercial Recreation Node (Precincts 6-15)</b></p> <p>Buildings should be designed with appropriate façade treatments and building design to meet noise objectives which comply with AS2107 and AS3671.</p> <p>A Site Development Plan is to be accompanied by a Detailed Acoustic Report.</p> | <p>The Acoustic Report submitted as supporting information to this Site Development Plan provides recommendations to ensure appropriate consideration is given to the following:</p> <ul style="list-style-type: none"> <li>- Amelioration of Road Traffic Noise and Offsite Commercial Noise;</li> <li>- Use of appropriate glazing treatments, wall construction and ventilation;</li> <li>- Control of on-site activities, including the use of amplified music; and</li> </ul>  |

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| <ul style="list-style-type: none"> <li>Best practice noise amelioration measure should be used to achieve the standards in AS2107 and AS3671.</li> </ul>   |   | <ul style="list-style-type: none"> <li>The future design of any mechanical plant equipment</li> </ul>   |
| <p><b>7.4 Landscape/Open Space</b><br/>Sufficient open space should be provided in convenient locations and of a quality that meets the recreational, sporting, environmental and aesthetic needs of the community.</p> <p>Provide an open space system which links key community and recreation facilities.</p> <p>This may be achieved by guidelines on the following:</p> <ul style="list-style-type: none"> <li>Open Space Design;</li> <li>Landscape Character;</li> <li>Lighting; and</li> <li>Signage.</li> </ul> | <p>8.4 Landscape /Open Space<br/><b>Open Space</b><br/>Open Space Design for Precincts 1-17 should be detailed on applicable Site Development Plans. The open space design should demonstrate the following:</p>  | <p>Landscaping is proposed to site as illustrated on the Landscape Concept Plan forming part of this document, demonstrating the following;</p>                                 |
| <p><b>7.4.1 Public Open Space Outcomes</b><br/>An open space system that will incorporate a variety of open space types such as Linear Parks, Nodal Parks and the Public Access Promenade.</p>   | <p><b>8.4.1 Public Open Space</b></p> <ul style="list-style-type: none"> <li>The provision of a park like setting along Sportsmans Parade. This should be achieved through street tree planting which provides shade and character to the area;</li> <li>Provision of a 'Public Access Promenade' along the lake edge. This promenade should provide continual pedestrian access along the lake edge. The Public</li> </ul> | <p>The subject development has been designed to establish a strong visual and physical relationship with the existing Public Access Promenade provided along the lake edge.</p> |

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| <p><b>Public Open Space Options</b></p> <ul style="list-style-type: none"> <li>• Provide a “park like” setting along Sportsmans Parade;</li> <li>• Provide a Public Access Promenade along the lake edge (note: this is a compulsory requirement of DCP-1);</li> <li>• Incorporate Precincts 7 and 9 as part of the Public Access Promenade;</li> <li>• Provide substantial water access along the Public Access Promenade;</li> <li>• Provide a ‘landscaped entry feature’ at the northern ‘Major Neighbourhood Entry’ as shown on ‘Map 4 – Movement Network’ and</li> <li>• Provision of Nodal Parks within identified Precincts.</li> </ul> | <p>Access Promenade should provide a range of soft edge treatments including informal boulder edge, informal sand ‘beach’ edge, washed river gravel or similar and where necessary formal hard revetment edge (refer Map 5a);</p> <ul style="list-style-type: none"> <li>• The provision of Nodal Parks as shown on Map 12 in accordance with the requirements identified for the relevant Precincts in Table 1.</li> </ul> <p><b>8.4.2 Potential Feature/ Outdoor Deck/ Dining / Viewing Platform (Precincts 6 – 15)</b></p> <ul style="list-style-type: none"> <li>• Outdoor deck/dining areas may be permitted within the Public Access Promenade in Precincts 6,8,10,11 and 15.</li> <li>• The extent of the outdoor deck/dining area and any associated structures must not interfere with pedestrian movement and must be compatible with the Landscape Open Space Outcomes.</li> <li>• The design of the outdoor deck/dining area must: <ul style="list-style-type: none"> <li>❖ Be limited to a deck, balcony or other similar structure which may be covered to ensure the area is suitable for a range of weather conditions;</li> <li>❖ Not be enclosed</li> <li>❖ Not exceed the total percentage of allowable length as specified in Table 1 for the relevant precinct</li> <li>❖ Contain a 3 metre wide pedestrian/cycle path within the Promenade and a 3 metre buffer or appropriate barrier between the outdoor deck/dining area and the pedestrian/cycle path.</li> <li>❖ Have a minimum 3m wide dining area (where</li> </ul> </li> </ul> | <p>It is not proposed to provide an outdoor deck / dining area / viewing platform within the adjacent public open space area. Rather, it is proposed to establish expansive terraced areas to the southern side of the facility that will provide elevated views of the lake.</p> |



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|   | <p>dining areas directly adjoin the lake edge).</p> <ul style="list-style-type: none"> <li>❖ Be of a high quality design which integrates with the architectural character and design of the adjacent development and the Public access Promenade.</li> <li>❖ Be identified at the time of the applicable Site Development Plan.</li> <li>❖ Be designed to facilitate disabled access.</li> <li>• In calculating the average width (15m) of the Public Access Promenade the following cannot be included: <ul style="list-style-type: none"> <li>(i) Outdoor/deck dining areas abutting the lake edge;</li> <li>(ii) Any part of an outdoor deck dining area extending greater than 3m from the adjacent property boundary.</li> </ul> </li> <li>• Provision of a landscaped 'entry feature', this could include themed street furniture, entry walls/structures, feature landscaping, shelters and gatehouses, at the intersection of Main Drive and Sportsmans Parade;</li> <li>• The provision of landscaped parkland to define an entry point on the corner of Nicklin Way and the proposed connection road to the Town Centre; and</li> <li>• Provision of pedestrian access points to the lake from the Public Access Promenade.</li> </ul> |   |
| <p><b>7.4.2 Private Open Space Outcomes</b></p> <ul style="list-style-type: none"> <li>• Planting in private open space areas should be utilized to soften the built form of</li> </ul> | <p><b>8.4.3 Private Open Space</b></p> <p><b><i>Community/Commercial Recreation Node (Precincts 6-15)</i></b></p> <p>On allotments with a minimum 3m street front building</p>  | <p>Landscaping is proposed to the Main Drive and Sportsmans Parade frontages of the site as illustrated on the Landscape Concept Plan forming part of</p> |

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| <p>development and enhance its appearance from public view points.</p> <ul style="list-style-type: none"> <li>Private open space areas should have a strong relationship with public open space areas and the Public Access Promenade.</li> </ul> <p><b>Private Open Space Options</b></p> <ul style="list-style-type: none"> <li>Provide a landscaped setback to all street frontages;</li> <li>Significant trees and shrubs should be provided adjacent to large, featureless areas of wall;</li> <li>Landscaping should maximise views to the waterfront and maintain a permeable interface with the public promenade.</li> <li>Landscaping should aid in defining the entrances to buildings.</li> <li>Landscaping to street frontages should incorporate bold landscape elements that complement the scale and bulk of the building form.</li> <li>Landscaping must maintain the key vistas to the Public</li> </ul> | <p>setback, tree planting should be provided to landscape frontages that will achieve a canopy spread over a minimum of 50% of the site frontage length within 5 years of planting;</p> <ul style="list-style-type: none"> <li>A minimum of 25% of all trees provided on site are capable of growing above 3m; and</li> <li>On allotments, all areas outside of the building footprint should be landscaped to create a park like setting and be integrated with the Public Access Promenade.</li> </ul> <p><b>Potential feature outdoor deck/dining area/viewing platform (Precincts 6 and 15)</b></p> <ul style="list-style-type: none"> <li>The design of the outdoor deck/dining area must:                     <ul style="list-style-type: none"> <li>❖ Be limited to a deck, balcony or other similar structure which may be covered to ensure the area is suitable for a range of weather conditions;</li> <li>❖ Be designed to facilitate disabled access;</li> <li>❖ Not be enclosed</li> <li>❖ Be of a high quality design which integrates with the architectural character and design of the adjacent development and the Public access Promenade;</li> <li>❖ Be identified at the time of the applicable Site Development Plan;</li> <li>❖ Not be calculated as part of the average 15m width public access promenade required to be provided;</li> <li>❖ Not interfere with the functioning of the rowing course or kayak course on the Public Recreation Lake.</li> </ul> </li> </ul> | <p>this document. This plan demonstrates the intention to provide mature plantings that will offer shade protection upon maturity.</p> <p>As illustrated on the architectural plans forming part of this document, the aforementioned elevated terraced areas will be partially covered to provide weather protection, with internal areas available for use during inclement weather.</p> <p>Disabled access to the terraced area is provided from both the internal floor space as well as from the adjacent public access promenade. Unrestricted general public access is also available from the public access promenade by way of a well-defined stairwell that connects the lake edge with the main internal pedestrian thoroughfare through the facility.</p> |

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| <p>Recreation Lake as identified on Map 10 of this Master Plan and the relevant precinct plans contained in Table 1.</p>  |   |   |
| <p><b>7.4.3 Landscape Character</b></p> <p><b>Outcomes</b><br/>The landscape of open spaces in Eastbank will be characterised by:</p> <ul style="list-style-type: none"> <li>• A structured urban style focused around a deliberate arrangement of landscape elements to define the activities within the open space areas.</li> <li>• A strong emphasis on shape and patterning; and</li> <li>• The application of environmental principles.</li> </ul> <p>Options<br/>The main landscape character elements will be:</p> <ul style="list-style-type: none"> <li>• Treatments of 'streets as parks';</li> <li>• A consistent and coordinated street tree and general planting structure;</li> <li>• A consistent and co-ordinated street furniture; and</li> <li>• The use of more intensive landscape/urban design treatments at the major</li> </ul> | <p><b>8.4.4 Landscape Character</b><br/>Landscape Character for Precincts 1-17 should be detailed as part of the applicable Site Development Plan. This Landscape Character should demonstrate the following:</p> <ul style="list-style-type: none"> <li>• Consistent and coordinated street tree and general planting structure created through a distinctly urban landscape theme. The landscape of open spaces should be characterised by a structured urban style to all hard and soft landscape elements with a strong emphasis on the use of shapes, colour, texture and patterning to define activities within the open space areas and views towards the lake and along streets;</li> <li>• More intensive landscape and urban design treatments should be provided at major and minor entries to identify points of arrival and define the entry to the area.</li> </ul> | <p>The landscape theme illustrated on the concept plan forming part of this document demonstrates the intention to expand upon the existing treatments that have been provided along the public access promenade adjacent to the southern edge of the site and Sportsmans Parade.</p> <p>Focal hard and soft landscape treatments have been utilised in key locations for the purpose of defining key entry points whilst also screening built form elements from public view, where necessary.</p> |

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| neighbourhood entries and minor entries   |   |  |
| <p><b>7.4.4 Lighting</b></p> <p><b>Outcomes</b><br/>Lighting should be designed to promote and highlight features of Eastbank.</p> <p><b>Options</b></p> <ul style="list-style-type: none"> <li>• Lighting will be light-weight, sculptural and well integrated into the streetscape; and</li> <li>• Lighting should be closely integrated with other street furniture elements.</li> </ul> | <p><b>8.4.5 Lighting</b><br/>Details of lighting design will be provided as part of an Operational Works Application.</p>   | As per Section 8.4.5, details of lighting design will be provided as part of an Operational Works Application. |
| <p><b>7.4.5 Estate Entry Points and Signage</b></p> <p><b>Outcomes</b><br/>Major entry points to Eastbank should be from the north at Main Drive and should identify major gateways to Eastbank development.</p> <p>Minor entry points should be located off road reserves and have the function of highlighting features within Eastbank.</p>  | <p><b>8.4.6 Estate Entry Points and Signage</b></p> <ul style="list-style-type: none"> <li>• All signage will be designed in accordance with Council's Signs Policy. Where required, details will be provided as part of a Material Change of Use application and an application will be made for a licence under local law;</li> <li>• Major estate entry points are located at the entry to Eastbank on the corner of Main Drive and Sportsmans Parade and at the intersection of Nicklin Way and Lake Kawana Boulevard. These are identified on Map 4 Movement Network.</li> </ul> | Not applicable to the subject development proposal.  |

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| <p><b>Options</b></p> <p>Estate entry points and signage will be located and designed in accordance with Council’s Signs Policy and existing local law to ensure the following:</p> <ul style="list-style-type: none"> <li>• The scale proportion and form of advertising devices and entry features are appropriate to the streetscape or other setting in which they are located;</li> <li>• They do not obstruct the passage of pedestrians or vehicles. They do not impact on traffic safety and do not obstruct sight lines of pedestrians or vehicles;</li> <li>• They are designed and integrated so as to minimise visual clutter; and</li> <li>• They are constructed of robust materials so as to minimise ongoing maintenance.</li> </ul> <p>Major entry points should be distinguished by particular features involving the use of a combination of the following elements:</p> <ul style="list-style-type: none"> <li>• Water, paving, walling,</li> </ul> |   |                    |

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|---|---|--|
| <p>signage, landscaping and structure.</p> <p>Minor Entry points will have no particular highlighting treatment.</p>  |   |  |
| <p><b>7.5 Car Parking and Access</b></p> <p><b>Outcomes</b><br/>Provide car parking and access that is safe and convenient for the different users.<br/>Car parking ratios, design and access should comply with Council's Planning Scheme.<br/>Vehicular access points should be generally located in accordance with the LATNS.<br/>Parking provision for peak loadings (regattas and other events peak) should be provided for by sharing parking between uses and special management plans.</p> <p><b>Options</b></p> <ul style="list-style-type: none"> <li>Minimise the visual impact of parking areas and access points to buildings, particularly when viewed from the lake or from the street.</li> <li>Car parking should be screened by landscaping which is complementary to Eastbank landscape character.</li> </ul> | <p>8.5 Car Parking and Access</p> <p>Car Parking Details for Precincts 1-17 should be provided as part of a Site Development Plan or Material Change of Use application.</p> <p><b>Community/Commercial Recreation Node (Precincts 6-15)</b></p> <p>On site car parking should be provided in accordance with Part 3, Section 3.1 of the Planning Scheme.</p> <p>The design of car parking is to be provided in accordance with Council's Car Parking Policy 3.1/01 and Urban Design Performance Criteria expressed in Section 7.5 (Car Parking and Access) of this Master Plan. The design of car parking and access should comply with the following:</p> <ul style="list-style-type: none"> <li>Car parking and access is to be provided so that it is in a 'park-like' setting, safe, visible, convenient and being of minimal visual impact on buildings and their immediate environment;</li> <li>On site car parking for Precincts 6, 8 and 10 must be incorporated into the building design.</li> <li>On-site parking areas are to be screened from public view. Landscaping and architectural built form should be the predominant elements for all street and lake frontages;</li> <li>All car parking areas are to be screened by landscaping</li> </ul> | <p>A total of thirty-one (31) car parks are proposed at-grade and a further two-hundred and seven (207) spaces provided at basement level, equating to a total of 238 spaces.</p> <p>The at-grade car park is screened from the Main Drive and Sportsmans Parade frontages by way of landscaping and solid balustrading along the northern and eastern frontages.</p> <p>On-site manoeuvring, including service vehicle movements and access to the basement has been designed in accordance with AS2890.1, with swept vehicle path drawings forming part of this document.</p> <p>With respect to the quantum of car parking, it is recognised the proposed car parking rates are in excess of those nominated in the Eastbank Parking Management Plan prepared for</p> |

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| URBAN DESIGN PERFORMANCE CRITERIA  | SITE DEVELOPMENT PLAN DESIGN PARAMETERS  | COMPLIANCE SUMMARY  |
|--|--|---|
| <ul style="list-style-type: none"> <li>Shared and single access points should be provided to take advantage of any median breaks in the centre of the road to facilitate more efficient access to lots, minimise traffic conflict points and maximise street frontage available for on street parking.</li> <li>A car parking management strategy which explores opportunity for shared car parking facilities between Eastbank and the adjacent schools and Quad Park.</li> </ul> | <p>complementary to the general landscape of Eastbank and in accordance with the landscape requirements set out in Council's Car Parking Policy 3.1/01;</p> <ul style="list-style-type: none"> <li>For major community or sporting events a car parking management strategy should be undertaken which looks at utilising surrounding car parking areas including sports fields and public transport alternatives. For specific events, overflow car parking could be provided on open grassed areas as part of the car parking management strategy; and</li> <li>Car parking relaxations should be assessed in accordance with the development criteria in section 6.2.5.2 of this Master Plan.</li> </ul>  | <p>Lensworth Kawana Waters dated September 2002.</p> <p>Consideration has also been given to the likelihood of visitors arriving at the site by bus during major events. For example, travelling patrons utilising the accommodation component of the facility are expected to arrive to the facility by way of private transfer from the Sunshine Coast Airport, by bus or by a privately organised car pool.</p>  |
| <p><b>7.6 Movement Networks</b></p> <p><b>Vehicular Movement Outcomes</b><br/>The road network must be capable of providing sufficient road capacity for the ultimate urban development of the region in accordance with agreed outcomes contained within the Transport Infrastructure Agreement.</p> <p>Street networks should be designed to limit traffic volumes and speeds to produce a safe and pleasant environment.</p> <p><b>Vehicular Movement Options</b></p>           | <p>Movement Networks</p> <p><b>8.6.1 Vehicular Movement</b><br/>Vehicular Movement Networks for Precincts 1-17, Sportsmans Parade and Lake Kawana Boulevard should be detailed as part of the applicable Operational Works Application. This Vehicular Movement Network should demonstrate the following:</p> <ul style="list-style-type: none"> <li>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;</li> <li>Compliance with council standards and Queensland Streets regarding sufficient width of carriageway and verge allowing streets to perform their designated functions within the street network;</li> <li>Where not provided sooner, road widening along Lake</li> </ul> | <p>Vehicular access to the proposed development is provided in accordance with the locations nominated on the map forming part of Table 1 – Precinct 15 of Master Plan No. 14.</p> <p>Allowance has been made for future road widening along the Main Drive frontage of the site, including appropriate setbacks to the at-grade and basement car parks to cater to an increased pavement width required by the 'CoastConnect' public transport system.</p> |

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| URBAN DESIGN PERFORMANCE CRITERIA   | SITE DEVELOPMENT PLAN DESIGN PARAMETERS   | COMPLIANCE SUMMARY   |
|---|---|--|
| <ul style="list-style-type: none"> <li>• Provide a road network which carries through traffic efficiently, directly and safely with due regard to aesthetics and the amenity of adjacent land uses; and</li> <li>• Provide sufficient width of carriageway and verge to allow streets to perform their designated functions within the street network.</li> </ul> <p><b>Pedestrian/Cyclist Movement Outcomes</b></p> <p>Establish a street and pedestrian cyclist network which complies with the requirements set out in DCP-1 and the Structure Plan and provides convenient, safe and attractive pathways for pedestrian or cyclist use.</p> <p><b>Pedestrian/Cyclist Movement Options</b></p> <ul style="list-style-type: none"> <li>• Provide a safe, convenient and legible network of pathways through the use of appropriate signage and hard and soft landscape treatments for pedestrian and cyclist</li> </ul> | <p>Kawana Boulevard is to be provided in accordance with the requirements of item IE.2 of Schedule 9 of the Infrastructure Agreement with respect to the Regional Hospital Land; and</p> <ul style="list-style-type: none"> <li>• The location of vehicular access points should be: <ul style="list-style-type: none"> <li>❖ in accordance with the Access Management Plan which forms part of the LATNS report for this Master Plan.</li> <li>❖ consistent with the criteria identified for each Precinct within Table 1.</li> <li>❖ designed to take advantage of median breaks and minimises traffic conflict.</li> </ul> </li> </ul> <p><b>8.6.2 Pedestrian Cycle Movement</b></p> <p>Implement the Pedestrian/Cycle network and the Public Access Promenade as shown on Map 6 of this Master Plan.</p> <p>The detailed design of the Pedestrian/Cycle network and Public Access Promenade is to be provided as part of the relevant Development Permit for Operational Works demonstrating compliance with Section 7.6 of this Master Plan.</p> | <p>An indicative future access location is nominated on the plans forming part of this document, identifying the opportunity to gain access to the basement from Sportsmans Parade. This possible future access also aligns with the locations nominated on the map forming part of Table 1 – Precinct 15 of Master Plan No. 14.</p> <p>In this regard, it is considered future access to the development would be best provided from the realigned Sportsman Parade via a ramp access to the basement. Access to the at-grade parking areas would remain available from the left in / left out access point that will be maintained on Main Drive in accordance with discussions with the Dept. of Transport &amp; Main Roads.</p> <p>The proposed basement footprint is clear of the future 'CoastConnect' resumption area.</p> <p>The Public Access Promenade</p> |



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| URBAN DESIGN PERFORMANCE CRITERIA   | SITE DEVELOPMENT PLAN DESIGN PARAMETERS   | COMPLIANCE SUMMARY   |
|---|---|--|
| <p>movement;</p> <ul style="list-style-type: none"> <li>All pedestrian pathways should allow for street trees and other landscaping. Where awnings occur along the street footpath these should be designed around the location of street trees or other landscaping features; and</li> <li>Pedestrian pathways adjacent to building or at entries to buildings should incorporate awnings or similar structure of a high quality design to provide protection from the rain and shelter from the sun.</li> </ul> |   | <p>has already been provided to the full perimeter of the lake adjacent to Eastbank, thereby fulfilling this requirement.</p>  |
| <p><b>7.7 Focus Points</b></p> <p><b>Outcomes</b><br/>The focus points to the lake as indicated on Map 6 of the DPA Plan are intended to nominate preferred locations for feature elements.</p> <p><b>Options</b></p> <ul style="list-style-type: none"> <li>The focus points should identify, points of access to the lake, possible jetty facilities, boat ramps, built structures or landscape/urban design features.</li> </ul>   | <p><b>8.7 Focus Points</b></p> <p>Focus Points for Precincts 1-17 are detailed on Map 6 (Pedestrian / Cycle Links) of this document. Indicative Landscape concepts of these focus points should be provided as part of the applicable Site Development Plan. These Focus Points demonstrate the following:</p> <ul style="list-style-type: none"> <li>Focus points within the Public Access Promenade identify key locations or nodes where feature elements may occur to take advantage of views to the lake or provide points of access to lake through the incorporation of built elements and landscape features. Specific focus points include:</li> <li>The provision of preferred locations for jetty facilities and boat ramps to facilitate the launching of rowing shells and the like. Detailed design of any jetty or boat</li> </ul> | <p>It is not proposed to provide a jetty adjacent to the subject site, recognising a soft-edge treatment has already been constructed to the northern edge of Precinct 14 which facilitates opportunities for launching water craft.</p> |

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| URBAN DESIGN PERFORMANCE CRITERIA | SITE DEVELOPMENT PLAN DESIGN PARAMETERS   | COMPLIANCE SUMMARY |
|-----------------------------------|---|--------------------|
|                                   | <p>ramp shall be provided at the time of an operational works application; and</p> <ul style="list-style-type: none"> <li>Preferred locations for landscape/urban design feature elements which take advantage of views and/or creating interesting visual experiences within the Public Access Promenade.</li> <li>The provision of nominated access to the lake via a soft edge treatment eg. Beaches.</li> </ul> |                    |

**8 MAPS AND TABLES**

This Site Development Plan comprises the following:

**Maps**

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

**Tables**

Table 1 – Supplementary Table of Development – Precinct 15

**Plans**

| Drawing Name        | Drawing Reference | Prepared by | Date    |
|---------------------|-------------------|-------------|---------|
| Basement Floor Plan | MP-A004-H         | Mode Design | 18.5.16 |
| Ground Floor Plan   | MP-A002-H         | Mode Design | 18.5.16 |

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|   |                          |                             |            |
|---|--------------------------|-----------------------------|------------|
| Level 1 Floor Plan  | MP-A003-H                | Mode Design                 | 18.5.16    |
| Roof Plan   | MP-A006-H                | Mode Design                 | 18.5.16    |
| Accommodation Floor Plans                                   | A005-H                   | Mode Design                 | 18.5.16    |
| Construction Staging Plan                                   | MP-A008-H                | Mode Design                 | 18.5.16    |
| Elevations Sheet 1  | MP-A100-H                | Mode Design                 | 18.5.16    |
| Elevations Sheet 2  | MP-A101-H                | Mode Design                 | 18.5.16    |
| Elevations Sheet 3  | A102-H                   | Mode Design                 | 18.5.16    |
| Sections  | MP-A103-G                | Mode Design                 | 17.11.15   |
| Perspectives – Sheet 1                                      | MP-A800-H                | Mode Design                 | 18.5.16    |
| Perspectives – Sheet 2                                      | MP-A801-H                | Mode Design                 | 18.5.16    |
| Perspectives – Sheet 3                                      | A802-H                   | Mode Design                 | 18.5.16    |
| Perspectives – Sheet 4                                      | A803-H                   | Mode Design                 | 18.5.16    |
| Landscape Concept Plan – Sheet 01                           | ED 15101 DA-01 Issue F   | Element Design              | 23.05.16   |
| Landscape Concept Plan – Sheet 02                           | ED 15101 DA-02 Issue F   | Element Design              | 23.05.16   |
| Landscape Concept Plan – Sheet 03                           | ED 15101 DA-03 Issue F   | Element Design              | 23.05.16   |
| Existing Services Plan                                      | C5839/15/PL01            | Tate Professional Engineers | Nov 15     |
| Development Layout Plan                                     | C5839/15/PL02 Revision B | Tate Professional Engineers | 11/05/2016 |
| Swept Vehicle Paths for Front Load Waste Collection Vehicle | C5839/15/PL03 Revision A | Tate Professional Engineers | 11/05/2016 |
| Swept Vehicle Paths for 12.5m Bus                           | C5839/15/PL04 Revision A | Tate Professional Engineers | 11/05/2016 |
| Swept Vehicle Paths for Large Passenger Vehicle             | C5839/15/PL05 Revision B | Tate Professional Engineers | 11/05/2016 |

**9 STATEMENT OF COMPLIANCE****9.1 Requirements**

9.1.1 The Site Development Plan must comply with:

- a) The Structure Plan;
- b) Master Plan Determination No. 1 (Approval of Structure Plan) 1999;

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- c) The Planning Scheme including DCP 1;
- d) Development Agreement;
- e) Development Lease No. 2;
- f) Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001

**9.2 The Structure Plan**

9.2.1 The Site Development Plan complies with:

- The Structure Plan Maps

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

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

- 9.3.1.1 it is consistent with the intent of the Urban Development Criteria as specified in Section 3.3 (Intent of the Urban Area Development Criteria) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999; and
- 9.3.1.2 it complies with the structure of the Urban Development Criteria as specified 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 as it applies to DPA 1.

**9.4 The Planning Scheme Including DCP 1**

9.4.1 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.

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**9.5 Development Agreement**

9.5.1 The Site Development Plan complies with the requirements of the Development Agreement in that:

9.5.1.1 it complies with the provisions of section 6 of the Development Agreement.

**9.6 Development Lease No 2**

9.6.1 The Site Development Plan complies with the requirements of Development Lease No 2 in that:

9.6.1.1 whilst Lot 805 SP181080 subject land is already freehold, no part of this Site Development Plan is in conflict with any condition or requirement of Development Lease No 2; and

9.6.1.2 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.2) and 7.4 (Preparation of Master Plan) of DCP 1.

**9.7 Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001**

9.7.1 The Site Development Plan is 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 Approved Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

**9.8 Relaxations**

9.8.1 No relaxations are sought as part of this Site Development Plan.

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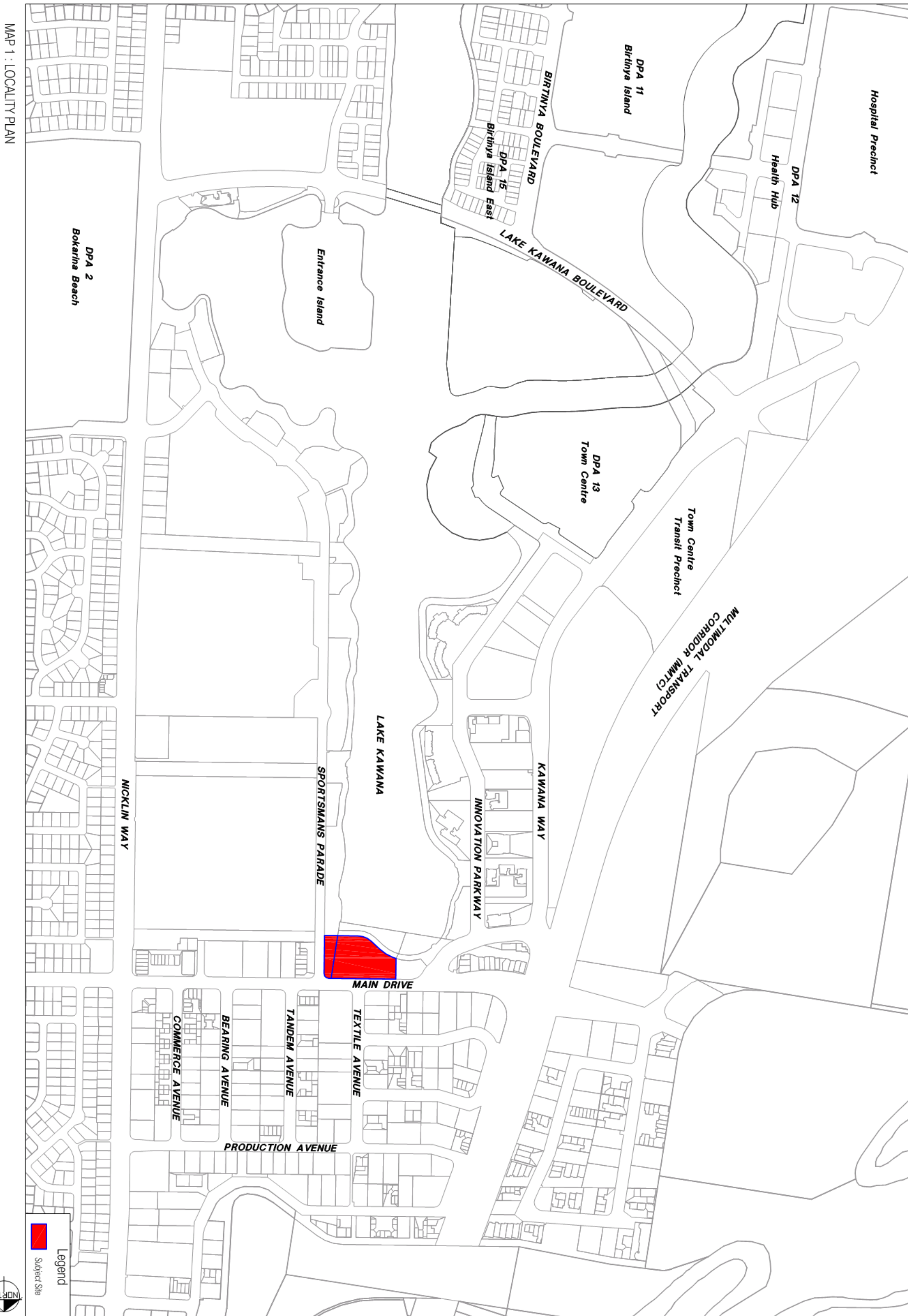
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**10 INTERPRETATION RULES**

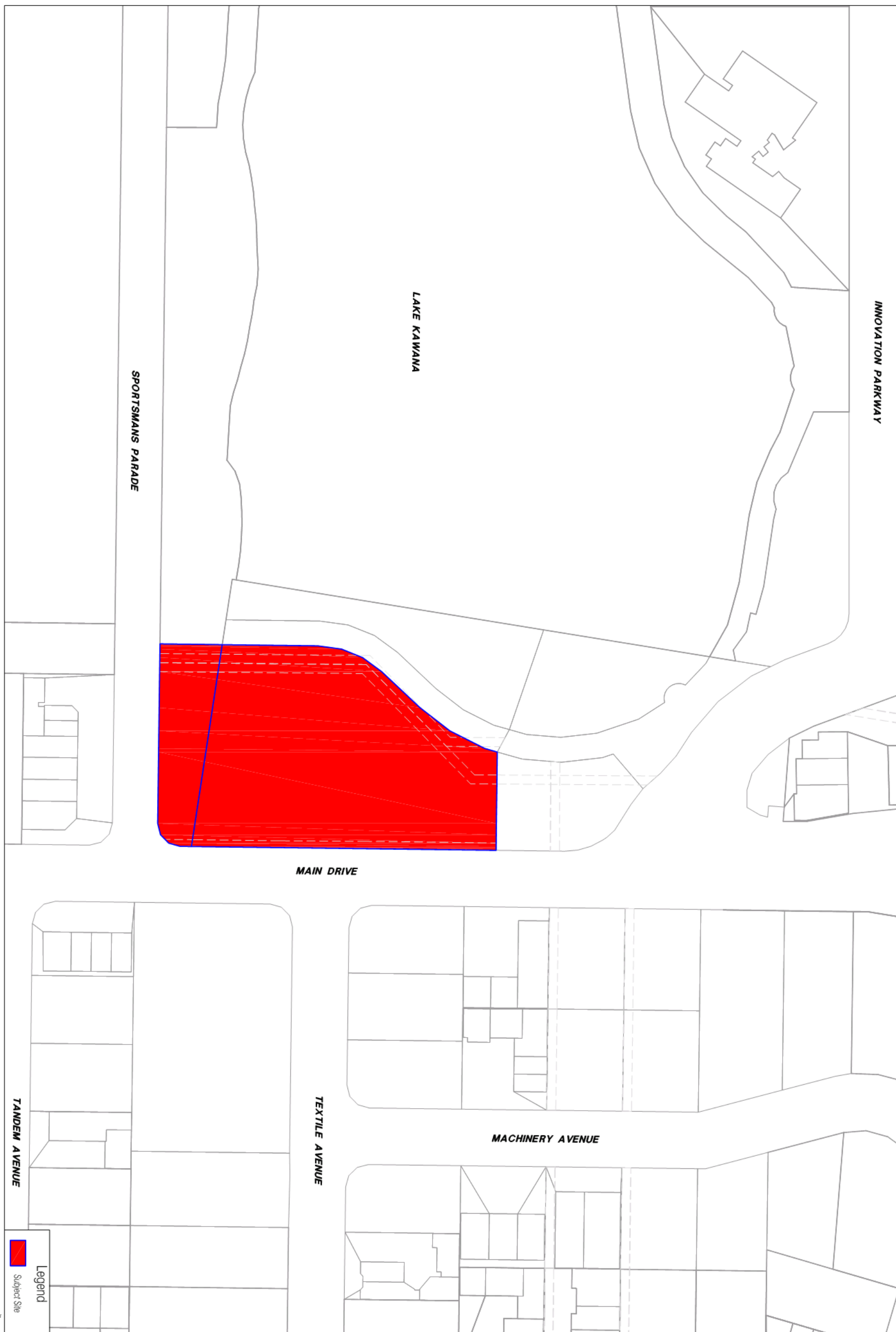
- 10.1 Terms used in this Site Development Plan have the meaning given in Part 8 (Meaning of Words and Interpretation) of the Caloundra City Council Planning Scheme unless otherwise defined in this Site Development Plan.
- 10.2 Interpretation of words on terms used in this Site Development Plan are to be interpreted in accordance with Part 8.3 (Interpretation) of the Caloundra City Council Planning Scheme unless the context otherwise indicates or requires.

**11 SUPPORTING INFORMATION**

- Stormwater Management Plan
- Acoustic Report



MAP 2 : LAND SUBJECT OF MASTER PLAN





MAP 3 : DIMENSIONS PLAN

