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(Development Control Plans under Repealed LGP&E Act)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. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Approved by Sunshine Coast Council pursuant to
Master Plan Determination No.
(Approval of Detailed Planning Area Plan – Detailed Planning Area 11 – Birtinya Island) 2015
Dated / / 2015

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1.0 ADMINISTRATION

1.1 Preliminary

1.1.1 Citation

1.1.1.1 This document may be cited as Master Plan No. 91 (Detailed Planning Area Plan – Detailed Planning Area 11 – Birtinya Island) 2015.

1.1.2 Type of Master Plan

1.1.2.1 This document is a Detailed Planning Area Plan.

1.1.3 Legal Requirement for Master Plan

1.1.3.1 A Detailed Planning Area Plan is required to be prepared for the area defined as Detailed Planning Area 11 (DPA 11) shown on DCP 1 - Map 3, pursuant to section 7.4.3.1 of DCP 1.

1.1.4 Legal Effect of the Master Plan

1.1.4.1 The Detailed Planning Area Plan comprises:

(a) This document which outlines the general nature, form, extent and location of Development for the whole of the area defined as DPA 11; and

(b) Maps 1 – 19B which show in more detail the elements identified as required by section 7.4.3.2 of DCP 1.

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1.2 Location and Description

1.2.1 The land the subject of this Detailed Planning Area Plan is bound by Birtinya Canal to the north, existing Stages 1 & 2 of Birtinya to the south, the Public Recreation Lake, Detailed Planning Area Plan 15 and existing Stages 1 & 2 of Birtinya to the east, and the western waterway to the west.

1.2.2 The land the subject of this Master Plan is described as part of Lot 462 SP231226 in the Parish of Bribie, being leasehold land within Development Lease No. 2.

1.2.3 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.

1.2.4 The land the subject of this Detailed Planning Area Plan has an area of approximately 32 hectares, inclusive of the area north of Lake Kawana Boulevard defined as a Future Investigation Area by the maps which are specified in Section 7 (Maps and Tables) of this document.

1.3 Zoning Map Description

1.3.1 The land the subject of this Detailed Planning Area Plan is zoned Special Development under the Caloundra City Planning Scheme 1996.

1.4 Strategic Plan Description

1.4.1 The land the subject of this Detailed Planning Area Plan is identified in the Strategic Plan of the Caloundra City Planning Scheme 1996 as having a preferred dominant land use of Urban.

1.5 DCP Description

1.5.1 The land the subject of this Detailed Planning Area Plan is identified in DCP 1 as having a preferred land use as described in Section 4.10.2 (l) and forms the whole of Detailed Planning Area 11 (DPA 11).

1.6 Relationship to Higher Order Master Plans

1.6.1 The land the subject of this Detailed Planning Area Plan is subject to the Structure Plan and as such is:

(a) identified on Structure Plan Map 1 as being Detailed Planning Area 11 with a Special Development Zoning, and is subject to the Development Criteria and conditions defined in the Structure Plan;

(b) subject to Structure Plan Map 2 which shows the area having an Open Space network comprising a Village Park, three (3) Neighbourhood Parks, a Precinct Park, a Branch Library / Cultural Centre, and a Pedestrian/Cycle Network;

(c) subject to Structure Plan Map 3 which shows the area as being the whole of Detailed Planning Area 11;

(d) subject to Structure Plan Map 4 which shows the area as having a Village/Neighbourhood Relationship;

(e) subject to Structure Plan Map 5 which shows indicatively the service infrastructure for sewerage; and

(f) subject to Structure Plan Map 6 which shows indicatively the service infrastructure for water supply.

1.7 Relationship to Other Master Plans

1.7.1 Following approval of this Detailed Planning Area Plan, subsequent application is to be made under the Master Planned Community Development Process of DCP 1 for an amendment to the Master Plan to account for the area north of Lake Kawana Boulevard defined as a Future Investigation Area. The Future Investigation Area is to be the subject of further planning and design consideration, relating to anticipated future DCP-1 and Structure Plan amendments involving the Town Centre (Detailed Planning Area 13) and adjacent Transit Precinct.

1.7.2 Following approval of this Detailed Planning Area Plan, subsequent application(s) will be made under the Master Planned Community Development Process in accordance with Section 7 of DCP 1 for a Site Development Plan over the nominated Precincts (Precincts 1 – 11) as shown on Map 4 (Site Development Plan Precincts) of this document.

1.7.3 The defined uses for the various Land Use Areas are shown in Table 1 of this document. Land use rights will be created by the Supplementary Table of Development that will form part of the subsequent Site Development Plan prepared for each Precinct requiring a Site Development Plan.

1.8 Relationship to DCP

1.8.1 The land the subject of this Detailed Planning Area Plan is subject to DCP 1 and as such is identified on DCP 1, Map 1 as being Detailed Planning Area 11.

1.8.2 DCP 1, Map 2 identifies the subject area as containing an Open Space Network comprising a Village Park, three (3) Neighbourhood Parks, a Precinct Park and a Circulation Network.

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

1.9 Relationship to Planning Scheme Provisions

1.9.1 The land the subject of the Detailed Planning Area Plan is subject to:

(a) Zoning Map No. 65 & 66 which identifies the land as being included in the Special Development zone;

(b) the Table of Development in Section 2.7 (2) (Special Development Zone) of the Planning Scheme which lists the purposes for which premises in the Special Development Zone may be used in accordance with a Supplementary Table of Development prepared in accordance with DCP 1; and

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

2.0 STRUCTURE OF MASTER PLAN

2.1 Structure of Detailed Planning Area Plan

This Detailed Planning Area Plan comprises:

2.1.1 Land Use Areas which are specified in Section 3 (Land Use Areas) of this document;

2.1.2 Development Criteria which are specified in Section 4 (Development Criteria) of this document;

2.1.3 Urban Design Performance Criteria which are specified in Section 5 (Urban Design Performance Criteria) of this document;

2.1.4 Site Development Plan Requirements which are specified in Section 6 (Site Development Plan Requirements) of this document;

2.1.5 Maps which are specified in Section 7 (Maps and Tables) of this document.

3.0 LAND USE AREAS

3.1 General

3.1.1 Detailed Planning Area 11 is broken in to five (5) broad Land Use Areas as depicted on Map 3 (Land Use Areas) of this document. The intent of these Land Use Areas is as follows:

3.2 Land Use Area 1 – Residential A

3.2.1 A range of detached housing and terrace housing is to be provided throughout Land Use Area 1 – Residential A, delivering a variety of lot sizes and providing for a transition in building height and density from the existing residential areas developed pursuant to Master Plan 40 and the higher density development areas within Land Use Areas 2 and 3 of the Detailed Planning Area.

3.2.2 The mix of lot sizes and frontages provide for a diverse streetscape and facilitates a road network that can readily accommodate all necessary infrastructure and landscaping without impacting on the functionality of the vehicle and pedestrian network.

3.2.3 Built form within Land Use Area 1 will be limited to a maximum of 3 storeys in height.

3.3 Land Use Area 2 – Residential B

3.3.1 This Land Use Area is to provide the opportunity for a range of medium to high density residential developments in a variety of configurations within the northern portion of the Detailed Planning Area. Built form is to provide a gradation in development intensity between the low density residential development to the south and east and the higher intensity forms of development in Detailed Planning Areas 12 and 13 to the west and north.

3.3.2 Built form within Land Use Area 2 will be limited to 8 storeys in height.

3.4 Land Use Area 3 – Commercial & Mixed Use

3.4.1 Small-scale retail opportunities are provided south of Lake Kawana Boulevard in a mixed use arrangement to service the immediate convenience needs of residents within the Detailed Planning Area.

3.5 Land Use Area 4 – Open Space

3.5.1 Open Space areas are provided throughout the Detailed Planning Area, as nominated on Map 3 (Land Use Areas) of this document.

3.5.2 The Open Space Land Use Area comprises two (2) Neighbourhood Parks, a Precinct Park, a Walkable Waterfront and a series of finger parks / link parks that predominantly provide pedestrian access to the walkable waterfront.

3.6 Land Use Area 5 – Future Investigation Area

3.6.1 The Future Investigation Area is to be the subject of further planning and design consideration, relating to anticipated future DCP-1 and Structure Plan amendments involving the Town Centre (Detailed Planning Area 13) and adjacent Transit Precinct.

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4.0 DEVELOPMENT CRITERIA

4.1 Specific Development Criteria

4.1.1 Development within the Site Development Plan Precincts, as spatially defined by Map 4 (Site Development Plan Precincts) of this document, is to comply with the development criteria contained in Table 1:

Table 1 – Table of Development

Site Development Plan Precinct	Defined Land Uses	Maximum Building Height	Yield
SDP Precinct 1	Residential Uses Limited to: ▪ Bed & Breakfast – Homestay ▪ Caretakers Residence ▪ Display Home ▪ Duplex Dwelling ▪ Dwelling House ▪ Home Occupation ▪ Temporary House and Land Sales Office ▪ Terrace Housing	Maximum Height 3 storeys	▪ Maximum Dwelling Units – 156
SDP Precinct 2	Residential Uses Limited to: ▪ Bed & Breakfast – Homestay ▪ Caretakers Residence ▪ Display Home ▪ Duplex Dwelling ▪ Dwelling House ▪ Home Occupation ▪ Temporary House and Land Sales Office ▪ Terrace Housing	Maximum Height 3 storeys	▪ Maximum Dwelling Units – 56
SDP Precinct 3	Residential Uses Limited to: ▪ Bed & Breakfast – Homestay ▪ Caretakers Residence ▪ Display Home ▪ Duplex Dwelling	Maximum Height 3 storeys	▪ Maximum Dwelling Units – 65

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Site Development Plan Precinct	Defined Land Uses	Maximum Building Height	Yield
	▪ Dwelling House ▪ Home Occupation ▪ Temporary House and Land Sales Office ▪ Terrace Housing		
SDP Precinct 4	Residential Uses Limited to: ▪ Bed & Breakfast – Homestay ▪ Caretakers Residence ▪ Display Home ▪ Duplex Dwelling ▪ Dwelling House ▪ Home Occupation ▪ Temporary House and Land Sales Office ▪ Terrace Housing	Maximum Height 3 storeys	▪ Maximum Dwelling Units - 48
SDP Precinct 5	Residential Uses Limited to: ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community	Maximum Height 8 storeys	▪ Maximum Dwelling Units – 55*
SDP Precinct 6	Residential Uses Limited to: ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community	Maximum Height 8 storeys	▪ Maximum Dwelling Units – 80* ▪ Minimum Dwelling Units – 45*
* Dwelling unit yield can be transferred between Precincts 5 & 6 provided that the total number of dwelling units does not exceed 135 dwelling units for those two precincts, and a minimum			

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Site Development Plan Precinct	Defined Land Uses	Maximum Building Height	Yield
number of 100 dwelling units is delivered across these two precincts			
SDP Precinct 7	Residential Uses Limited to: ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community	Maximum Height 8 storeys	▪ Maximum Dwelling Units – 30**
SDP Precinct 8	Residential Uses Limited to: ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community	Maximum Height 8 storeys	▪ Maximum Dwelling Units – 35**
SDP Precinct 9	Residential Uses Limited to: ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community Commercial Uses where directly fronting Lake Kawana Boulevard limited to: ▪ Shop	Maximum Height 8 storeys	▪ Maximum Dwelling Units – 80** <u>Commercial Uses</u> (i) Total combined gross floor area of Shop, Local Store, Restaurant and food outlet (not involving a drive through facility) is not to exceed 800m^2

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Site Development Plan Precinct	Defined Land Uses	Maximum Building Height	Yield
	▪ Local Store ▪ Restaurant ▪ Food Outlet (not involving a drive through facility)		
SDP Precinct 10	Residential Uses Limited to: ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community	Maximum Height 8 storeys	▪ Maximum Dwelling Units – 60**
SDP Precinct 11	Residential Uses Limited to: ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community	Maximum Height 8 storeys	▪ Maximum Dwelling Units – 86**
** Dwelling unit yield can be transferred between Precincts 7, 8, 9, 10 & 11 provided: • the number of units identified above for any given precinct is not exceeded by 20%; • the total number of dwelling units does not exceed 291 dwelling units for those five precincts; and • a minimum number of 241 dwelling units is delivered across these five precincts			
Birtinya Island Open Space	Community Uses Limited to: ▪ Park ▪ Public Purpose ▪ Public Utility (excluding Telecommunications Facilities)	Maximum Height 2 storeys	
Future Investigation Area	To be determined by an amendment to this Detailed Planning Area Plan	To be determined by an amendment to	To be determined by an amendment to this Detailed Planning Area Plan

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Site Development Plan Precinct	Defined Land Uses	Maximum Building Height	Yield
		this Detailed Planning Area Plan	

4.2 General Development Criteria

The land the subject of this Detailed Planning Area Plan shall be developed in accordance with the following Development Criteria.

4.2.1 Flood Immunity

4.2.1.1 To facilitate the achievement of an appropriate level of flood immunity, taking into account current predictions for climate change impacts, the required minimum fill level for all proposed allotments is RL 3.12m AHD (which provides a 300mm freeboard above the modelled peak ARI 100 flood level in the Lake Kawana of RL 2.82m AHD).

4.2.1.2 Essential services infrastructure is located with due regard to flood risks associated with public safety, function and economic loss, and in accordance with the Queensland State Planning Policy.

4.2.1.3 If there are any future changes to the State Government's policy position on climate change impacts, any subsequent development proposal is to be in accordance with the adopted policy position relevant at the time.

4.2.2 Acid Sulfate Soils

4.2.2.1 Prior to or in conjunction with an application for Operational Works for the street network and associated infrastructure and open space areas, potential acid sulfate soils and actual acid sulfate soils are to be assessed and verified in accordance with the Queensland State Planning Policy. A detailed acid sulfate soil management plan stating how works are to be managed to avoid the release of acid and associated metal contaminants into the environment is to be prepared and submitted to Council with the relevant Operational Works application.

4.2.3 Physical Urban Infrastructure

Movement Networks

4.2.3.1 Street Network

The street network for the Detailed Planning Area is shown on Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document. The configuration of the street hierarchy is to be as follows:

Street Type	Road Reserve Width	Carriage Width	Verge Width
Neighbourhood Collector Street (North-South Link)	25.0m	14.0m	6.75m & 4.25m
Neighbourhood Collector Street (East-West Link)	22.5m	14.0m	4.25m
Residential Access Street (Type 1)	16.0m	7.5m	4.25m
Residential Access Street (Type 2)	14.0m	5.5m	4.25m
Residential Laneway	6.5m	5.5m	0.5m
Driveway	10.0m	5.3m	1.75m & 2.95m

4.2.3.1.1 The street network is designed and constructed in accordance with the Council's adopted Engineering standards.

4.2.3.2 Pedestrian Cycle Network

4.2.3.2.1 The Pedestrian and Cycle network for the Detailed Planning Area is provided in accordance with Map 5 (Pedestrian & Cycle Movement Plan) of this document.

4.2.3.2.2 The pedestrian and cycle network is designed and constructed in accordance with the Council's adopted Engineering standards and standard drawings, and the applicable standards with regard to Access for Persons with a Disability.

4.2.3.2.3 Legible access is provided to the walkable waterfront for persons with a disability using appropriate signage, pathway treatments and landscaping in accordance with AS1428 – Design for Access and Mobility.

4.2.3.2.4 Pedestrian and cycle networks provided within the Detailed Planning Area are linked to the network within the adjoining residential development to the south and east (the development pursuant to approved Master Plan 40), the future network to be provided within Detailed Planning Area 15 to the east and the Future Investigation Area to the north, thereby encouraging walking and cycling throughout the broader neighbourhood.

4.2.3.3 Open Space Networks

The Open Space Network within the Detailed Planning Area is provided in accordance with the Open Space Network as shown on Map 6 (Open Space Plan) of this document.

4.2.3.3.1 The Open Space Network within Detailed Planning Area 11 (excluding the Future Investigation Area) is comprised of the following:-

(a) Two (2) Neighbourhood Parks each measuring approximately 0.4ha in area, intended to provide residents with an area for social and active recreation interaction. An additional area of open space is provided to the north of the existing Neighbourhood Park situated within the portion of Birtinya the subject of Master Plan No. 40 to form a connection with the Central Spine.

(b) A Precinct Park measuring at least 1,000m^2, intended to function as a local park servicing the residential neighbourhood adjacent to the western waterway.

(c) A walkable waterfront comprising a pedestrian and cycle path extending along the western boundary (adjacent the western waterway) of the Detailed Planning Area consisting of a minimum width of 3.0 metres as shown on Map 5 (Pedestrian & Cycle Movement Plan) of this document.

(d) Other Open Space areas (finger parks / link parks and areas not otherwise defined above) as shown on Map 6 (Open Space Plan) of this document.

Neighbourhood Park

4.2.3.3.2 The Neighbourhood Parks identified on Map 6 (Open Space Plan) of this document are to provide the following key facilities and embellishments (other than Neighbourhood Park 1 identified on Map 16 (Neighbourhood Park Design Principles) which forms an extension of the existing park to the south), to ensure their identified function and purpose is achieved:

(a) Toilets;

(b) Playground area with appropriate equipment to accommodate 10 children at any one time;

(c) Pathways appropriate to provide edges to the play space and linkages to the Neighbourhood;

(d) 2 BBQ and picnic tables;

(e) Garden / tree planting areas;

(f) Shelter shed / pavilion (minimum of 10m^2 shade area);

(g) Informal play area of a minimum 1,200m^2 which can also be used as a more formalised meeting / seating area for up to 10 people, which has an overflow capacity of up to 40 people;

(h) A canoe launch facility for the Neighbourhood Park adjacent to the western waterway and Florey Boulevard;

(i) Park identification;

(j) Water tap connections for park maintenance;

(k) Drinking fountain / tap for park users;

(l) Rubbish bin;

(m) Proximal indented car parking within the road reserve;

(n) Bike racks;

(o) Lighting for public safety.

4.2.3.3.3 The Neighbourhood Parks are designed generally in accordance with the design principles outlined on Map 16 (Neighbourhood Park Design Principles) and Maps 15F & 15C (Indicative Cross Sections) of this document.

4.2.3.3.4 Landscaping is to be provided in the Neighbourhood Parks generally in accordance with Maps 19A & 19B (Indicative Planting Palette) of this document.

4.2.3.3.5 Public Access to the lake is to be made available generally in accordance with the design principles outlined on Map 16 (Neighbourhood Park Design Principles) of this document.

Precinct Park

4.2.3.3.6 The Precinct Park is to provide the following key facilities and embellishments to ensure its identified function and purpose of providing informal running and play space is achieved:

(a) A seating/small group meeting area for 2 to 6 people;

(b) A flat area of 1,000m^2;

(c) Park identification signage;

(d) Water tap connection;

(e) Drinking fountain;

(f) Rubbish bin;

(g) Playground equipment for a capacity of 5 to 10 children;

(h) Communal BBQ and/or picnic table/shelter; and

(i) Lighting for pedestrian safety.

4.2.3.3.7 The Precinct Park is designed generally in accordance with the design principles outlined on Map 17 (Precinct Park Design Principles) and Map 15H (Indicative Cross Sections) of this document.

4.2.3.3.8 Landscaping within the Precinct Park is generally in accordance with Maps 19A & 19B (Indicative Planting Palette) of this document.

4.2.3.3.9 Public access to the lake is to be made available by a soft-edge interface generally in accordance with the design principles outlined on Map 17 (Precinct Park Design Principles) and Map 15H (Indicative Cross Sections) of this document.

Walkable Waterfront (Western Waterway)

4.2.3.3.10 The Walkable Waterfront adjacent to the Western Waterway (south of Lake Kawana Boulevard) is provided in accordance with the following standards:-

(i) Minimum reserve width of 5.0m measured from the face of the revetment wall as shown on Maps 15D - H (Indicative Cross Sections) of this document;

(ii) Minimum pavement width in accordance with Map 5 (Pedestrian & Cycle Movement Plan) of this document;

(iii) Predominantly located immediately adjacent to the revetment edge and identified with a bollard and chain, or equivalent;

(iv) No retaining walls are to be located within the walkable waterfront reserve. Any retaining walls adjacent to the walkable waterfront retaining allotment fill are to be contained wholly within the boundaries of the allotments and are to be of a consistent construction standard and height as the existing retaining wall within the existing stage of Birtinya to the south;

(v) The walkable waterfront main pathway finish shall be reinforced concrete construction, finished with a non-slip surface and is to form a continued concrete surface extending from the revetment wall (i.e. no landscaping between the revetment wall and walkable waterfront pathway);

(vi) Threshold treatments are to be provided at the intersection of pathways and the walkable waterfront in conjunction with the provision of seating;

(vii) Seating, drinking fountains and bins are to be provided at 500m intervals along the walkable waterfront and may be collocated with the Neighbourhood Park, Precinct Park or other open space areas immediately adjacent to the walkable waterfront.

(viii) A bollard and chain barrier is to be provided where the walkable waterfront pathway is located immediately adjacent to the revetment wall.

4.2.3.3.11 Quay line access will be available to allotments directly abutting the walkable waterfront adjacent to the western waterway, as nominated in the relevant subsequent Site Development Plan. Application may be made to Council for a lease for the purposes of establishing a mooring facility in the lake for those allotments identified in the relevant Site Development Plan. Following execution of an Agreement to Lease with Council, subsequent approvals for Reconfiguration of a Lot and Building Works will also be required.

Mooring facilities will be in accordance with the details in the adopted "Lake Kawana / Birtinya - Lake Management Plan" and will not extend beyond the quay line defined in the Lake Management Plan. To enable connection of underground services such as

water and power to private mooring facilities within the western waterway, easements (and underground conduits) are to be provided across the walkable waterfront for each of the allotments for which it is intended that quay line access will be made available.

Open Space (Other)

4.2.3.3.12 Other open space areas (Finger Parks), as nominated on Map 6 (Open Space Plan) of this document, are to provide a public access connection to the walkable waterfront and accommodate stormwater management (overland flow and stormwater treatment functions) where nominated on Map 10 (Urban Infrastructure Network – Stormwater Drainage) of this document. Adequate provision must also be made for maintenance vehicle access to the walkable waterfront.

4.2.3.3.13 Removable or collapsible vehicle restraints are provided at all road interfaces (i.e. both ends of the path) to restrict access to the path by everyday vehicles.

4.2.3.4 Stormwater and Water Sensitive Urban Design (WSUD) Infrastructure

4.2.3.4.1 Stormwater and drainage infrastructure is designed to accommodate stormwater from development in the Detailed Planning Area in accordance with best integrated water management and water sensitive urban design practices. All stormwater is to be discharged toward the western waterway or public recreation lake.

4.2.3.4.2 WSUD systems shall be sized to meet current best practice stormwater quality design objectives for gross pollutants, total phosphorous and total nitrogen.

4.2.3.4.3 The design of WSUD devices shall be carried out in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (Healthy Waterways) and Council's adopted engineering standards.

4.2.3.4.4 The roads, drainage pathways, drainage features and waterways are to safely convey the stormwater flows for the 100 year ARI storm event (ultimate development catchment characteristics upstream) without allowing the flows to encroach upon private lots.

4.2.3.4.5 Overland flow paths (for any storm event) from roads and public open space areas are not to pass through residential lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.

4.2.3.4.6 Carriageways generally have kerb and channel (except where swale drains or edge strips are approved). Catchpits and kerb turnouts are located to ensure the longitudinal flow in the kerb and channel does not exceed 250mm depth during the Major Storm (100 year ARI).

4.2.3.4.7 The drainage network for the Detailed Planning Area shall be designed to cater for both the Minor and Major Storm events in accordance with the Queensland Urban Design Manual (QUDM) requirements. The definition of these events as well as the drainage performance criteria is prescribed in the following sections:

(a) Minor Storm event definition is dependent on the proposed land use type. Table 2 below details the Minor Storm event criteria specific to the various land use types:

Table 2 – Minor Storm Event Criteria

Land use Type	Design ARI (%)	Design Tail Water Level (m AHD)
Land Use Area 1 – Residential A	Q2	RL0.93
Land Use Area 2 – Residential B	Q10	RL1.38
Land Use Area 3 – Commercial & Mixed Use	Q10	RL1.38
Land Use Area 4 – Open Space	Q1	RL0.65

Both Site Specific and Municipal Stormwater drainage for minor storm events is designed to cater for the design events specified in Table 2 wholly within the piped drainage network. The public drainage network shall also be designed to satisfy the requirements of the Queensland Urban Drainage Manual (QUDM).

Longitudinal stormwater flow widths for a minor storm event are not to exceed 1 metre for all major roads (Collector and above). All other scenarios are in accordance with Queensland Urban Drainage Manual (QUDM) Table 7.4.1

(b) Major Storm event is defined as the 100 year ARI storm event. Conveyance of the Major Storm event must be achieved through the use of overland flow paths within the road reserve, drainage reserve, or other public land (no inundation of private allotments).

As with the Minor Storm event, the design of the drainage for the Major Storm event shall be carried out in accordance with QUDM.

4.2.3.5 Water and Sewerage Infrastructure

4.2.3.5.1 Water and sewerage infrastructure is provided within the Detailed Planning Area generally in accordance with Map 8 (Urban Infrastructure Network – Water) and Map 9 (Urban Infrastructure Network – Sewer) of this document, and is designed and constructed in accordance with the Water and Sewer Authority's adopted standards.

4.2.3.6 Power and Telecommunications Infrastructure

4.2.3.6.1 Power and telecommunications infrastructure is provided within the Detailed Planning Area such that all allotments are serviced by underground power and telecommunications infrastructure. Any pad-mount electricity transformers must be located within locally widened sections of road reserve so that they do not impact upon the functionality of the verges, public open space or located in visually prominent areas.

4.2.4 Landscaping (Streetscape)

Collector Streets

4.2.4.1 Landscaping along Collector Streets is generally restricted to street trees with the use of low planted gardens utilising sub-tropical plant species selected from Maps 19A and 19B (Indicative Planting Palette) of this document. Low gardens are limited to areas around street trees, gather nodes, park edges and pedestrian crossing points at signalised intersections and roundabouts, and uncovered WSUD devices.

4.2.4.2 Turf within verges will be permitted where it is undesirable for low planted gardens.

4.2.4.3 Landscaping along Collector Streets is in general accordance with the following:

(a) Street trees are of a species type that offers a clear trunk with a high canopy and are compatible with buildings, hard paved areas, overhead and underground services;
(b) Street trees are planted with spacing typically at 7.5 metres having regard to the location of marked kerbside car parking spaces;
(c) Street tree species should be capable of creating closed linear canopy along the footpath verge;
(d) Feature tree plantings are catered for in all roundabouts;
(e) Street trees are permitted within open bio-pods where required to deliver desired streetscape continuity and spatial canopy requirements.

4.2.4.4 Street furniture and verge treatments are installed generally in accordance with Map 18 (Materials Palette for the Neighbourhood Collector (Central Spine)) of this document.

4.2.4.5 Surface treatments are provided at major pedestrian crossings (i.e. intersection of Collector Streets with Florey Boulevard and Lake Kawana Boulevard and at the interface with parks) to delineate the crossing and assist with way finding.

4.2.4.6 Footpaths to verges along Collector Streets are of a high amenity, quality finish and are to include coloured or plain concrete with patterning expressed via saw cuts, granite or architectural pavers.

4.2.4.7 WSUD devices located within the Collector Street verges are restricted to bio-retention areas and are to be integrated with a landscaping outcome.

4.2.4.8 Water sensitive urban design devices are installed generally in accordance with Map 10 (Urban Infrastructure Network – Stormwater Drainage) of this document.

Access Streets

4.2.4.9 The following street tree species are to be incorporated into the streetscape design, and distributed throughout the residential neighbourhood such that a ratio of one (1) tree for every lot is achieved, with placement having regard to infrastructure locations and preservation of site lines:

- *Elaeocarpus obovatus* (Hard Quandong);
- *Backhousia citriodora* (Lemon Scented Myrtle);
- *Cupaniopsis anacardioides* (Tuckeroo);
- *Melaleuca viridiflora weeping* (Weeping Paperbark);
- *Banksia integrifolia* (Coast Banksia);
- *Brachychiton bidwilii* (Little Kurrajong);
- *Euroshinus falcate* (Ribbon Wood);
- *Glochidion ferdinandi* (Cheese Tree);
- *Syzygium oleosum* (Blue Lilly Pilly); and
- *Alectryon coriaceus* (Beach Birdseye).

4.2.4.10 Street trees are to be provided with adequate sub-surface growing media to ensure their long-term health and durability.

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5.0 URBAN DESIGN PERFORMANCE CRITERIA

5.1 Urban Design Performance Criteria for the whole of the Detailed Planning Area

Specific Outcome	Probable Solution
Lot Size	
O1 Lot size and dimensions provide for building envelopes suited to the intended form of development and do not compromise the functionality of the street network, infrastructure and streetscape landscaping.	**S1.1** Varied lot sizes and frontages are distributed such that functionality of the street network as well as the ability to provide infrastructure and landscaping is maintained: Land Use Area 1 – Residential A:- **Dwelling Type** / **Minimum Lot Size** / **Frontage Width** Dwelling House / 180m^2 / ≥ 8.5m Terrace House / 180m^2 / ≤ 8.5m Duplex Dwelling / 500m^2 / ≥ 15m The range of lot sizes within the Detailed Planning Area are to be distributed such that at least 65% of detached housing lots have a frontage ≥ 12.5m, with at least 15% of these lots having a frontage ≥ 15m. Land Use Area 2 – Residential B:- **Precinct** / **Minimum Lot Size** 5 / 2,500m^2 6 / 3,500m^2 7 / 2,500m^2 8 / 1,800m^2 10 / 2,500m^2 11 / 4,500m^2 Land Use Area 3 – Commercial & Mixed Use:- **Precinct** / **Minimum Lot Size** 9 / 4,000m^2

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Specific Outcome		Probable Solution	
		S1.2	No Probable Solution prescribed for Land Use Area 4 (Open Space).
Stormwater Management (On-Site)			
O2	Development on allotments within Land Use Areas 2 & 3 is to provide for stormwater quality management infrastructure that is designed and constructed in accordance with contemporary best practice standards for water sensitive urban design.	**S2.1**	Stormwater quality management infrastructure associated with development within Land Use Areas 2 & 3 complies with the *Deemed to Comply – Stormwater Quality Management (South East Queensland) Version 1.0 May 2010 Water by Design* and the *Water Sensitive Urban Design Technical Design Guidelines (South East Queensland Healthy Waterways Partnership)* and is designed and constructed in accordance with Council's adopted Engineering Standards.
O3	Development on allotments within Land Use Areas 2 & 3 is to comply with the stormwater quality management objectives set out in the relevant State Government regulations in force at the time of development.	**S3.1**	Development within these Land Use Areas complies with the *Queensland State Planning Policy* (where applicable) and *South East Queensland Regional Plan 2009-2031 Implementation Guideline # 7 Water Sensitive Urban design.*
O4	Development on allotments within Land Use Areas 2 & 3 avoids discharging [1]'treated' stormwater into [2]'un-treated' stormwater within the public stormwater network.	**S4.1**	'Treated' stormwater discharged from development within these Land Use Areas, accords with the following: (a) connects to a lawful point of discharge; and (b) connects to a dedicated 'treated' stormwater network (where provided); or (c) connects directly into the nearest public stormwater pit (where there is no dedicated 'treated' stormwater network provided). **S4.2** Development ensures that under no circumstances shall a development's 'treated' stormwater discharge to the footpath, kerb and channel, or pavement surface of a public road.

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

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<table>
<tr><th colspan="2">Specific Outcome</th><th>Probable Solution</th></tr>
<tr><td colspan="3">Car Parking & Access</td></tr>
<tr><td>O5</td><td>The layout and design of parking bays, manoeuvring areas, queuing areas, set down/pickup areas, and driveways ensures that on-site parking and servicing areas are clearly defined, safe, easily accessible and meet user requirements, including people with disabilities, pedestrians, cyclists and public transport services, where relevant.</td><td>S5.1 Vehicular access for Land Use Areas 2 & 3 is provided in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.
S5.2 Vehicular crossings are designed in accordance with Council's adopted standard drawings.
S5.3 Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in:
(a) AS2890.1 – Parking Facilities: Off-street Car Parking; and
(b) AS2890.2 – Parking Facilities: Off-street Commercial Vehicles facilities.
S5.4 On-site parking and manoeuvring areas (excluding Dwelling Houses, Terrace Houses and Duplex Dwellings) provide for vehicles to enter and leave the site in a forward motion.
S5.5 Engineering design of all parking and manoeuvring areas is in accordance with Council's adopted standards.</td></tr>
<tr><td>O6</td><td>Residential development provides on-site car parking at a rate that adequately services the needs of the use, without encouraging or reinforcing reliance on private vehicles.</td><td>S6.1 The minimum number of on-site residential car parking spaces provided is in accordance with the rates nominated in Table 3 below:
Table 3 – Residential Car Parking Rates
<table>
<tr><th>Use</th><th>Minimum Rate</th></tr>
<tr><td>Residential Uses (limited to Accommodation Building, Cluster Development, Motel and Multiple Dwelling only):</td><td></td></tr>
<tr><td>- Dwelling Unit comprising 1 or 2 bedrooms*</td><td>1 space per unit</td></tr>
<tr><td>- Dwelling Unit comprising 3 or</td><td>1.25 spaces per unit</td></tr>
</table></td></tr>
</table>

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<table>
<tr><th colspan="2">Specific Outcome</th><th colspan="2">Probable Solution</th></tr>
<tr><td colspan="2"></td><td colspan="2"><table>
<tr><td>more bedrooms*</td><td></td></tr>
<tr><td>- On-site Visitor Spaces</td><td>1 space per 3 units</td></tr>
<tr><td>* Any room which is reasonably capable of being used as a bedroom will be regarded as a bedroom for the purposes of calculating on site car parking requirements (e.g. study, media room).</td><td></td></tr>
<tr><td>Aged Persons Home</td><td>1 space per 4 accommodation units; and
1 space per 6 nursing home beds; and
1 space per 2 employees; and
visitor parking provided at 50% of the above parking requirements</td></tr>
<tr><td>Retirement Community</td><td>1 space per dwelling unit; and
visitor car parking provided at 0.25 spaces per dwelling unit</td></tr>
<tr><td>Dwelling House, Terrace House and Duplex Dwelling</td><td>2 spaces per dwelling unit,
with at least one space capable of being covered (parking spaces may be provided in tandem)</td></tr>
<tr><td>Caretaker's Residence</td><td>1 space per residence</td></tr>
<tr><td>Bed and Breakfast - Homestay</td><td>1 additional space per guest suite, with a minimum of 2 spaces provided on-site</td></tr>
<tr><td>Display Home</td><td>2 spaces which may be provided in tandem</td></tr>
<tr><td>Home Occupation</td><td>1 visitor space in addition to dwelling requirements</td></tr>
</table></td></tr>
<tr><td>O7</td><td>Visitor parking spaces are accessible at all times.</td><td>S7.1</td><td>No Probable Solution prescribed.</td></tr>
<tr><td>O8</td><td>Sufficient on-site car parking is provided for the number</td><td>S8.1</td><td>The minimum number of on-site commercial car parking spaces</td></tr>
</table>

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<table>
<tr><th colspan="2">Specific Outcome</th><th colspan="2">Probable Solution</th></tr>
<tr><td></td><td>and type of vehicles likely to be generated by the commercial activity.</td><td></td><td>provided is in accordance with the rates nominated in Table 4 below:
Table 4 – Non-Residential Car Parking Rates
<table>
<tr><th>Use</th><th>On-Site Rates</th></tr>
<tr><td>Food Outlet</td><td>1 / 10m^2 total use area</td></tr>
<tr><td>Local Store</td><td>1 / 30m^2 total use area</td></tr>
<tr><td>Restaurant</td><td>1 / 15m^2 dining area</td></tr>
<tr><td>Shop</td><td>1 / 20m^2 total use area</td></tr>
</table></td></tr>
<tr><td>O9</td><td>For Land Use Areas 2 & 3 sufficient on-site parking and manoeuvring area is provided to accommodate the number and type of service vehicles generated by the development activity.</td><td>S9.1</td><td>For Land Use Areas 2 & 3 provision is made for on-site manoeuvring and service areas to accommodate on-site refuse collection in addition to a service bay for one medium rigid vehicle, designed in accordance with AS2890.2 Parking Facilities: Off-street commercial vehicle facilities and Council's adopted Engineering Standards.</td></tr>
<tr><td>O10</td><td>For Land Use Areas 2 & 3, provision is made for a reasonable portion of the total number of on-site car parking spaces to be wheelchair accessible spaces (with at least one space per site) and identified and reserved for such access.</td><td>S10.1
S10.2
S10.3</td><td>The number of car parking spaces provided for people with disabilities complies with the relevant provisions of the Building Code of Australia.
Access to parking spaces for people with disabilities complies with AS1428 – Design for Access and Mobility.
Car parking spaces for people with disabilities comply with the provisions of AS2890.6 – Parking Facilities: Off-street parking for people with disabilities.</td></tr>
<tr><td>O11</td><td>Mixed use development provides car parking for residents that is clearly marked and physically separated from the car parking provided for other uses within the building.</td><td>S11.1</td><td>No Probable Solution prescribed.</td></tr>
<tr><td colspan="4">Energy Efficiency</td></tr>
<tr><td>O12</td><td>Development in Land Use Area 2 (Residential B) and Land Use Area 3 (Mixed Use and Commercial) is designed to respond to the local climatic conditions and thereby reduce reliance on artificial heating and cooling</td><td>S12.1</td><td>The Development demonstrates achievement of current best practice and design energy efficiency, where buildings achieve at least an equivalent 4 Star Green Star Rating benchmarked against the Green Building Council of Australia's (GBCA) 'Green Star' rating system, or for buildings not addressed by the GBCA ratings system, buildings are</td></tr>
</table>

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Specific Outcome	Probable Solution
systems, energy and water consumption	designed to achieve a 4 star Australian Building Greenhouse Rating (ABGR). **S12.2** Development incorporates fundamental design features to engender an energy efficient built form, being: (a) appropriate building orientation; (b) adequate shading through the provision of appropriate building design elements including fenestration, roof projections, sun control devices and other vertical and horizontal façade projections. **S12.3** Multi-unit residential dwellings sited above podium level(s) are predominantly oriented east / north-east, to maximise climatic efficiencies.
Acid Sulfate Soils	
O13 Development works are managed to avoid or minimise the release of acid and metal contaminants into the environment.	**S13.1** The Development works do not disturb acid sulfate soils when undertaking excavation or filling works, or when extracting groundwater **S13.2** If acid sulfate soils or potential acid sulfate soils are disturbed by development works:- (a) the release of acid and metal contaminants into the environment is avoided by appropriate treatment and management of disturbed acid sulfate soils and drainage waters in accordance with the provisions of the Queensland State Planning Policy; and (b) if the works involve excavation of more than $100m^3$ of soil or sediment, or more than $500m^3$ of filling, an acid sulfate soils management strategy outlining how the proposed works will comply with the required outcomes of the Queensland State Planning Policy is prepared in conjunction with the Site Development Plan, and is reviewed by Council in conjunction with its assessment of the Site Development Plan.

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Specific Outcome		Probable Solution	
O14	Basements (where proposed) are designed and constructed as water excluding structure.	**S14.1**	No Probable Solution prescribed.
Advertising Devices			
O15	Advertising Devices within the Detailed Planning Area: (a) are to compliment, or at least do not unreasonably detract from, the desirable characteristics of the natural and built environment; (b) are designed and integrated so as to minimise visual clutter; and (c) are constructed to satisfactory standards of public safety.	**S15.1**	Permanent Advertising Devices are designed and located in accordance with Local Planning Policy PDLPP 7.0/01 – Siting and Design of Advertising Devices (Caloundra City Planning Scheme 1996). Assessment level to be determined by applicable Site Development Plan.
		S15.2	The location and design requirements of temporary Advertising Devices are to be identified in a subsequent Site Development Plan. Such advertising devices are limed to those advertising emerging developments within the Kawana Waters Master Planned area.
Acoustic Quality			
O16	Development is located, designed, constructed and operated to maintain appropriate levels of acoustic amenity for noise sensitive development.	**S16.1**	The *Acoustic Quality Objectives* specified in Schedule 1 of the *Environmental Protection (Noise) Policy 2008* are achieved
O17	Mitigation measures incorporated into noise sensitive development to ameliorate road traffic noise achieves appropriate internal and external noise levels.	**S17.1**	Noise sensitive development is constructed in accordance with *Australian Standard AS3671-1989 Acoustics – Road traffic noise intrusion – building siting and construction* to achieve the satisfactory internal noise levels stipulated in *Australian Standard AS2107-2000 Acoustics – Recommended design sound levels and reverberation times for building interiors.*
		S17.2	Noise affected lots are identified on the applicable Site Development Plan.
O18	For Land Use Areas 2 & 3, development involving live entertainment or amplified music and voices maintains a satisfactory level of amenity for surrounding noise	**S18.1**	Development is to achieve the acoustic quality objectives of the *Environmental Protection (Noise) Policy 2008.*

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Specific Outcome	Probable Solution
sensitive development.	
O19 For development in Land Use Areas 2 & 3 which includes: (a) industrial plant – fixed or mobile; (b) commercial plant – air-conditioning, refrigeration, deliveries, waste storage and collection; or (c) residential air conditioning; and where there is a potential for: (a) noise emissions to affect existing (or proposed) potentially noise sensitive development; or (b) noise emissions from existing development to adversely affect a proposed potentially noise sensitive development; a satisfactory level of amenity is achieved.	**S19.1** Development complies with the Noise Impact Assessment Criteria provided in Table 5 below at all nearby and adjacent noise sensitive places. **OR** Where the noise levels specified in Table 5 cannot be achieved, mitigation measures are adopted to achieve an appropriate degree of acoustic amenity at the affected sensitive place. Such measures, in order of preference, include one or more of the following: (a) reduction of source noise levels to prevent the impact occurring (this includes provision of additional sound insulation to the building housing the noise source); (b) redesign of building layouts and orientation to maximise buffer distances and noise shielding; (c) provision of noise barriers to provide noise reductions to external and internal spaces; and (d) acoustic treatment of buildings achieves satisfactory design sound levels for internal occupancies, as specified in *AS 2107:2000 Acoustics – Recommended Design Sound Levels and Reverberation*

Table 5 - Noise Impact Assessment Criteria

Time	Noise Sensitive Place	Commercial Place
7 am – 6 pm	$L_{Amax,adj} <= L_{Abg} + 5$ dB	$L_{Amax,adj} <= L_{Abg} + 10$ dB
6 pm – 10 pm	$L_{Amax,adj} <= L_{Abg} + 5$ dB	$L_{Amax,adj} <= L_{Abg} + 10$ dB
10 pm – 7 am	$L_{Amax,adj} <= + 3$ dB	$L_{Amax,adj} <= L_{Abg} + 8$ dB
10 pm – 7 am (sleep disturbance criteria)	The FICAN 1997 sleep threshold of 5% awakenings must be complied with. The sleep disturbance curve is represented by	n/a

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Specific Outcome		Probable Solution
	the following equation: Percentage awakenings = $0.0087 \times (L_{Abg} - 30)^{179}$.	
Notes *(a) L_{Abg} is the minimum average background sound pressure level for the time period nominated.* *(b) $L_{Amax,adj,T}$ is the maximum 15-minute adjusted sound pressure level for the time period nominated from the noise source of interest.* *(c) Refer to the definitions presented in the Noise Measurement Manual (Environmental Protection Agency 2000) for further details.*		
Air Quality		
O20 Development in Land Use Areas 2 & 3 is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause an environmental nuisance either: (a) in the surroundings of the proposed development; or (b) at the proposed development.		**S20.1** The *Air Quality Objectives* specified in Schedule 1 of the *Environmental Protection (Air) Policy 2008* are achieved.
Lighting		
O21 Where development in Land Use Areas 2 &, 3 has the potential to cause a loss of amenity as a result of light spillage, lighting devices are suitably located, designed and installed to:- (a) minimise light spillage on surrounding premises; (b) preserve an acceptable degree of lighting amenity at surrounding premises; (c) provide covers or shading around lights; (d) direct lights downwards; (e) position lights away from potentially affected areas; and (f) enable brightness of lights to be adjusted to low levels.		**S21.1** Compliance with *AS4282-1997: Control of the Obtrusive Effects of Outdoor Lighting* is achieved.
O22 Car Park lighting and pedestrian walkway lighting in Land Use Areas 2 & 3 is located, designed and constructed to		**S22.1** Lighting levels are in accordance with *AS1158.3.1:1999: Road Lighting – Pedestrian Area (Category P) Lighting – Performance and*

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Specific Outcome		Probable Solution	
	mitigate adverse amenity impacts.		*Installation Design Requirements.*
		S22.2	In achieving the above, *AS4282 – 1997: Control of the Obtrusive Effects of Outdoor Lighting* is also met.
Refuse Management			
O23	Development is located, designed, constructed and operated with appropriate waste management facilities which achieves the following: (a) development provides opportunities to minimise waste generation and increase re-use and recycling; (b) development provides for waste management facilities which are conducive to the storage of waste in an environmentally acceptable, nuisance free and aesthetically appropriate manner; (c) waste storage facilities are functionally appropriate for users of the facilities; and (d) waste collection services are undertaken in a safe, efficient and unobstructed manner.	**S23.1**	No Probable Solution prescribed.
O24	Adequate provision is made for refuse collection for all lots.	**S24.1**	Lots that do not have a frontage readily serviceable by a refuse collection vehicle or have an irregular frontage are allocated concrete bin pads to enable ease of access by refuse collection vehicles
On-Street Car Parking			
O25	Development within Land Use Area 1 (Residential A) is designed to ensure that adequate provision is made for on-street car parking.	**S25.1**	Residential A allotments are distributed such that on-street car parking is provided at a rate of 1 space per 2 dwellings.
		S25.2	On-street car parking is to be identified on the applicable Site Development Plan.

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5.2 Urban Design Performance Criteria specific to Land Use Area 1 – Residential A

<table>
<tr><th>Specific Outcome</th><th>Probable Solution</th></tr>
<tr><td colspan="2">Dwelling Houses and Terrace Houses</td></tr>
<tr><td colspan="2">Building Envelopes</td></tr>
<tr><td>O1 Dwelling Houses and Terrace Houses are positioned on lots to achieve optimum urban design and liveability outcomes, relevant to the size of the dwelling lot.</td><td>S1.1 Terrace Houses comply with the following Development Control Table 1:
<table>
<tr><th colspan="2">Development Control Table 1</th></tr>
<tr><th>Built Form</th><th>Minimum Setback Requirement</th></tr>
<tr><td colspan="2">Specific Provisions applicable to terraces with vehicular access from a Laneway</td></tr>
<tr><td>First Storey setback to Laneway</td><td>1.0m where a double garage provided or 5.5m where a single garage provided</td></tr>
<tr><td>2nd & 3rd storey setback to Laneway (Projections & Balconies)</td><td>0.0m</td></tr>
<tr><td>First Storey setback to frontage other than a laneway (i.e. Collector St or open space)</td><td>3.0m where private open space centrally located
4.0m where private open space located at street frontage</td></tr>
<tr><td>2nd & 3rd storey setback to frontage other than a laneway (Projections & Balconies)</td><td>2.0m where private open space centrally located
3.0m where private open space located at street frontage</td></tr>
<tr><td colspan="2">Specific provisions applicable to terraces with vehicular access from an Access Street</td></tr>
<tr><td>Garage & First Storey setback to Access Street</td><td>5.5m</td></tr>
<tr><td>2nd & 3rd storey setback to Access Street (Projections & Balconies)</td><td>3.0m</td></tr>
<tr><td>First Storey setback to Collector St</td><td>3.0m where private open space centrally located</td></tr>
</table></td></tr>
</table>

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Specific Outcome	Probable Solution

	4.0m where private open space located at street frontage
2nd & 3rd storey setback to Collector St (Projections & Balconies)	2.0m where private open space centrally located 3.0m where private open space located at street frontage
General Provisions applicable to all Terraces	
Side Boundary Setback	0.0m up to 80% of property boundary in length
Side Boundary Setback for Semi-detached Terrace Lots	1.5m
Minimum Built Form Second Storey	Minimum 50% lot width (not applicable to single storey terraces)
Minimum Building Height	2 storeys, unless nominated on a subsequent Site Development Plan as permitting a single storey Terrace*
* In instances where Terraces are developed in a row where a single storey outcome is permitted, a consistent building height is to be applied to each dwelling (i.e. either all single storey or double storey terrace dwellings)	
Maximum Building Height	3 storeys
Private Open Space (POS)	Private open space is provided at ground level that is at least 16m^2 in area with a minimum dimension of 4m and accessible from a living area of the dwelling. Where this area is provided in a central location to the dwelling / building envelope the minimum dimension may be 3m.

S1.2 Dwelling Houses on lots less than 300m^2 in area and frontage greater than 8.5m width comply with the following Development Control Table 2:

Development Control Table 2	
Control	**Lot Size**
	Detached Lots

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Specific Outcome	Probable Solution	
		< 300m² & > 8.5m frontage
	Front Setback	
	- to habitable room	3.0m
	- to garage door	5.5m
	Rear Setback to habitable room	
	- first storey	1.5m**
	- second storey	3m**
	- third storey	3m**
	** 4.5m where abutting the Western Waterway	
	Side Setback (Mandatory Built to Boundary)	
	- first storey	0.0m [1]
	- second storey	0.0m [2]
	- third storey	0.0m [2]
	[1] up to 15m in length or 50% of the property boundary, whichever is greater [2] up to 7.5m in length. Must be located at the front of the dwelling and above a first storey built to boundary wall.	
	(Non-built to Boundary) Side Setback	
	- first storey	1.0m
	- second storey	1.0m
	- third storey	1.0m
	Side setback for corner lots (secondary frontage)	
	- first storey	2.0m
	- second storey	2.0m
	- third storey	2.0m
	Site Cover	
	Maximum	60%
	Building Height	
	Maximum	3 storeys, unless nominated on a subsequent Ste Development Plan as having a maximum

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Specific Outcome	Probable Solution

	permitted height of 2 storeys
Private Open Space	
Private open space is provided at ground level that: • is at least 16m^2 in size (excluding rainwater tanks); • has no dimension less than 4.0m; and • enables access from a living area of the house.	

S1.3 Dwelling Houses on lots greater than 300m^2 in area and frontage greater than 8.5m width but less than 12.5m width comply with the following Development Control Table 3:

Development Control Table 3	
Control	**Lot Size**
	Detached Lots > 300m^2 & > 8.5m frontage
Front Setback	
- to habitable room	3.0m
- to garage door	5.5m
Rear Setback to habitable room	
- first storey	1.5m**
- second storey	3.0m**
- third storey	3.0m**
** 4.5m where abutting Western Waterway	
Side Setback (Built to Boundary-Optional & Mandatory)	
- first storey	0.0m [1]
- second storey	0.0m [2]
- third storey	0.0m [2]
[1] up to 15m in length or 50% of the property boundary, whichever is greater [2] up to 7.5m in length. Must be located at the front of the dwelling and above a first storey built to boundary wall.	

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Specific Outcome	Probable Solution

Where optional built to boundary walls are not adopted, standard side setbacks apply as follows:

(Non-built to Boundary) Side Setback	
- first storey	1.0m
- second storey	1.0m
- third storey	1.0m
Side setback to corner lots (secondary frontage)	
- first storey	2.0m
- second storey	2.0m
- third storey	2.0m
Site Cover	
Maximum	60%
Building Height	
Maximum	3 storeys, unless nominated on a subsequent Ste Development Plan as having a maximum permitted height of 2 storeys
Private Open Space	
Private open space is provided at ground level that: • is at least 16m^2 in size (excluding rainwater tanks); • has no dimension less than 4.0m; and • enables access from a living area of the house.	

S1.4 Dwelling Houses on lots greater than 300m^2 in area and a frontage 12.5m wide or greater comply with the following Development Control Table 4:

Development Control Table 4	
Control	**Lot Size**
	Detached Lots > 300m^2 & > 8.5m frontage
Front Setback to Street	

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Specific Outcome	Probable Solution	
	- to habitable room	3.0m
	- to garage door	5.5m
	Rear Setback to habitable room	
	- first storey	1.5m**
	- second storey	3.0m**
	- third storey	3.0m**
	** 4.5m where abutting the Western Waterway	
	Side Setback (Built to Boundary Optional)	
	- first storey	0.0m [1]
	- second storey	0.0m [2]
	- third storey	0.0m [2]
	[1] up to 15m in length or 50% of the property boundary, whichever is greater [2] up to 7.5m in length. Must be located at the front of the dwelling and above a first storey built to boundary wall. Where optional built to boundary walls are not adopted, standard side setbacks apply as follows:	
	(Non-built to Boundary) Side Setback	
	- first storey	1.0m
	- second storey	1.0m
	- third storey	1.0m
	Side setback to corner lots (secondary frontage)	
	- first storey	2.0m
	- second storey	2.0m
	- third storey	2.0m
	Site Cover	
	Maximum	60%
	Building Height	
	Minimum	2 storeys where nominated by subsequent Site Development Plan

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Specific Outcome	Probable Solution
	Maximum: 3 storeys, unless nominated on a subsequent Ste Development Plan as having a maximum permitted height of 2 storeys
	Private Open Space Private open space is provided at ground level that: • is at least 16m^2 in size (excluding rainwater tanks); • has no dimension less than 4.0m; and • enables access from a living area of the house.
	S1.5 Lots with a frontage less than 12.5m are only permitted double garages where the second storey extends over the garage towards the street frontage by a minimum of 1.0m for a minimum width of 50% of the garage width.
	S1.6 Side and rear boundary setbacks for Terrace Houses and Dwelling Houses are measured to the wall of the building. Eaves should not encroach closer than 450mm to the lot boundary.
	S1.7 Built to boundary walls for Terrace Houses and Dwelling Houses: (i) comply with building design and construction requirements under the Building Code of Australia (where two or more dwellings are constructed at the same time they may share a common boundary wall); and (ii) contain no windows or openings to the side boundary. Note: Building and other structures (including swimming pools) are to ensure the structural integrity of retaining wall(s) is maintained.
	S1.8 A minimum 1.5m rear boundary setback, measured from the back of retaining wall, is to be provided to all structures (including pools) located adjacent to the walkable waterfront. All structures shall be founded a minimum of 300mm below the zone of influence of the retaining wall and shall be designed such that they do not impose any lateral load on the retaining wall.

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Specific Outcome	Probable Solution
Terrace House Lots and Semi-detached Terrace House Lots	
O2 Terrace House lots and Semi-detached Terrace House lots are to be located and designed to enhance diversity of housing choice and frame key thoroughfares by establishing consistency in linear built form, without adversely impacting on the functionality of the street network or the amenity of neighbouring dwellings.	**S2.1** When having vehicle access from a Residential Access Street, Terrace House lots are not to be delivered in a continuous row of more than 3 adjoining lots, without providing intermittently spaced Semi-detached Terrace House lots to the purpose of providing breaks in the otherwise continuous, linear built form; **S2.2** When having vehicle access from a Residential Laneway, Terrace House lots are not to be delivered in a continuous row of more than 6 adjoining lots, without providing intermittently spaced Semi-detached Terrace House lots to the purpose of providing breaks in the otherwise continuous, linear built form; **S2.3** No combined row of Terrace House lots and Semi-detached Terrace House lots is to be longer than 6 adjoining lots, unless; (a) Having frontage to an existing Collector Road (Florey Boulevard) or a Neighbourhood Collector Street, as represented in Map 7 (Vehicle Movement Network Plan & Driveway Location Plan) of this document; or (b) Having frontage to an area of public open space, as represented in Map 6 (Open Space Plan) of this document, whether or not that house frontage is separated from the open space area by a road; **S2.4** Where a combined row of Terrace House lots and Semi-detached Terrace House lots is longer than 6 adjoining lots, Semi-detached Terrace House lots are to be intermittently spaced to the purpose of providing breaks in the otherwise continuous, linear built form; **S2.5** Corner lots are to contain Semi-detached Terrace Houses, to the purpose of framing any row of Terrace House lots (including Semi-detached Terrace House lots) and presenting a desirable address to street corners; **S2.6** Terrace House lots and Semi-detached Terrace House lots are developed with adequate drainage infrastructure to enable the flow of

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Specific Outcome	Probable Solution
	stormwater captured on-site to the lawful point of discharge in accordance with QUDM.
Building Design (Sub-Tropical Elements)	
O3 Dwellings are to incorporate sub-tropical design features to maximise energy efficiency and user comfort.	**S3.1** Sub-tropical design elements are incorporated within residential design, including but not limited to: (a) The maximising of natural light and cross-ventilation; (b) The provision of fixed and adjustable sun shading devices to control direct solar access; (c) The provision of roof eave overhangs to walls, wall openings and balconies. **S3.2** For all terrace lots, buildings must ensure the provision of natural light and ventilation to core living areas. **S3.3** Terrace lots with an east-west orientation and a building length exceeding 8m must ensure the provision of natural light and ventilation being either: (a) Centrally located private open space areas that have direct access from living areas at ground level; or (b) The use of building offsets and openings such as light wells or similar, that are open to the sky and service core living areas.
Residential Amenity	
O4 Adequate protection is given to the privacy of dwellings and open space areas, with direct overlooking between dwellings being minimised by consideration being given to: (a) building layout; (b) location and design of windows, balconies, verandahs and decks; and (c) the provision of screening devices and landscaping.	**S4.1** First storey windows and openings are to be screened by fencing (for side and rear boundaries only). For levels above the first storey, privacy screening is required on windows or openings of habitable rooms where those windows or openings are within 2m of a side boundary. Suitable screening includes: (a) fixed obscure glazing in any part of the window below 1.5m above floor level; or

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Specific Outcome		Probable Solution	
			(b) fixed external screens; or (c) sill heights of 1.5m above floor level.
		S4.2	Where a direct view is available from balconies, landings, terraces and decks into windows, balconies, landings, terraces and decks in an adjacent house or dwelling, that view is screened
		S4.3	All clothes drying and rubbish storage areas are screened from the street and public open space areas.
		S4.4	Height of fences/walls on any road alignment or boundary adjacent to public realm areas do not exceed: (a) 1.8 metres if 50% transparent (b) 1.2 metres if solid
		S4.5	Combined height of retaining wall and fence does not exceed 2.0 metres, except where balustrading is required to prevent falls from a drop greater than 1.0 metres.
Car Parking / Access / Driveway Location			
O5	On-site car parking is provided at a rate that adequately services the needs of the use, without encouraging or reinforcing reliance on private vehicles.	**S5.1**	Car Parking for Dwelling Houses and Terrace Housing is provided at a rate of 2 spaces per dwelling, with at least one space capable of being covered (parking spaces may be provided in tandem).
O6	Access to lots is provided in an orderly manner which does not compromise service, on-street car parking, street trees and refuse collection.	**S6.1**	Driveway locations are detailed on the relevant Site Development Plan.
O7	Garages do not dominate the street frontage.	**S7.1**	Garage doors have a maximum width of 6 metres.
O8	All garages are to be accessed via a single width driveway across the verge which is a maximum width of 3.5 metres at the kerb line and 4.0 metres at the property boundary.	**S8.1**	No Probable Solution prescribed.

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<table>
<tr><th>Specific Outcome</th><th>Probable Solution</th></tr>
<tr><td></td><td></td></tr>
<tr><td colspan="2">Duplex Dwellings</td></tr>
<tr><td colspan="2">Site Suitability</td></tr>
<tr><td>O9 Duplex Dwellings are located on sites whereby the development is complementary to adjacent development and limited to the sites nominated in a subsequent Site Development Plan.</td><td>S9.1 Duplex Dwelling lot locations are as nominated by a subsequent Site Development Plan.
S9.2 Site-specific setback plans are to be provided for each Duplex Dwelling Lot in a subsequent Site Development Plan.</td></tr>
<tr><td colspan="2">Building Envelopes</td></tr>
<tr><td>O10 Duplex dwelling sites have a minimum site area of 500m^2 clear of any access strip or easement.</td><td>S10.1 No probable solution prescribed.</td></tr>
<tr><td>O11 The duplex dwelling is sited and designed so that it does not unduly prejudice the daylight or privacy available to any adjoining land that is used or is intended to be used for residential purposes.</td><td>S11.1 Minimum building setbacks are as follows:
<table>
<tr><td colspan="2">Setback to all road frontages (applicable to all storeys)</td></tr>
<tr><td>– to habitable room</td><td>3.0m</td></tr>
<tr><td>– to garage door</td><td>5.5m</td></tr>
<tr><td colspan="2">Setback to all other boundaries</td></tr>
<tr><td>– first storey</td><td>1.0m</td></tr>
<tr><td>– second storey</td><td>1.0m</td></tr>
<tr><td>– third storey</td><td>1.0m</td></tr>
<tr><td>Building Height</td><td></td></tr>
<tr><td>Maximum</td><td>3 storeys</td></tr>
<tr><td>Private Open Space</td><td></td></tr>
<tr><td colspan="2">Private open space is provided to each dwelling unit at ground level that:
• is at least 16m^2 in size (excluding rainwater tanks);</td></tr>
</table></td></tr>
</table>

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Specific Outcome	Probable Solution
	• has no dimension less than 4.0m; and • enables access from a living area of the dwelling unit. **S11.2** Side and rear boundary setbacks are measured to the wall of the building. Eaves should not encroach closer than 450mm to the lot boundary. Note: Building and other structures (including swimming pools) are to ensure the structural integrity of retaining wall(s) is maintained.
O12 The design of the duplex dwelling is of a high standard and contributes to the streetscape character of the locality.	**S12.1** Each dwelling unit has a distinct layout that is not a mirror image of the adjoining dwelling unit.
Building Design (Sub-Tropical Elements)	
O13 Dwellings are to incorporate sub-tropical design features to maximise energy efficiency and user comfort.	**S13.1** Sub-tropical design elements are incorporated within residential design, including but not limited to: (a) The maximising of natural light and cross-ventilation; (b) The provision of fixed and adjustable sun shading devices to control direct solar access; (c) The provision of roof eave overhangs to walls, wall openings and balconies.
Car Parking / Access / Driveway Location	
O14 On-site car parking is provided at a rate that adequately services the needs of the use, without encouraging or reinforcing reliance on private vehicles.	**S14.1** Car Parking for Duplex Dwellings is provided at a rate of 2 spaces per dwelling, with at least one space capable of being covered (parking spaces may be provided in tandem).
O15 Access to lots is provided in an orderly manner which does not compromise service, on-street car parking, street trees and refuse collection.	**S15.1** Driveway locations are detailed on the relevant Site Development Plan.

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Specific Outcome		Probable Solution	
O16	Garages do not dominate the street frontage.	**S16.1**	Garages have a maximum width of 6 metres.
O17	For each dwelling unit garages are to be accessed via a single width driveway across the verge which is a maximum width of 3.5 metres at the kerb line and 4.0 metres at the property boundary.	**S17.1**	No Probable Solution prescribed.
Home Occupation			
O18	The premises is managed and operated as a bona fide working from home activity.	**S18.1**	The Home Occupation is conducted within a Dwelling House or Duplex Dwelling or within another enclosed structure such as a shed or a garage on the same site.
		S18.2	An occupant of the Dwelling House or Duplex Dwelling conducts the Home Occupation.
		S18.3	The conduct of the Home Occupation cannot include the employment of persons on the site other than the residents.
O19	A Home Occupation is limited in size and scale so that the amenity of the existing neighbourhood is protected and the home based business remains ancillary to the residential use of the dwelling.	**S19.1**	The total gross floor area used for the Home Occupation does not exceed 50m².
		S19.2	No more than 2 customers or clients are present at any one time and no more than 6 customers or clients are present in any one day.
O20	The activities conducted on the premises are appropriate to a residential location.	**S20.1**	The Home Occupation does not interfere with the amenity of the neighbourhood from the operation of machinery or electrical equipment, or from light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference or otherwise.
		S20.2	There is no public display or offering for retail sale of goods on the premises.
		S20.3	Materials used or goods manufactured, serviced or repaired are stored

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Specific Outcome	Probable Solution
	within a building on the premises. **S20.4** The Home Occupation does not involve any activity defined as an Environmentally Relevant Activity in the *Environmental Protection Regulation 1998*.
O21 The Home Occupation is conducted within a building that has a predominantly residential amenity and character.	**S21.1** The external appearance and character of the dwelling is not modified to accommodate the home based business. **S21.2** The internal layout of the dwelling: (a) is designed to enable the reversion of the home based business to a residential use without modification; or (b) is not modified to accommodate the home based business to the extent that it cannot be reverted back to a residential use without further works.
Display Home, Temporary House and Land Sales Office	
O22 Lots identified for Display Homes and Temporary House and Land Sales Offices are to be identified in a subsequent Site Development Plan.	**S22.1** Site Development Plan is to demonstrate compliance with Part 4 Section 4.5 and Local Planning Policy PDLPP 4.5/01 – Display Homes of Caloundra City Planning Scheme 1996.

5.3 Urban Design Performance Criteria specific to Land Use Area 2 – Residential B

Specific Outcome	Probable Solution
Site Cover	
O1 Development footprints are designed in a manner which: (a) allows for adequate spaces and landscaping between buildings; and (b) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a	**S1.1** Site Cover for Aged Persons Home and Retirement Community does not exceed 50%. **S1.2** No probable solution prescribed for all other forms of development.

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Specific Outcome	Probable Solution
residential streetscape.	
Building Setback	
O2 All buildings and associated structures are adequately setback from the street and side and rear boundaries of the site to: (a) protect the streetscape character of the local area; (b) ensure there is no significant loss of amenity to residents on adjoining sites; (c) provide separation and spacing between buildings; (d) maintain suitable levels of natural ventilation and light penetration to adjacent properties; and (e) ensure the structural integrity of retaining wall(s) is maintained	**S2.1** A minimum building (including semi and sub-basement car parking) setback of 3 metres to all boundaries is provided.
Building Siting, Design and Layout	
O3 The height of development is compatible with the desired character of the Detailed Planning Area	**S3.1** Building heights within Land Use Area 2 do not to exceed 8 storeys, in accordance with Map 12 (Building Heights Plan) of this document.
O4 Design and layout provides: (a) a visible clear pedestrian entrance to and from the building; (b) minimal potential for pedestrian and vehicular conflict; (c) an active frontage to the street or adjacent parkland or other parkland areas; and (d) opportunities to promote casual surveillance of public and semi-public spaces.	**S4.1** The building is sited and designed such that:- (a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage; (b) access from the street to the entrance of the building(s) or individual dwellings is easily discerned; (c) vehicular access to the site is separate from the pedestrian access; and (d) street and parkland frontages comprise "semi-active uses/spaces" such as habitable rooms of dwelling units, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate

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Specific Outcome		Probable Solution	
			casual surveillance.
O5	Building design demonstrates 3-dimensional modelling that reduces: (a) building scale and bulk; and (b) the appearance of continuous blank walls.	**S5.1**	The building incorporates vertical and horizontal articulation to ensure that no unbroken elevation is longer than 15 metres.
		S5.2	The building incorporates most or all of the following design elements: (a) variations in plan shape, such as curves, steps, recesses, projections or splays; (b) variations in vertical profile, with steps or slopes at different levels; (c) variations in the treatment and patterning of windows, sun protection devices, or other elements of a façade treatment at a finer scale than the overall building structure; (d) a layered façade effect, where the planes containing most windows are recessed behind penetrated planes, structural framing, balustrades, friezes, grilles or sun shading devices; (e) balconies, verandahs or terraces; and (f) planting, particularly on podiums, balconies, terraces and low level roof decks.
O6	Development addresses the public realm, contributes to a residential character and achieves a high level of amenity for dwellings within the site.	**S6.1**	The number of dwelling units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open space is optimised.
O7	Development is designed to ensure car parking areas, services and mechanical plant do not detrimentally impact on the amenity of the dwelling units and streetscape.	**S7.1**	Services and mechanical plant, including individual air conditioning equipment for dwelling units is visually integrated into the design and finish of the building, or effectively screened from view.
Parking and Access			

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Specific Outcome		Probable Solution	
O8	Vehicle and pedestrian access is provided in an orderly manner that does not compromise the function of the street, public safety or efficient movement.	**S8.1**	Development access is provided generally in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.
O9	Adequate on-site car parking is provided to cater to the demands generated by the particular use.	**S9.1**	Car parking is provided on-site in accordance with the rates nominated in Section 5.1 of this Master Plan.
O10	Development is designed to ensure car parking and servicing areas do not detrimentally impact on the amenity of the dwelling units and streetscape.	**S10.1**	Car parking areas or other associated structures are integrated into the design of the development such that:- (a) they are screened from view from frontages to streets, parks, pathways and adjoining land; (b) they are not located between the building and the street address; and (c) basement or semi-basement car parking areas do not protrude above the adjacent ground level by more than 1 metre, when measured to underside of the slab which constitutes the roof of the car park structure.
O11	Resident and visitor car parking is sited and designed so as to minimise the visual impact of car parks provided at-grade.	**S11.1**	Car parking areas for residential developments are distributed as follows: (a) 50% of the total visitor parking required for the site, provided at-grade; and (b) Remaining visitor parking is to be accessible at all times; (c) Resident car parking is provided in either a basement or sub-basement or podium arrangement.
O12	At-grade car parking areas are to contain adequate landscaping to deliver sun protection for vehicles, and to provide visual relief to the hardscape area.	**S12.1**	Large canopy shade trees are provided at regular intervals throughout surface car parking areas and along exposed internal roadways. Trees are provided within a minimum planting area of $1.2m^2$ and at a minimum interval of one tree per 6 car parking bays.
		S12.2	Trees and planting areas provided within surface car parks are

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Specific Outcome	Probable Solution
	protected from vehicles by either raised kerbs or where surface runoff is directed into planters as WSUD initiatives, wheel stops, bollards or alternative restriction devices may be used.
Privacy and Amenity	
O13 Dwelling units, private open spaces and adjoining residential uses are provided with a reasonable level of privacy.	**S13.1** Windows of one dwelling unit are not located directly opposite windows of another dwelling unit, unless views are controlled by screening devices, landscaping or design of the opening. **S13.2** Where habitable room windows look directly at habitable room windows in an adjacent dwelling unit within 2 metres at the ground storey or 9 metres at levels above the ground storey, privacy is protected by:- (a) window sill heights being a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing being applied to any part of a window below 1.5 metres above floor level; or (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 1.5 metres. **S13.3** For development up to and including 3 storeys in height, the outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas is screened, where direct view would otherwise be available into private open space of an adjacent, existing dwelling.
O14 Noise from communal open space areas, service areas or plant and equipment does not unreasonably impact upon residents of dwelling units or on neighbouring residential properties or other noise sensitive uses.	**S14.1** Indoor and outdoor communal recreation facilities, mechanical plants and associated facilities (including air conditioning equipment), are positioned to minimise potential adverse impacts on residential amenity.
O15 Development is designed to ensure mechanical plants do not detrimentally impact on the visual amenity of the	**S15.1** Services and mechanical plant, including individual air conditioning equipment for dwelling units is visually integrated into the design and

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Specific Outcome	Probable Solution
dwelling units and streetscape.	finish of the building or effectively screened from view.
Building Design (Sub-Tropical Elements)	
O16 Elements of sub-tropical design are integrated into the design of dwellings and structures	**S16.1** Sub-tropical design elements are incorporated within residential design, including but not limited to: (a) The maximising of natural light and cross-ventilation; (b) The provision of fixed and adjustable sun shading devices to control direct solar access; (c) The provision of roof eave overhangs to walls, wall openings and balconies.
Open Space/Landscaping and Fencing	
O17 Development incorporates communal and private open space and landscaping such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces and accommodate visitors.	**S17.1** Aged Persons Home, Retirement Community, and Multiple Dwellings: (a) A minimum of 20% of the site area is provided as communal open space with each space having a minimum dimension of 4 metres; (b) Each ground storey dwelling unit is provided with a private landscaped courtyard or similar open space area accessible from the main living area of the dwelling unit with a minimum area of $16m^2$ and a minimum dimension of 4 metres; (c) Each dwelling unit above ground storey is provided with a balcony as follows:- (i) 1 bedroom unit – minimum $9m^2$ (minimum dimension 3m); (ii) 2 bedrooms and greater – minimum $16m^2$ (minimum dimension 3m). Note: Clothes drying areas, driveways, private open space, and landscape buffering requirements do not form part of the communal open space requirement. Note: any room which is reasonably capable of being used as a

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Specific Outcome		Probable Solution	
			bedroom will be regarded as a bedroom for the purposes of determining minimum balcony requirements (e.g. study, media room)
O18	Landscaping enhances the quality of streetscapes and adjoining development without unduly restricting opportunities for casual surveillance of public and communal areas and facilities.	**S18.1**	A minimum 2m wide landscaping buffer is provided to the full frontage/s of the site.
O19	The development is to integrate well-designed landscape areas, pedestrian spaces, courtyards and/or recreation areas that are usable and appropriate for the built form in terms of scale, composition, character, safety and privacy.	**S19.1**	No probable solution prescribed.
O20	Plant selections for Communal Open Space areas must address functional issues of the development, its character and privacy needs by considering: (a) watering requirements; (b) screening and buffering needs; (c) street frontage and kerb appeal; (d) shading and potential overshadowing; (e) limb, foliage or seed drop issues.	**S20.1**	No probable solution prescribed.
O21	Fences and walls in landscaping are to: (a) assist the development to address the street and/or walkable waterfront; (b) assist safety and surveillance; (c) enable the use of private open space abutting the street; (d) provide an acoustic barrier for traffic noise; (e) assist in highlighting entrances; (f) maintain important views from the street; (g) assist in allowing access for cooling breezes; and (h) do not unduly impact upon the amenity of the site and surrounding area.	**S21.1** **S21.2**	High solid fences or walls are avoided along street frontages. Front fences and walls have a maximum height of: (a) 1.8 metres if 50% transparent; or (b) 1.2 metres if solid.
O22	The location, height, extent and materials of retaining walls must be designed to minimise visual impact.	**S22.1**	Combined height of retaining wall and fence does not exceed 2.0 metres, except where balustrading is required to prevent falls from a

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Specific Outcome	Probable Solution
	drop greater than 1.0 metres. **S22.2** Retaining walls, where not provided as an interface between development sites and the walkable waterfront, do not exceed 1m in height unless stepped or terraced so that landscaping can soften visual impact.
Site Facilities	
O23 Adequate on-site facilities are provided for storage and collection of refuse in a manner which provides reasonable standards of amenity for residents.	**S23.1** A communal refuse storage area for wheelie bins (9 units or less) or a suitable single refuse bin collected by a contractor (10 units or more), is located and designed such that it: (a) is provided within an appropriately designed and well-ventilated part of a building situated close to the likely point of collection; or (b) if this is not reasonably practicable and an outdoor area is provided, such an area is: (c) no closer than 3 metres to any frontage and 1.5 metres to any other site boundary; (d) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles; (e) screened by dense planting with or without mounding; and (f) adequately separated from dwellings so as to avoid any undesirable impact of odour or noise from refuse collection services.
O24 Communal clothes drying facilities are provided where dwelling units are not provided with individual drying facilities.	**S24.1** One or more outdoor clothes drying areas are provided in an accessible location, calculated at $5m^2$ per dwelling unit, with a minimum area of $15m^2$ to a maximum area of $60m^2$, and of a minimum dimension of 2 metres, equipped with robust clothes lines.
Home Occupation	
O25 The premises is managed and operated as a bona fide	**S25.1** The Home Occupation is conducted within a dwelling unit or within

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Specific Outcome		Probable Solution	
	working from home activity.		another enclosed structure such as a shed or a garage on the same site.
		S25.2	An occupant of the dwelling unit conducts the Home Occupation.
O26	A Home Occupation is limited in size and scale so that the amenity of the existing neighbourhood is protected and the home based business remains ancillary to the residential use of the unit.	**S26.1**	The total gross floor area used for the Home Occupation does not exceed 50m².
		S26.2	No more than 2 customers or clients are present at any one time and no more than 6 customers or clients are present in any one day.
O27	The activities conducted on the premises are appropriate to a residential location.	**S27.1**	The Home Occupation does not interfere with the amenity of the neighbourhood from the operation of machinery or electrical equipment, or from light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference or otherwise.
		S27.2	There is no public display or offering for retail sale of goods on the premises.
		S27.3	Materials used or goods manufactured, serviced or repaired are stored within a building on the premises.
		S27.4	The Home Occupation does not involve any activity defined as an Environmentally Relevant Activity in the *Environmental Protection Regulation 1998*.
O28	The Home Occupation is conducted within a dwelling unit that has a predominantly residential amenity and character.	**S28.1**	The external appearance and character of the dwelling unit is not modified to accommodate the home based business.
		S28.2	The internal layout of the dwelling unit house: (a) is designed to enable the reversion of the home based business to a residential use without modification; or (b) is not modified to accommodate the home based business to the extent that it cannot be reverted back to a residential use without further works.

Specific Outcome		Probable Solution	
Requirements for a Caretakers Residence			
O29	Caretakers Residence are only provided where demonstrated to be a legitimate support for other activities on the site.	**S29.1**	Site Development Plan is to demonstrate compliance with Local Planning Policy PDLPP 4.3/01 – Caretakers Residence
Requirements for a Display Home and Temporary House and Land Sales Office			
O30	Display Homes and Temporary House and Land Sales Offices are appropriately located so as to ensure they do not adversely affect the amenity of the residential neighbourhood.	**S30.1**	Site Development Plan is to demonstrate compliance with Local Planning Policy PDLPP 4.5/01 – Display Homes

5.4 Urban Design Performance Criteria specific to Land Use Area 3 – Commercial & Mixed Use

Specific Outcome		Probable Solution	
Built Form			
O1	Development ensures the delivery of built form that: (a) incorporates architectural treatments into the building façade to avoid the presentation of extensive blank walls; and (b) is adequately articulated to break up building bulk and mass.	**S1.1**	Built form incorporates vertical and horizontal articulation to ensure that no unbroken elevation is longer than 15 metres. Such articulation should incorporate structures and façade projections that may have a practical as well as aesthetic function, including but not limited to the use of the following design elements: (a) sun protection devices; (b) recessing of windows behind the penetrated planes of the building façade; (c) balconies; (d) artwork; (e) structural framing; (f) balustrades.

MASTER PLAN N0. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
O2 Car parking and servicing areas which are incorporated into development as partial or semi-basement, at-grade or within levels constructed above ground, are to be contained within the building and appropriately screened from public view.	**S2.1** Car parking is effectively screened from public view by the use of appropriate building materials which have a low degree of visual permeability and high aesthetic quality. **S2.2** Partial basement car parking does not protrude more than 1m above finished ground level, when measured to underside of the slab which constitutes the roof of the car park structure.
O3 Active uses at ground level (e.g. cafes & restaurants) are designed such that they do not obstruct or pose a hazard to key pedestrian thoroughfares	**S3.1** Ground floor tenancies are to have the same floor level as the adjoining pedestrian thoroughfares to present consistency in streetscape, and reduce the incidence of trip hazards for patrons and pedestrians.
Building Setbacks	
O4 All building adjacent to residential development sites and/or the walkable waterfront are to provide sufficient setback such as to ensure the privacy of residents (where applicable) and maintain a quality level of amenity to the publicly accessible waterfront.	**S4.1** Setbacks are to comply with Map 14 (Land Use Area 3 – Setbacks) of this document.
Podium Height	
O5 The podium provided to mixed use development is not to exceed two storeys in height. Regardless of whether a one or two storey podium is provided, it is to be built to the front and side property alignment, in accordance with Map 14 (Land Use Area 3 – Setbacks) of this document.	**S5.1** No probable solution prescribed
Mixed Use Development	
O6 Mixed use developments provide reasonable standards of amenity, privacy and security for residents and visitors.	**S6.1** Entries are clearly defined, signposted, well lit for safety, and separated from other non-residential building users. **S6.2** Safe and secure parking areas are provided for residential uses that are clearly marked, easily accessible and distinguishable from non-

MASTER PLAN N0. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
	residential building users. **S6.3** Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by: (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; (b) locating site service facilities and refuse storage/collection areas away from residential dwelling units; (c) designing and locating ventilation and mechanical plants so that prevailing breezes do not direct undesirable noise and odours toward nearby dwelling units.
Open Space	
O7 The residential component of mixed use development incorporates private open space such that residents have sufficient area to enjoy private spaces and accommodate visitors.	**S7.1** Open space is provided for residential living as follows: (a) Any ground storey unit is provided with a private landscaped courtyard or similar open space area accessible from the main living area of the dwelling unit with a minimum area of $16m^2$ and a minimum dimension of 4 metres; (b) Each dwelling unit above ground storey is provided with a balcony as follows:- (i) 1 bedroom unit – minimum $9m^2$ (minimum dimension 3m); (ii) 2 bedrooms and greater – minimum $16m^2$ (minimum dimension 3m) Note: any room which is reasonably capable of being used as a bedroom will be regarded as a bedroom for the purposes of determining minimum private open space requirements (e.g. study, media room).
Privacy and Amenity	
O8 Dwelling units and associated private open spaces are	**S8.1** Windows of one dwelling unit are not located directly opposite windows of another dwelling unit, unless views are controlled by screening

MASTER PLAN N0. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
provided with a reasonable level of privacy.	devices, landscaping or design of the opening. **S8.2** Where habitable room windows look directly at habitable room windows in an adjacent dwelling unit, privacy is protected by: (a) window sill heights being a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing being applied to any part of a window below 1.5 metres above floor level; or (c) fixed external screens. **S8.3** For development up to and including 3 storeys in height, the outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas is screened, where direct view would otherwise be available into private open space of an adjacent, existing dwelling.
Building Design (Sub-Tropical Elements)	
O9 Elements of sub-tropical design are integrated into the design of dwellings and structures.	**S9.1** Sub-tropical design elements are incorporated within residential design, including but not limited to: (a) The maximising of natural light and cross-ventilation; (b) The provision of fixed and adjustable sun shading devices to control direct solar access; (c) The provision of roof eave overhangs to walls, wall openings and balconies.
Requirements for residential development in Land Use Area 3, where not involving a non-residential component	
Residential development within Land Use Area 3 that does not form part of a mixed use development (i.e. does not involve a non-residential component) is designed in accordance with the requirements outlined in Section 5.3 'Urban Design Performance Criteria specific to Land Use Area 2 – Residential B' of this document.	

6.0 SITE DEVELOPMENT PLAN REQUIREMENTS

6.1 Requirements for Site Development Plan

6.1.1 Following approval of this Detailed Planning Area Plan, a subsequent Site Development Plan(s) will be required for each of the Site Development Plan Precincts 1 – 11 identified on Map 4 (Site Development Plan (SDP) Precincts) of this document, delivered in accordance with the Master Planned Community Development Process of DCP 1.

6.1.2 Each Site Development Plan shall contain a statement of compliance demonstrating that the proposed development complies with the Development Criteria and Urban Design Performance Criteria outlined in Sections 4 and 5 of this document (as applicable).

Provision can be made for a Supplementary Table of Development Assessment within the Site Development Plan to nominate land uses and development works (e.g. operational works [including civil works, landscaping works, electrical reticulation and advertising devices etc.]) as being self-assessable, when accompanied by design detail that demonstrates a high level of accordance with this Detailed Planning Area Plan.

Alternatively, provision can be made for the Supplementary Table of Development Assessment to nominate land uses and development works over Site Development Plan Precincts 5 – 11 as being subject to subsequent development applications for Material Change of Use and Operational Works, where a reduced level of design detail is contained within the Site Development Plan.

6.1.3 A Site Development Plan may apply over multiple precincts.

7.0 MAPS AND TABLES

This Detailed Planning Area Plan comprises the following:

Maps

Map 1 – Locality Plan
Map 2 – Land Subject of Master Plan
Map 3 – Land Use Areas
Map 4 – Site Development Plan (SDP) Precincts
Map 5 – Pedestrian & Cycle Movement Plan
Map 6 – Open Space Plan
Map 7 – Vehicle Movement Network & Driveway Location Plan
Map 8 – Urban Infrastructure Network – Water
Map 9 – Urban Infrastructure Network – Sewer
Map 10 – Urban Infrastructure Network – Stormwater Drainage
Map 11 – Public Transport Plan
Map 12 – Building Heights Plan
Map 13 – On-street Car Parking Provision Plan
Map 14 – Land Use Area 3 - Setbacks plan
Map 15 – Indicative Cross Sections – Reference Locations
Map 15A – Indicative Cross Sections
Map 15B – Indicative Cross Sections
Map 15C – Indicative Cross Sections
Map 15D – Indicative Cross Sections
Map 15E – Indicative Cross Sections
Map 15F – Indicative Cross Sections
Map 15G – Indicative Cross Sections
Map 15H – Indicative Cross Sections
Map 16 – Neighbourhood Park Design Principles
Map 17 – Precinct Park Design Principles
Map 18 – Materials Palette for the Neighbourhood Connector (Central Spine)

Map 19A – Indicative Planting Palette
Map 19B – Indicative Planting Palette

Tables
Table 1 – (Table of Development)
Table 2 – (Minor Storm Event Criteria)
Table 3 – Residential Car Parking Rates
Table 4 – Non-Residential Car Parking Rates

8.0 STATEMENT OF COMPLIANCE

8.1 DCP 1 Requirements

The Detailed Planning Area Plan must comply with:

(a) the Structure Plan Maps;
(b) approval of the Structure Plan;
(c) the Planning Scheme including DCP 1;
(d) the Development Agreement;
(e) Development Lease No. 2;
(f) the Transport Infrastructure Agreement; and
(g) the Hospital Infrastructure Agreement.

8.2 The Structure Plan

The Detailed Planning Area Plan complies with the Structure Plan Maps.

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

The Detailed Planning Area Plan complies with the Approved Structure Plan in that:

(a) it is consistent with the intent of Birtinya Island, as it relates to the area south of Lake Kawana Boulevard, as specified in Section 15.3 (Intent of Birtinya Island) of the Structure Plan Development Criteria;

(b) it complies with the relevant structure of Birtinya Island, as it relates to the area south of Lake Kawana Boulevard, as specified in Section 15.4 (Structure of Birtinya Island) of the Structure Plan Development Criteria as it applies to DPA 11; and

(c) it does not contain any development other than that nominated by Section 15.4 (Structure of Birtinya Island) of the Structure Plan Development Criteria.

8.4 The Planning Scheme Including DCP 1

The Detailed Planning Area Plan complies with the Planning Scheme requirements including DCP 1 in that:

(a) it complies with the provisions of section 7.4.3 (Detailed Planning Area Plan) of DCP 1; and

(b) it complies with the provisions of Section 4.10.2(l) of DCP 1 as they apply to Detailed Planning Area 11.

8.5 Development Agreement

The Detailed Planning Area Plan complies with the requirements of the Development Agreement in that it complies with the provisions of section 6 of the Development Agreement.

8.6 Development Lease No 2

The Detailed Planning Area Plan complies with the requirements of Development Lease No 2 in that:

(a) no part of this Detailed Planning Area Plan is in conflict with any condition or requirement of Development Lease No 2; and

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

8.7 Interpretation Rules

8.7.1 Terms used in this Detailed Planning Area Plan have the meaning given in Part 9 (Meaning of Words and Interpretation) of the Caloundra Town Planning Scheme unless otherwise defined in this Detailed Planning Area Plan.

8.7.2 Interpretation of words on terms used in this Detailed Planning Area Plan are to be interpreted in accordance with Part 9 (Meaning of Works and Interpretation) of the Planning Scheme unless the context otherwise indicates or requires.

8.7.3 The following are defined within the Planning Scheme, however are varied as follows for use within Detailed Planning Area 11:

(a) "Storey" means a vertical dimension within a building which is situated between one floor and the floor level next above it, or if there is no floor above it, the ceiling or roof. Where such a dimension exceeds 3 metres, it comprises 2 storeys, unless incorporated into the design of a three (3) storey Dwelling House or Terrace House (where permitted by a subsequent Site Development Plan) for the purpose of avoiding a flat roofline.

The term includes a space for the storage of goods or for the accommodation of vehicles.

(b) "Gross Floor Area" means the sum of floor areas (inclusive of all walls, columns and balconies, whether roofed or not) of all storeys of every building located on site, excluding the area (if any) used for:
(a) building services;

(b) a ground floor public lobby;
(c) a common lift foyer serving more than one tenancy;
(d) a public mall in a Shopping Centre;
(e) all areas associated with the parking, loading and manoeuvring of motor vehicles;
(f) unenclosed publically accessible walkway(s) not greater than 2.5 metres wide which function as a secondary access at the rear of a building and located at ground level;
(g) end of trip facilities for cyclists;
(h) areas at or below existing natural ground level, or below a constructed roof level not greater than one metre above existing natural ground level;
(i) unenclosed balconies and/or decks;
(j) unenclosed areas not greater than 5.0 metres in width adjacent to an identified primary active frontage located at ground level;
(k) unenclosed areas not greater than 2.5 metres in width over which the building extends and/or is cantilevered at ground level; or
(l) toilets.

(c) "Semi-detached Terrace House Lot" refers to those terrace house lots that are located at the end of a row of terraces, serving to provide a break in the continuous built form by way of a setback to one side boundary.

8.8 Use Definitions

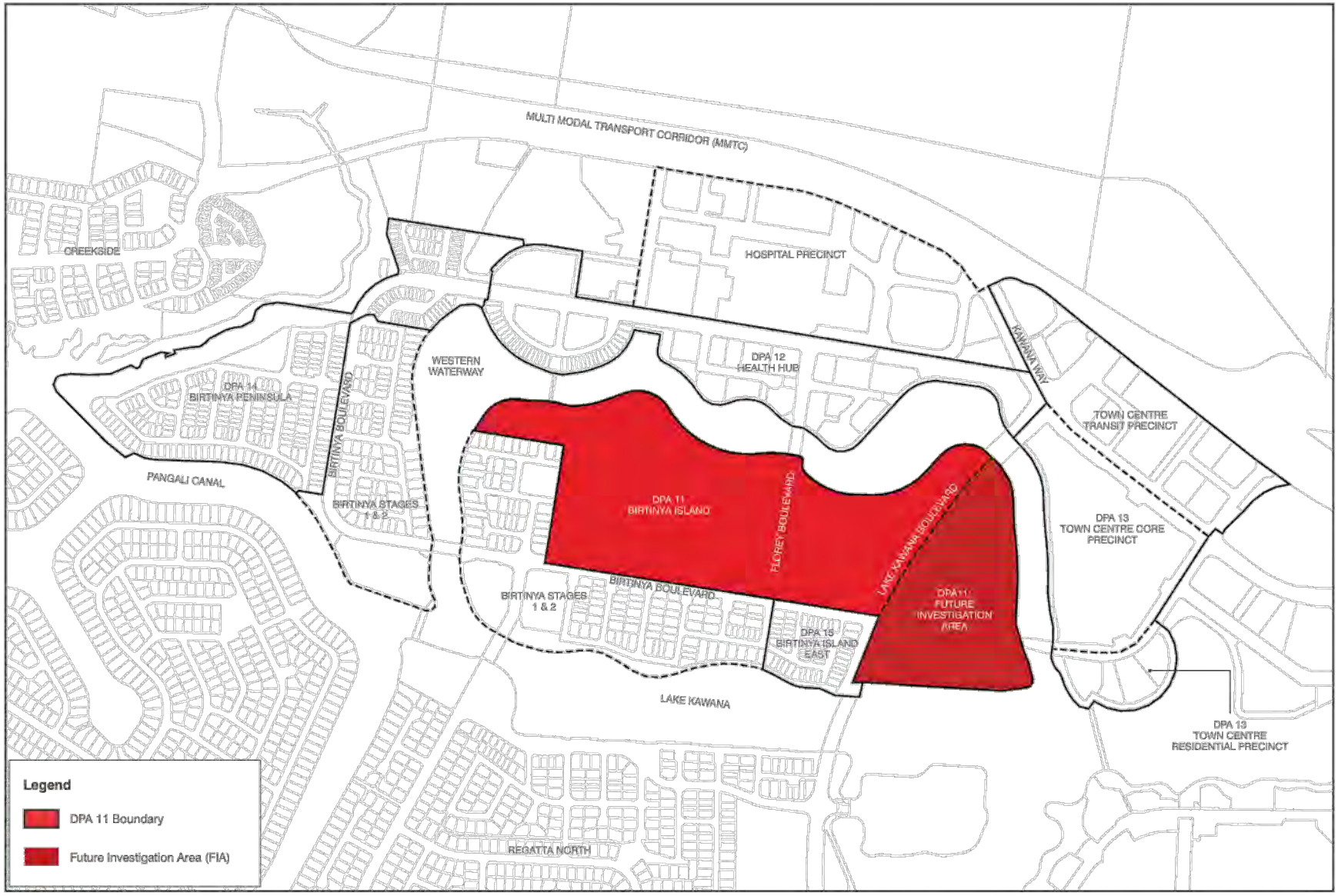
8.8.1 'Planning Scheme' – means the Planning Scheme of the City of Caloundra gazetted on 2 August 1996 (as amended).

8.9 Supporting Information

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

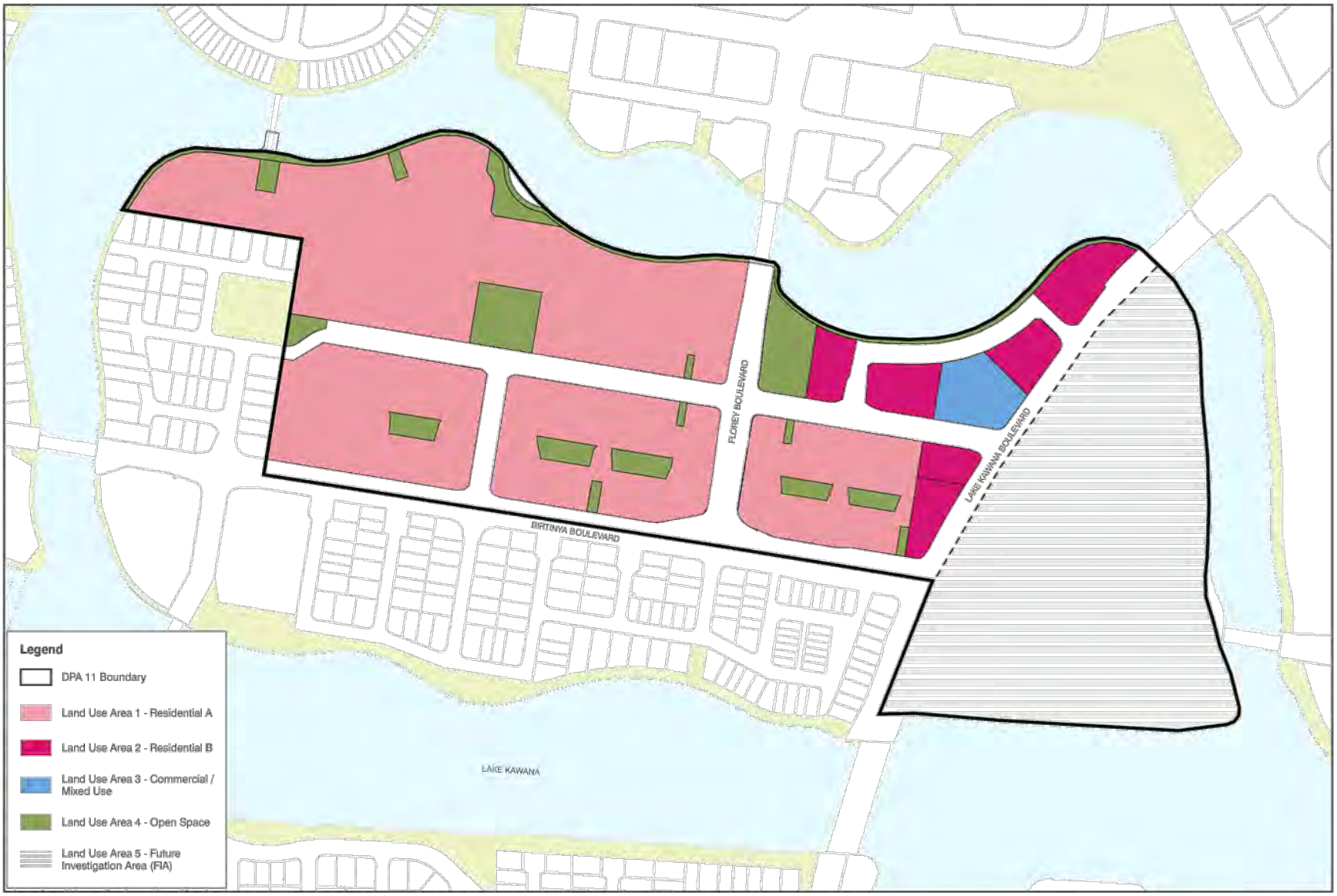
(a) Local Area Traffic Network Study;
(b) Acoustic Study;

(c) Car Park Management Plan;
(d) Water & Sewer Network Analysis Plan;
(e) Stormwater Management Report;
(f) Urban Stormwater Quality Management Plan.



MAP 1: LOCALITY PLAN

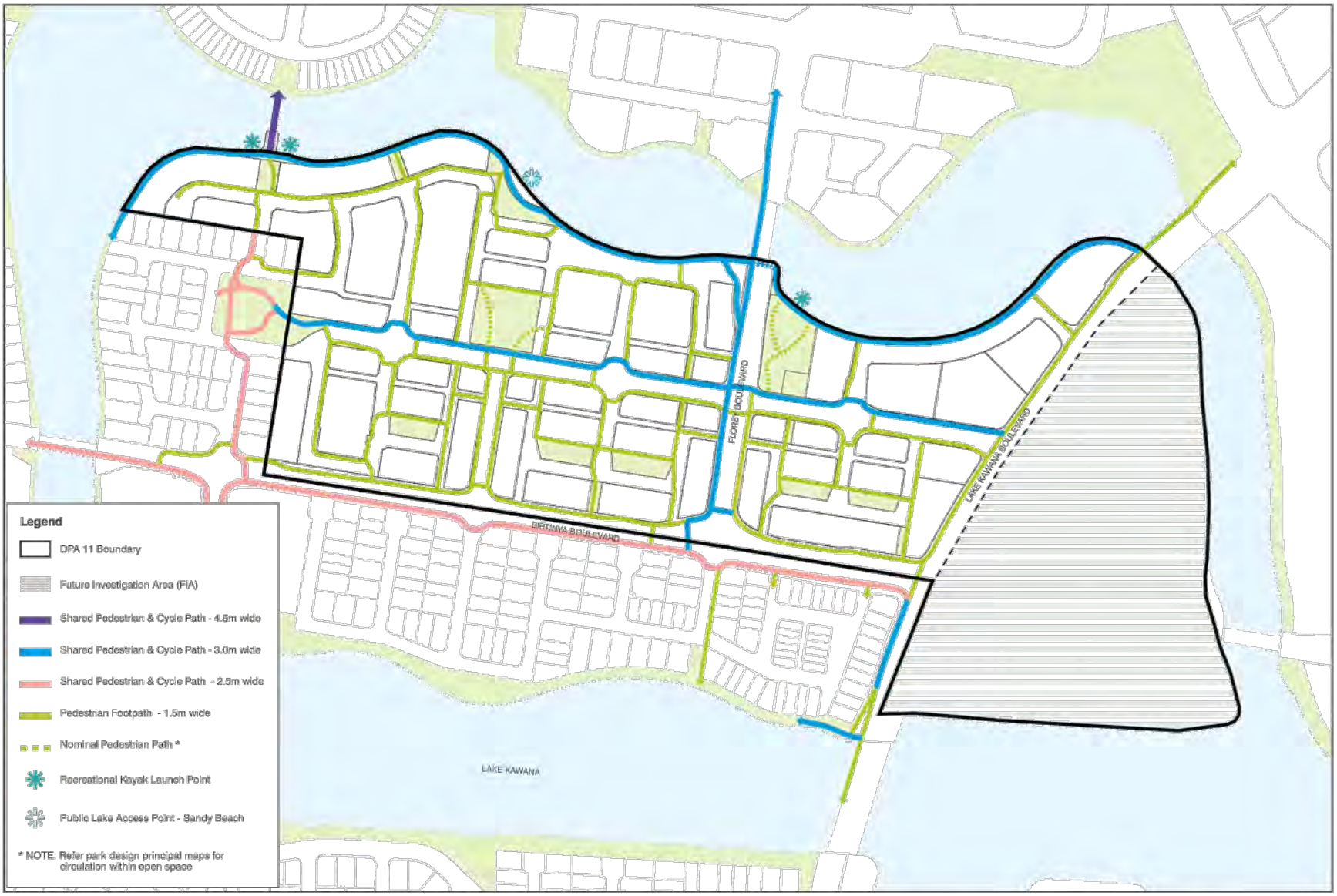
MAP 2: LAND SUBJECT OF MASTER PLAN



MAP 3: LAND USE AREAS

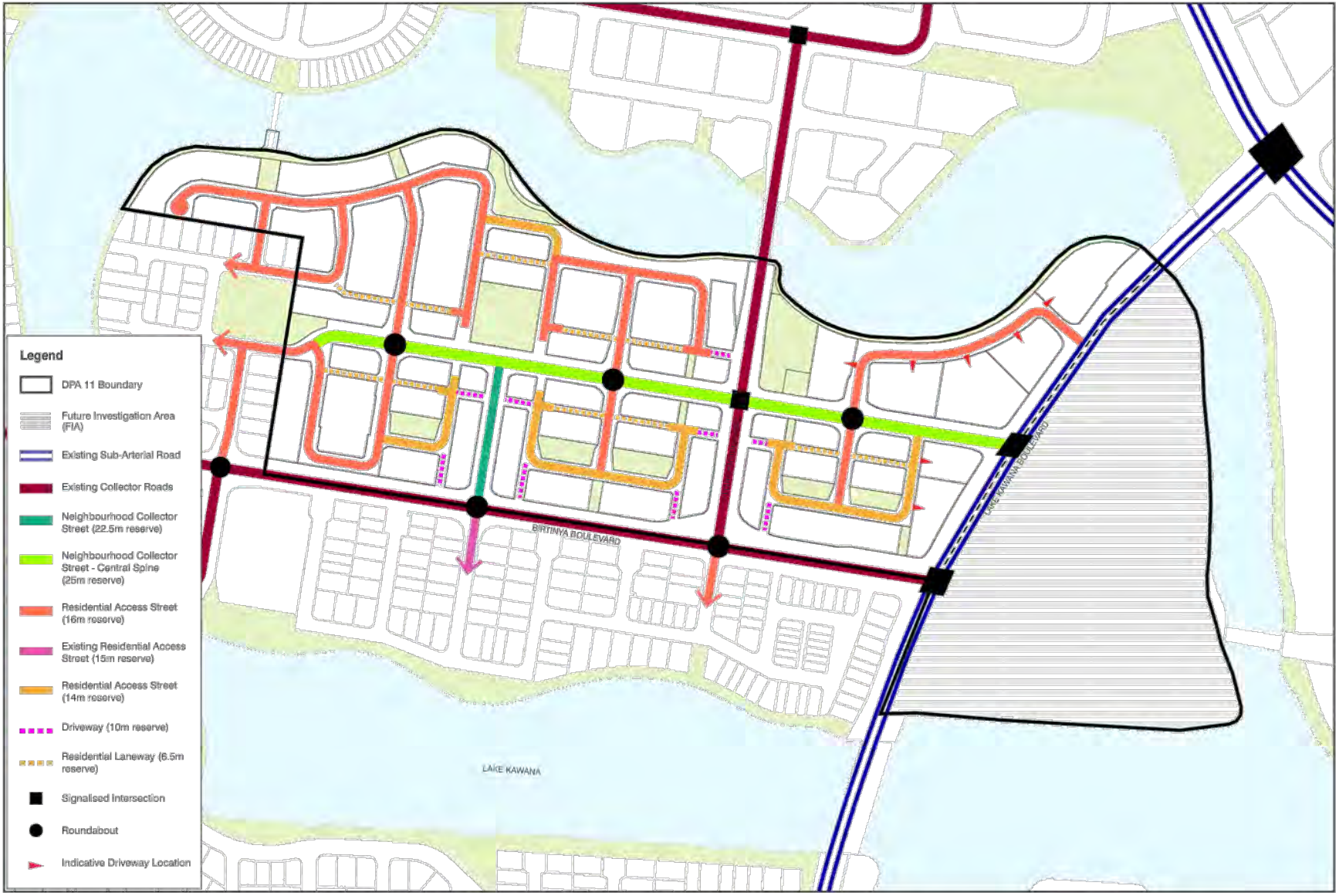
SDP PRECINCT AREAS	APPROXIMATE AREAS (EXCLUDES PARKS)
Precinct 1	76355 m²
Precinct 2	25275 m²
Precinct 3	25285 m²
Precinct 4	19508 m²
Precinct 5	2935 m²
Precinct 6	3792m²
Precinct 7	2819 m²
Precinct 8	2101 m²
Precinct 9	5424 m²
Precinct 10	3211 m²
Precinct 11	4660 m²

MAP 4: SITE DEVELOPMENT PLAN (SDP) PRECINCTS

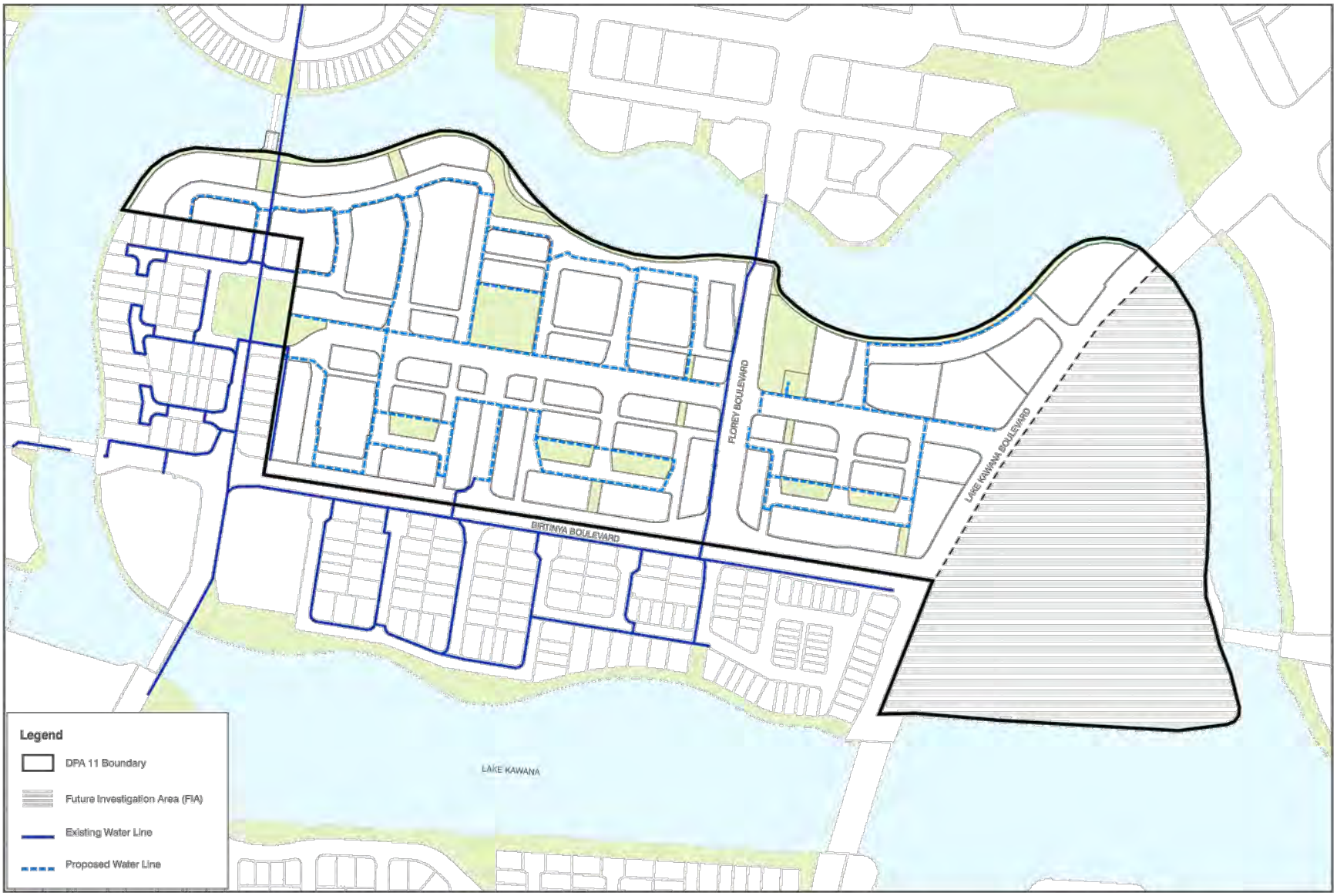


MAP 5: PEDESTRIAN & CYCLE MOVEMENT PLAN

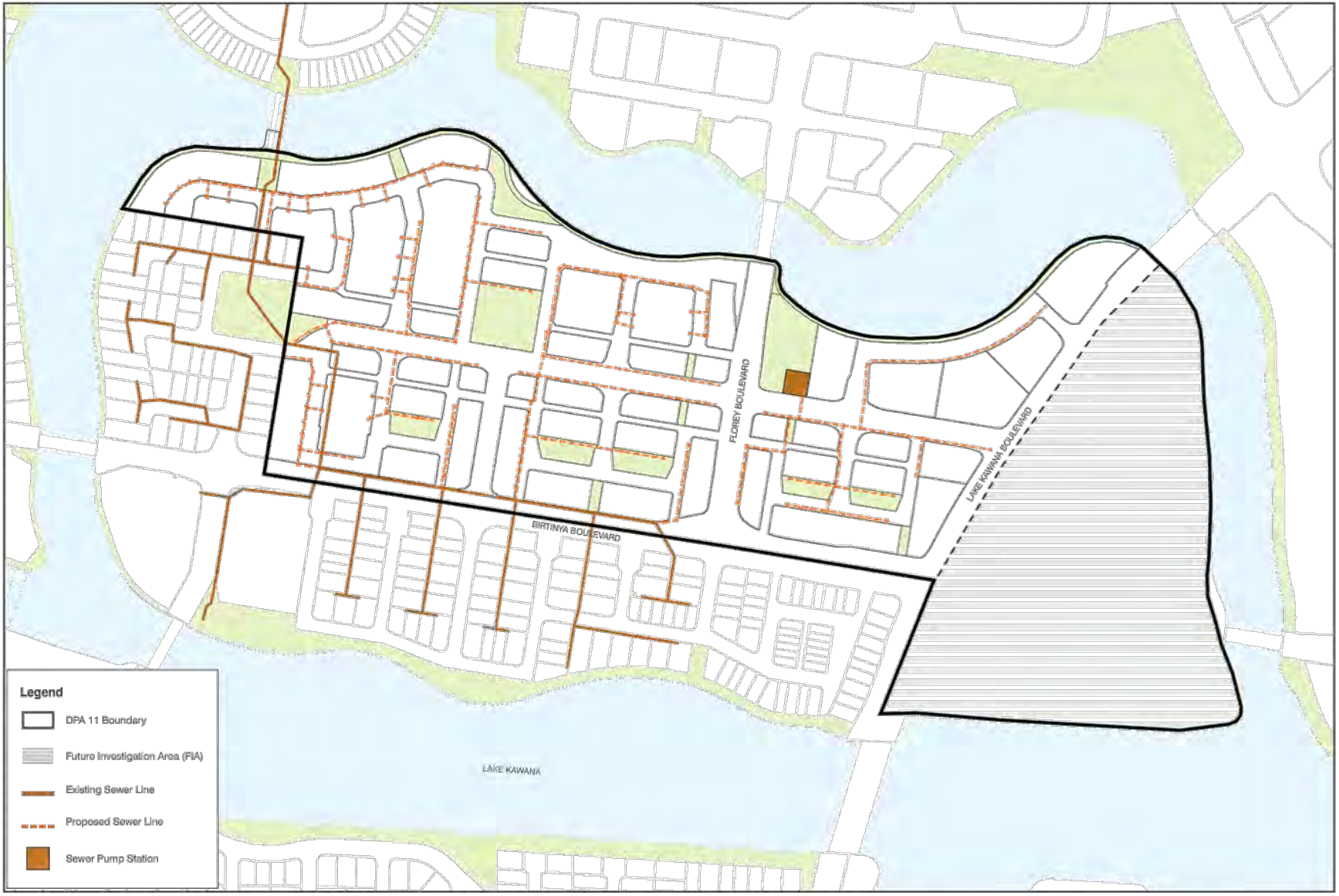
MAP 6: OPEN SPACE PLAN



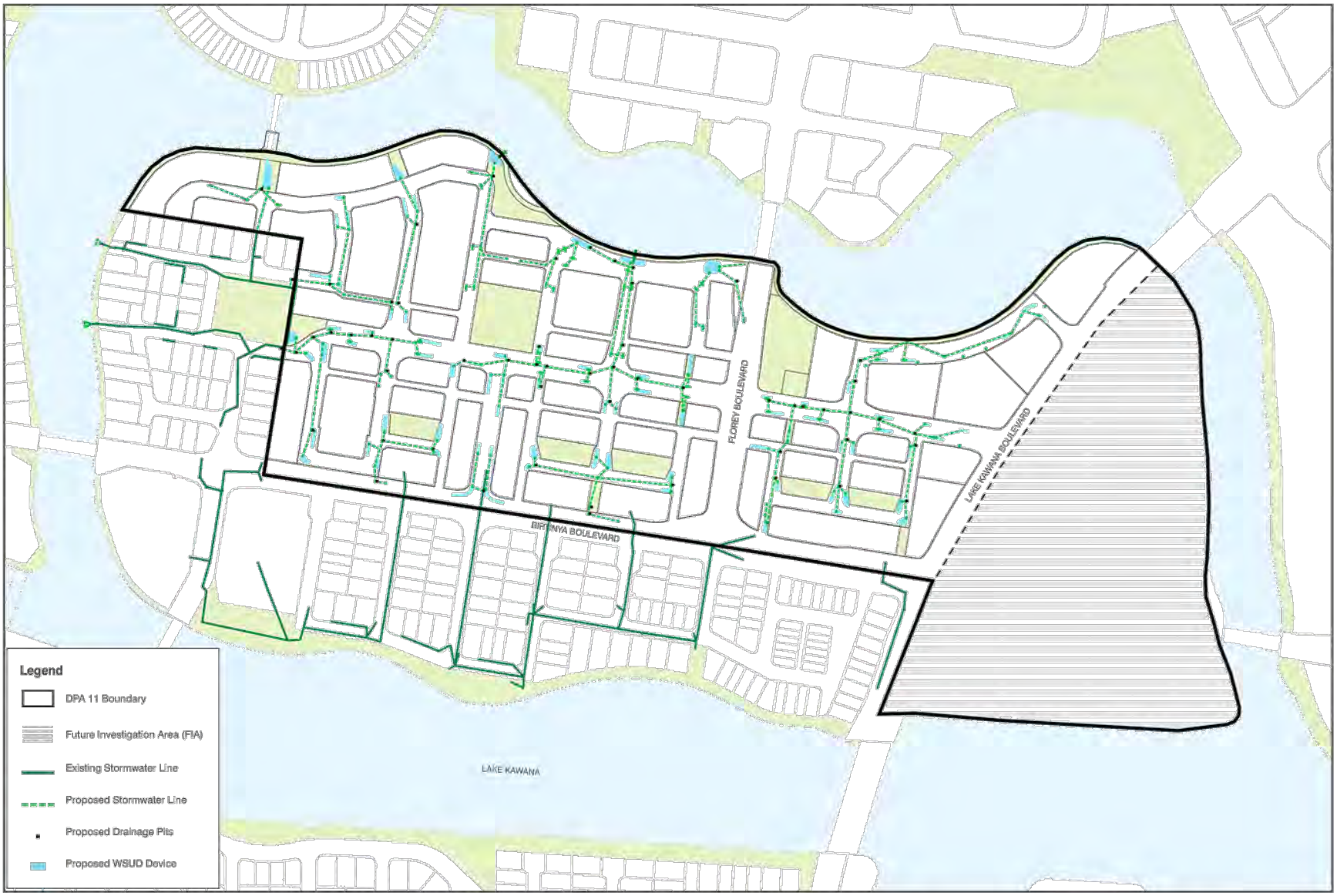
MAP 7: VEHICLE MOVEMENT NETWORK & DRIVEWAY LOCATION PLAN



MAP 8: URBAN INFRASTRUCTURE NETWORK - WATER

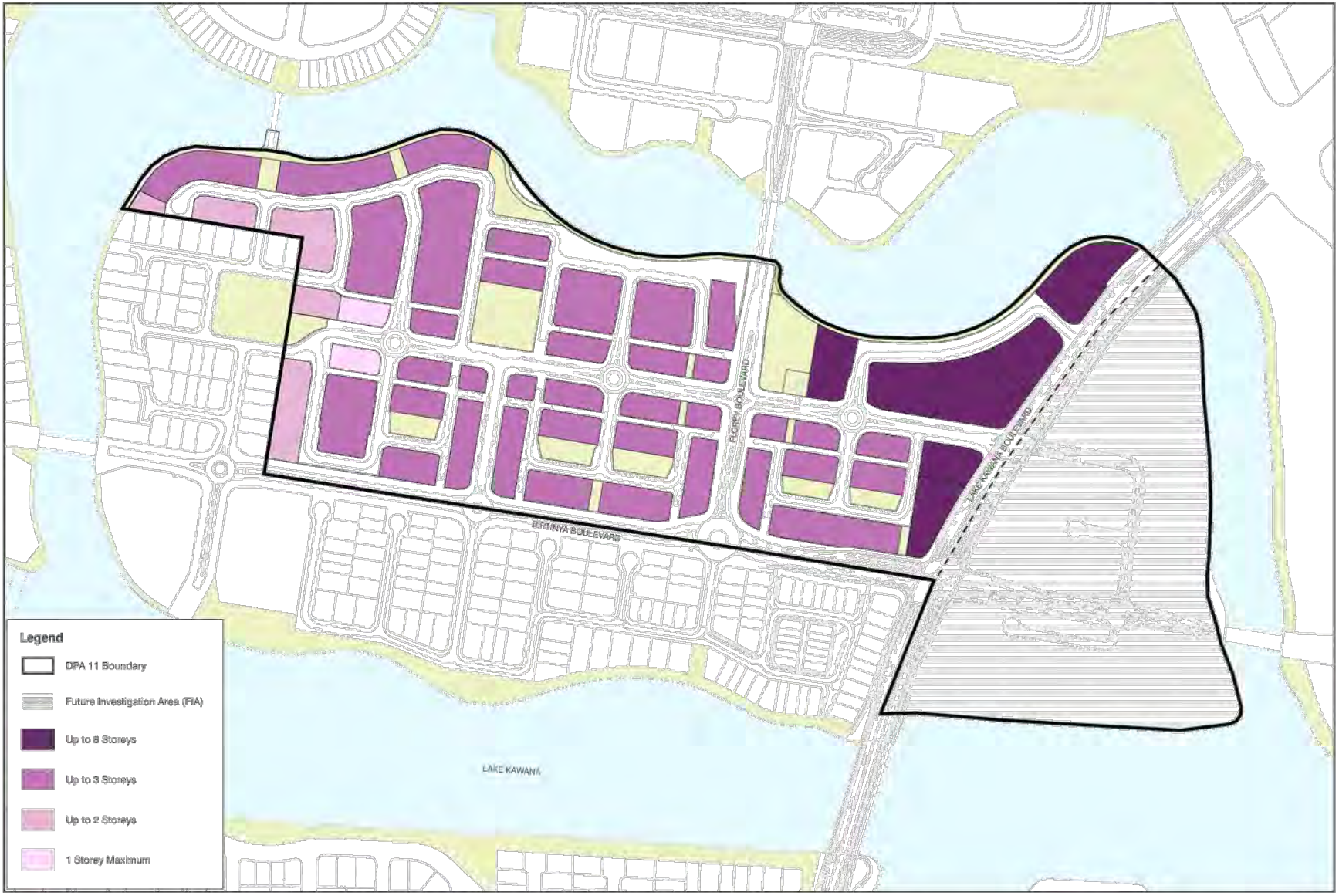


MAP 9: URBAN INFRASTRUCTURE NETWORK - SEWER

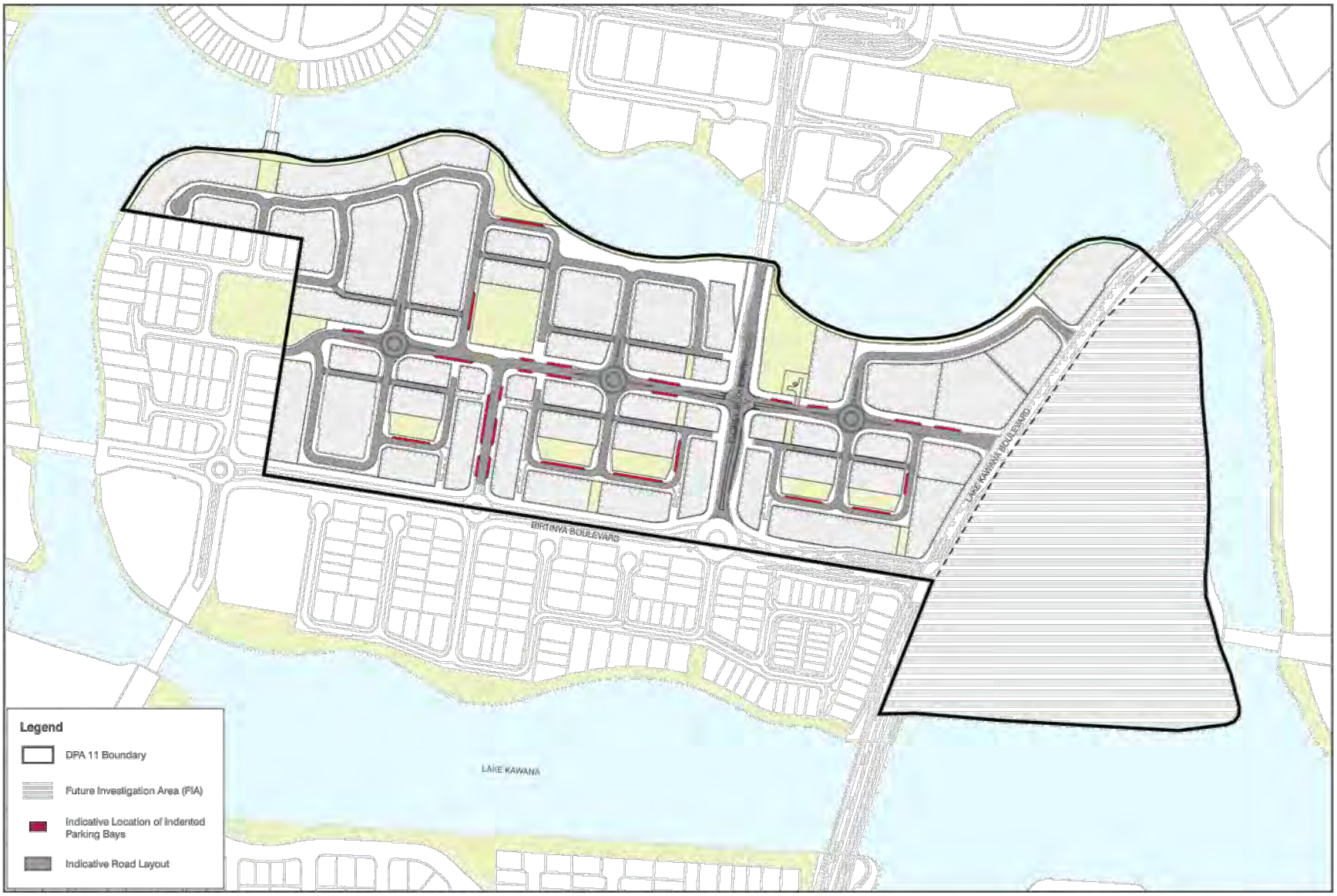


MAP 10: URBAN INFRASTRUCTURE NETWORK - STORMWATER DRAINAGE

MAP 11: PUBLIC TRANSPORT PLAN

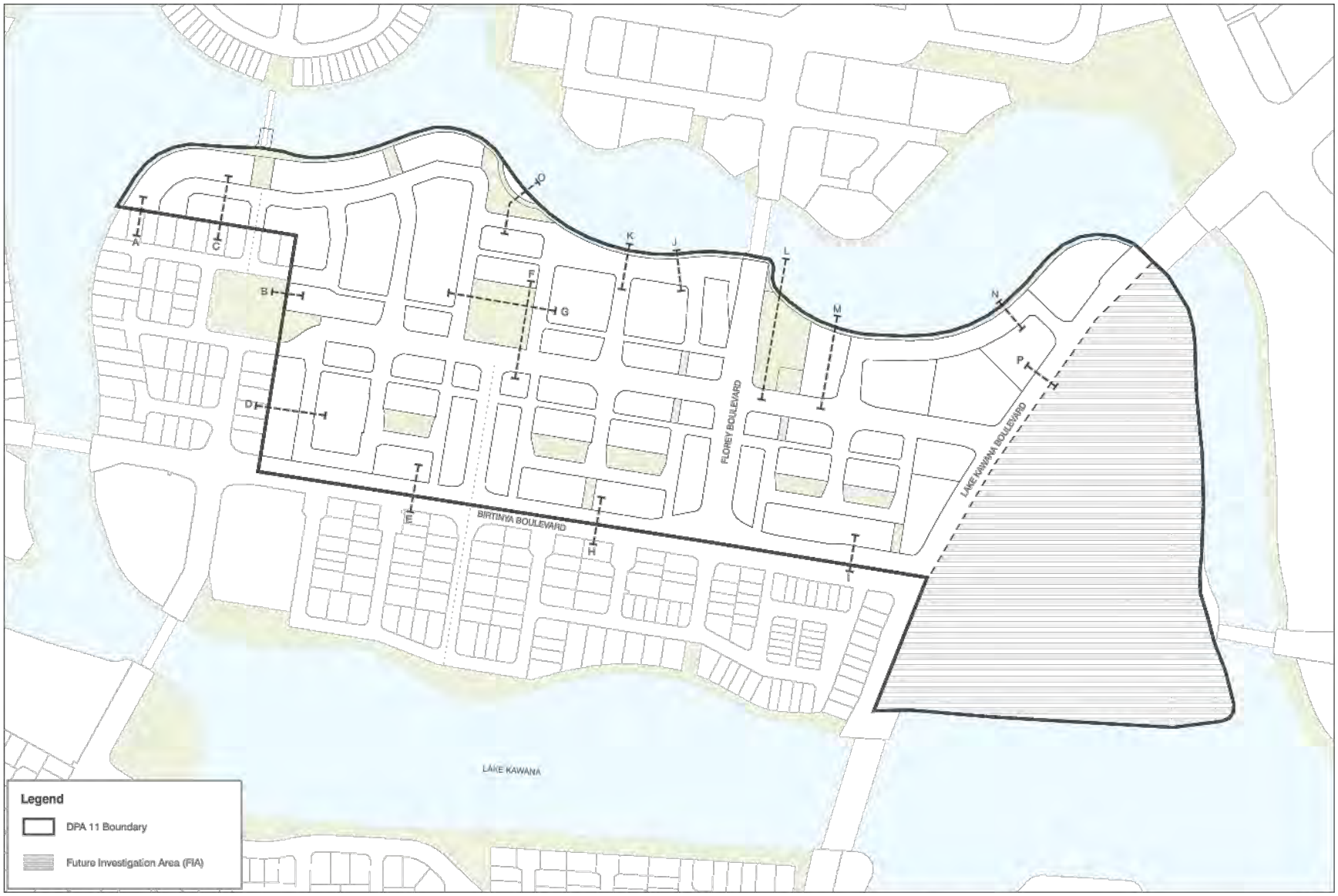


MAP 12: BUILDING HEIGHTS PLAN



MAP 13: ON-STREET CAR PARKING PROVISION PLAN

MAP 14: LAND USE AREA 3 SETBACKS PLAN



MAP 15: INDICATIVE CROSS SECTIONS - REFERENCE LOCATIONS

SECTION A - RESIDENTIAL ADJACENT TO EXISTING RESIDENTIAL

SECTION B - RESIDENTIAL ADJACENT TO EXISTING PARKLAND

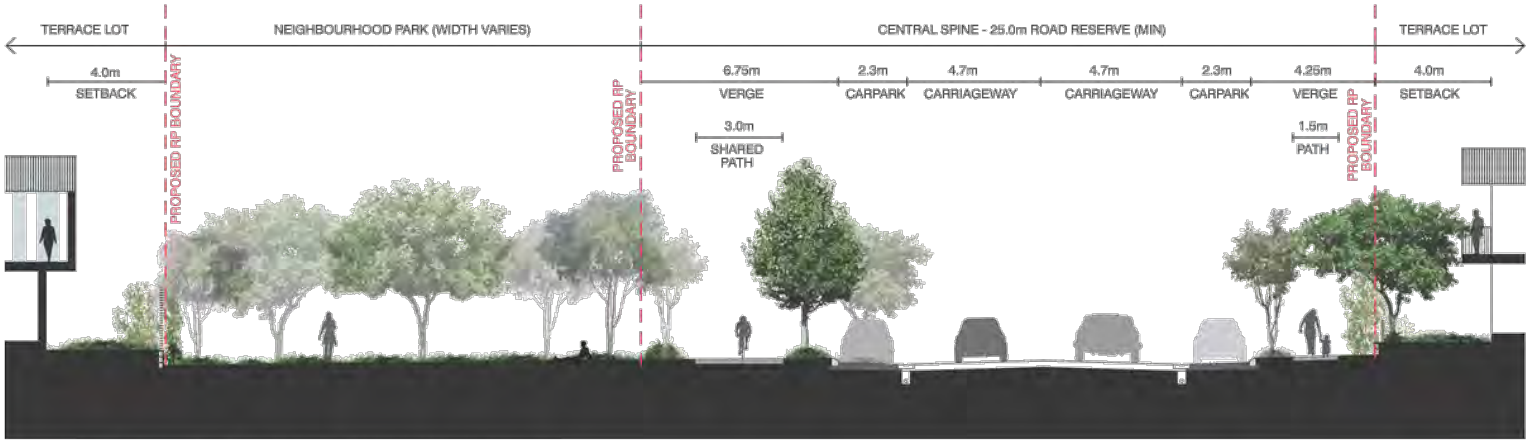
SECTION C - RESIDENTIAL STREET TO EXISTING RESIDENTIAL LOTS

MAP 15A: INDICATIVE CROSS SECTIONS

SECTION D - RESIDENTIAL STREET TO EXISTING RESIDENTIAL LOTS

SECTION E - RESIDENTIAL ALONG EXISTING BIRTINYA BOULEVARD

MAP 15B: INDICATIVE CROSS SECTIONS



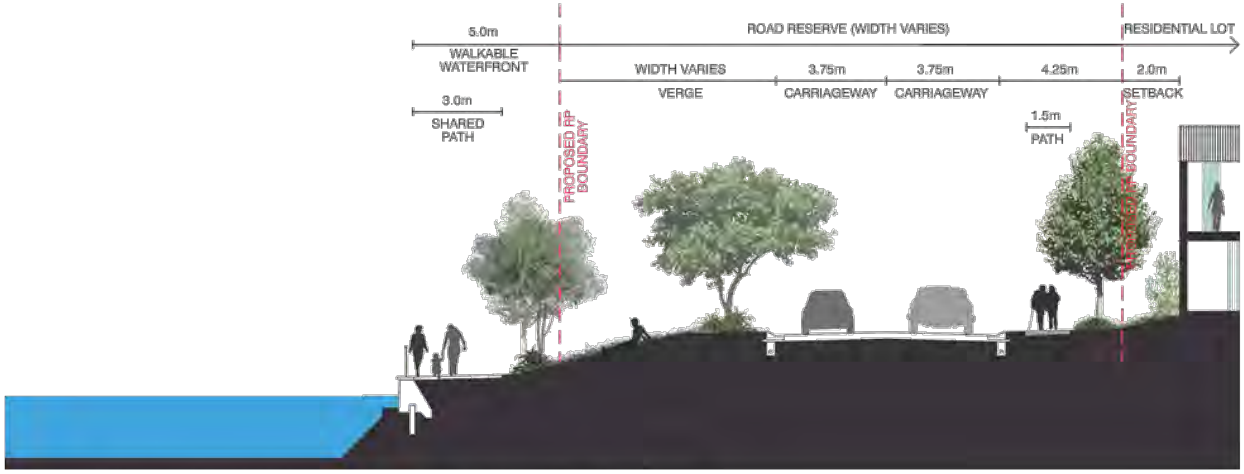
SECTION F - TERRACE LOT ADJACENT TO NEIGHBOURHOOD PARK

SECTION G - RESIDENTIAL LOTS TO NEIGHBOURHOOD PARK TO RESIDNETIAL LOTS

MAP 15C: INDICATIVE CROSS SECTIONS

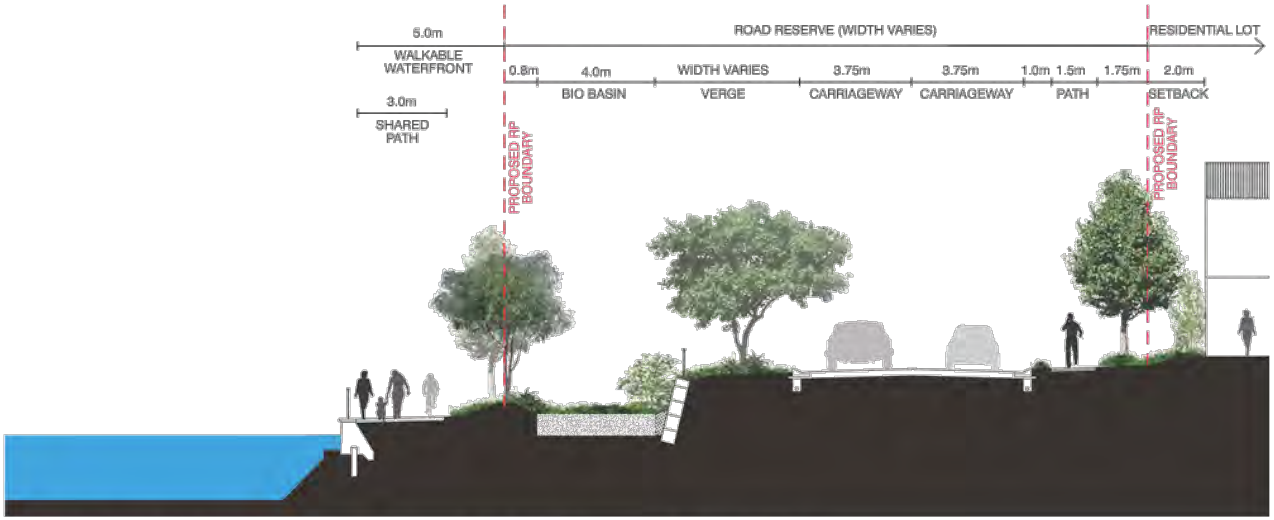
SECTION H - RESIDENTIAL LOT ALONG EXISTING BIRTINYA BOULEVARD

SECTION I - RESIDENTIAL LOT ALONG EXISTING BIRTINYA BOULEVARD



SECTION J - NEIGHBOURHOOD COLLECTOR STREET ADJACENT TO WATERFRONT

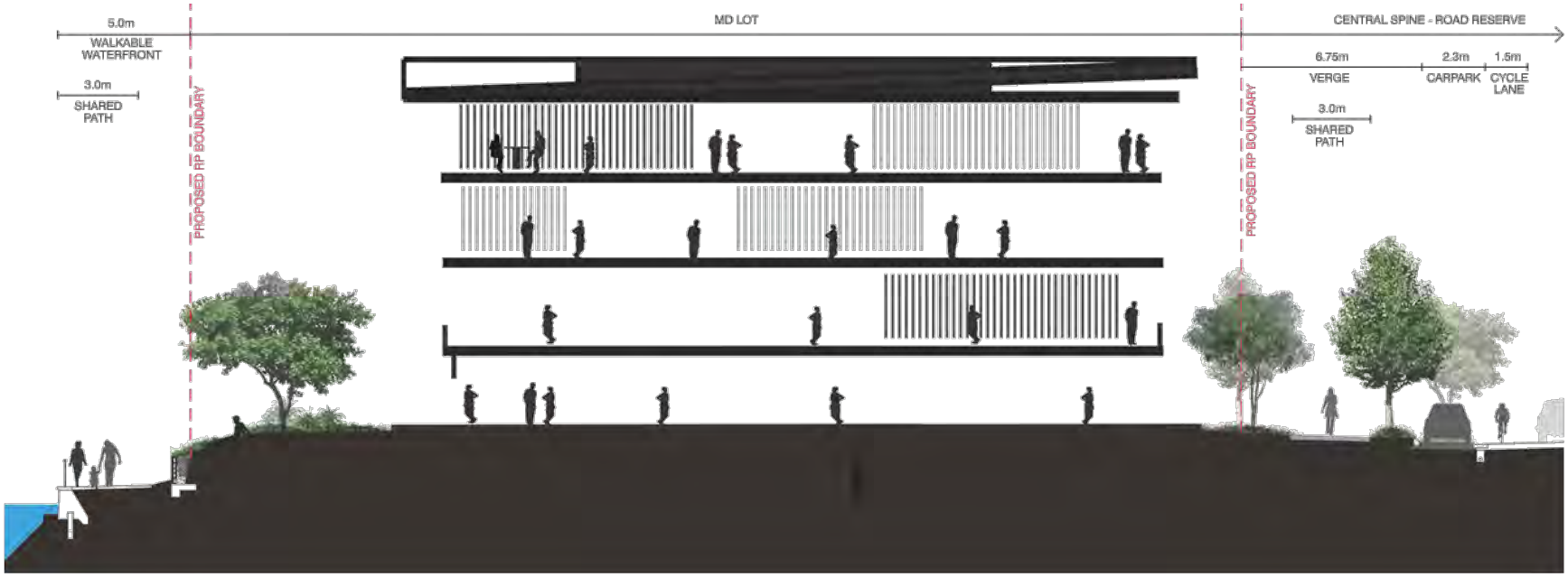
MAP 15D: INDICATIVE CROSS SECTIONS



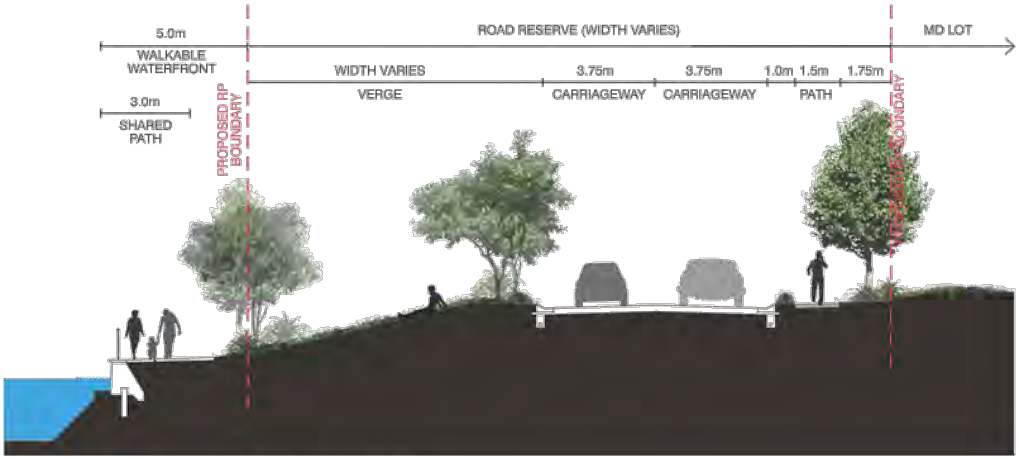
SECTION K - NEIGHBOURBHOOD COLLECTOR STREET ADJACENT TO WATERFRONT AND BIO BASIN

SECTION L - NEIGHBOURBHOOD COLLECTOR STREET ADJACENT TO WATERFRONT AND NEIGHBOURHOOD PARK

MAP 15E: INDICATIVE CROSS SECTIONS



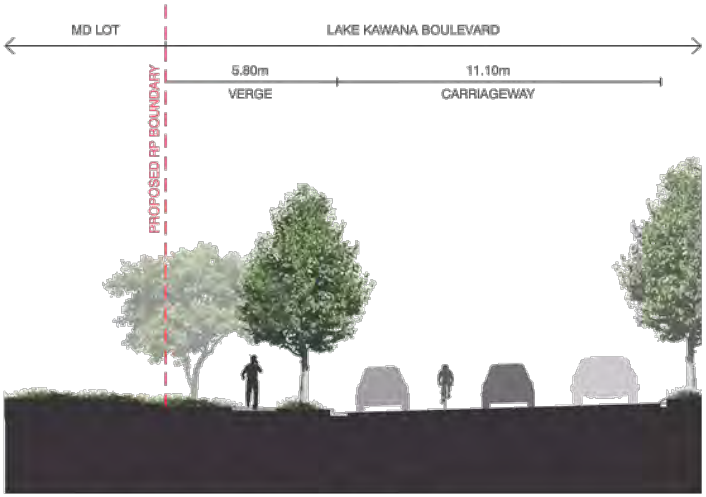
SECTION M - MD LOT ADJACENT TO WATERFRONT



SECTION N - ROAD ADJACENT TO WATERFRONT

MAP 15F: INDICATIVE CROSS SECTIONS

SECTION O - TERRACE LOTS TO PRECINCT PARK AND PROPOSED SANDY BEACH



SECTION P - MD LOT ON LAKE KAWANA BOULEVARD

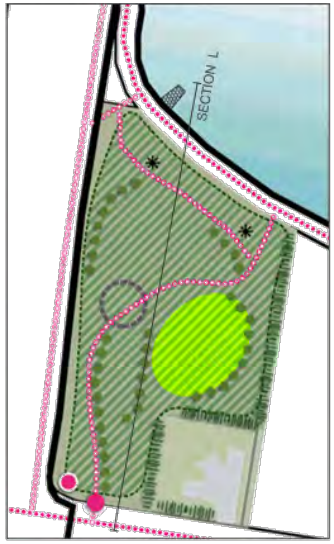
MAP 15G: INDICATIVE CROSS SECTIONS

INDICATIVE DESIGN ELEMENTS *(all elements are indicatively illustrated only)*		NOTES / DESIGN PRINCIPLES
	Primary Pedestrian Routes	» Predominant movements to, from, and through park, which are highly visible and accessible
	Secondary Pedestrian Routes	» Pedestrian paths reflect key desire lines through the park to surrounding streets
	Place Marker	» Public artwork or sculpture at key sight-line terminus
	Entry Statement	» Consider provision of a small plaza or arbour structure with directional signage
	Shelters / picnic tables / seating / BBQ facilities	» Seating to take advantage of key views, BBQ and picnic table facilities to be co-located with bins and drinking fountains
	Playground area	» Playground equipment to accommodate 5-10 children at any time
	Indicative Lake Access Point	» Canoe launch facilities
	Informal Play Area	» Minimum of 1200m2 which can also be used as an informal meeting / gathering area
	Landscape area	» Planting beds, turf areas and low height mounding elements for visual interest
	Indicative areas of flat space - passive recreation area	» Turf area for informal play & running space which is mainly clear of vegetation and reasonably flat
	Tree provision	» Trees to be provided throughout park for amenity and shade. Include marker trees at entries for wayfinding
	Buffer landscape treatment	» Buffer treatments (garden beds and landscape mounds)

NEIGHBOURHOOD PARK 1 *(EXTENSION OF EXISTING NEIGHBOURHOOD PARK)*

NEIGHBOURHOOD PARK 2

NEIGHBOURHOOD PARK 3



MAP 16: NEIGHBOURHOOD PARK DESIGN PRINCIPLES

PRECINCT PARK 1

LEGEND

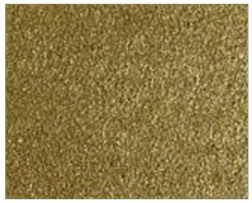
INDICATIVE DESIGN ELEMENTS *(all elements are indicatively illustrated only)*		NOTES / DESIGN PRINCIPLES
	Communal gathering area	» Meeting area to cater for 2-6 people at one time » Area to include a communal BBQ and picnic tables / shelters » Water taps, drinking fountains and bins located in close proximity
	Shelters / picnic tables / seating	» Seating to take advantage of lake views
	Playground area	» Playground equipment to accommodate 5-10 children at any time
	Primary Pedestrian Routes	» Predominant movements to, from, and through park, which are highly visible and accessible
	Secondary Pedestrian Routes	» Pedestrian paths reflect key desire lines through the park to surrounding streets
	Entry Statement	» Consider provision of a small plaza or arbour structure with directional signage
	Potential beach area interface with Western Waterway	» Re-align walkable waterfront to accommodate new beach area
	Landscape area	» Planting beds, turf areas and low height mounding elements for visual interest
	Indicative areas of flat space - passive recreation area	» Turf area for informal play & running space which is mainly clear of vegetation and reasonably flat
	Tree provision	» Trees to be provided throughout park for amenity and shade. Include marker trees at entries for wayfinding
	Buffer landscape treatment	» Buffer treatments (garden beds and landscape mounds)

MAP 17: PRECINCT PARK DESIGN PRINCIPLES

PAVEMENTS


Footpaths: Plain grey concrete, broom finish


Tactile indicators: Stainless steel with grit insert ground surface indicator dots


Integrally Coloured Concrete with Lightly Exposed Aggregate


Coloured Concrete with Broom Finish.


Minor Paths: Plain concrete


Access to Water: Formed concrete

FURNITURE


Seating (modular): Powdercoated aluminium


Bike racks: Polished, marine grade 316 SS


Bollards: Standard hardwood timber


Stone Faced Walls with integrated Seating


Barbecues: Powdercoated steel with stainless steel hotplate/door


Picnic Tables: Powdercoated aluminium



Litter Bins: Stainless (lid) and mild steel (enclosure). Potential for custom powdercoating.


Shade Structure: Lightweight and robust materials


Drinking Fountain: Stainless steel


Shelters: Powdercoated steel framing and hardwood timber

MAP 18: MATERIALS PALETTE FOR THE NEIGHBOURHOOD COLLECTOR (CENTRAL SPINE)

TREES		
PLANT CODE	BOTANICAL NAME	COMMON NAME
ACM hem	Acmena hemilampra	Broad-leaved Lilly Pilly
ACM smi	Acmena smithii	Brush Box
ACR imp	Acronychia imperforata	Coastal Aspen
ALE cor	Alectryon coriaceus	Beach Birds Eye
ALL lit	Allocasurina littoralis	Black She Oak
ALE mol	Aleurites moluccana	Indian Walnut
ARA het	Araucaria heterophylla	Norfolk Island Pine
BAN int	Banksia integrifolia	Coast Banksia
BIS nob	Bismarckia nobilis	Lemon Scented GumBismarck Palm
BRA ace	Brachychiton acerifolius	Illawarra Flame Tree
BRA BD	Brachychiton	Bella Donna
BUC cel	Buckinghamia celsissima	Ivory Curl Tree
CAL vim	Callistemon viminalis	Weeping Bottlebrush
CAS cun	Casuarina cunninghamiana	River She-oak
CAS gla	Casuarina glauca	Swamp Oak
COR cit	Corymbia citriodora	Lemon Scented Gum
COR tes	Corymbia tessallaris	Moreton Bay Ash
CUP ana	Cupaniopsis anacardioides	Tuckeroo
ELA eum	Elaeocarpus eumundii	Eumundi, Smooth Leaved Quandong
ELA ret	Elaeocarpus reticulatus	Blueberry Ash
EUC ter	Eucalptus tereticornis	Forest Red gum
ELA obo	Elaeocarpus obovatus	Hard Quandong
EUC rac	Eucalyptus racemosa	Scribbly Gum
FIC hil	Ficus hillii	Hill's Weeping Fig
FIC mac	Ficus macrophylla	Moreton Bay Fig
FLI bra	Flindersia brayleyana	Queensland Maple
GRE bai	Grevillea baileyana	White Oak
GRE rob	Grevillea robusta	Silky Oak
HAR pen	Harpullia pendula	Tulipwood
HIB RUB	Hibiscus tiliaceus 'Rubra'	Bronce Cottonwood
HIB til	Hibiscus tiliaceus	Cottonwood
JAC mim	Jacaranda mimosaefolia	Jacaranda
LIV aus	Livistona australis	Cabbage Tree Palm

TREES (CONT.)		
PLANT CODE	BOTANICAL NAME	COMMON NAME
LOP con	Lophostemon confertus	Brush Box
LOP sua	Lophostemon suaveolens	
MAG gra	Magnolia grandiflora 'Exmouth'	Bull Bay Magnolia
MEL leu	Melaleuca leucadendra	Cajeput Tree
MEL sal	Melaleuca salignus	Willow Bottlebrush
MEL qui	Melaleuca quinquenervia	Broadleaf Paperbark
MEL vir	Melaleuca viridiflora	Broad-leaved Tea Tree
PAN ped	Pandanus pedunculatus	Coastal Screw Pine
PON pin	Pongamia pinnata	Indian Beech Tree
SYZ leu	Syzygium luehmannii	Small Leaved Lilly Pily
TRI lau	Tristaniopsis laurina	Water Gum
XAN chr	Xanthostemon chrysanthus	Golden Penda

SHRUBS & ARCHITECTURAL FORMS		
PLANT CODE	BOTANICAL NAME	COMMON NAME
ACA LIM	Acacia cognata	Acacia Limelight
ACM AM	Acmena 'Allyn Magic'	Dwarf Lilly Pilly
ACA FET	Acacia cognata	Fettuccine River Wattle
AGA att	Agave attenuata	Lion's Tail
ALC RUB	Alcantarea imperialis 'Rubra'	Imperial Bromeliad
BAN BC	Banksia spinulosa "Birthday Candles"	Dwarf Banksia
BAN CC	Banksia spinulosa 'Coast Cushions'	Banksia Coastal Cushion
BAN eri	Banksia ericifolia	Heath-leaved Banksia
BAN int	Banksia integrifolia	Coast Banksia
BAN spi	Banksia spinulosa Dwarf	Dwarf Banksia
BAN rob	Banksia robur	Swamp Banksia
BAN obl	Banksia oblongifolia	Fern-leaved Banksia
BLE ind	Blechnum indicum	Swamp Water Fern
CAL BB	Callistemon hybrid	Callistemon Betka Beauty
CAL FIR	Calistemon citrinus	Firebrand
CAL ER	Calistemon citrinus	Ewan Road

SHRUBS & ARCHITECTURAL FORMS (CONT.)		
PLANT CODE	BOTANICAL NAME	COMMON NAME
CAL EW	Callistemon	Edna Walling Scarlet Willow
CAL LJ	Callistemon	Little John
CAL MF	Callistemon	Matthew Flinders' Bottle-brush
CAL pac	Callistemon pachyphyllus	Bottlebrush
CAL PC	Calistemon	Pink Champagne
CAL WA	Callistemon citrinus	White Anzac
COD MAM	Codiaeum variegatum	Croton Mammy
COR CAB	Cordyline australis	Cordyline 'Cabernett'
COR neg	Cordyline negra	Negra
COR rub	Cordyline fruticosa "Rubra"	Red Cordyline
CRI ped	Crinum pedunculatum	Swamp Lily
DOR exc	Doryanthes excelsa	Gymea Lily
DOR pal	Doryanthes palmeri	Giant Spear Lily
DRA mar	Dracaena marginata	Dragon tree
GRE AB	Grevillea Amber Blaze	Amber Blaze
GRE BB	Grevillea	Billy Bonkers
GRE CC	Grevillea Cooroora Cascade	Cooroora Cascade
GRE HG	Grevillea "Honey Gem"	G. banksii x G. pteridi-folia
GRE MO	Grevillea	Moonlight
GRE MP	Grevillea	Misty Pink
GRE PR	Grevillea	Banksii Prostrate Red
GRE RM	Grevillea	Royal Mantle Grevillea
HAK flo	Hakea florulenta	Twiggy Leaved Hakea
IND aus	Indigofera australis	Native Indigo
LEP per	Lepidozamia peroffskyana	Pineapple Zamia
LEP pol	Leptospermum polygalifolium	Tantoon (formerly L. flavescens)

MAP 19A: INDICATIVE PLANTING PALETTE

SHRUBS & ARCHITECTURAL FORMS (CONT.)		
PLANT CODE	BOTANICAL NAME	COMMON NAME
MEL CT	Melaleuca	Claret Tops
MEL thy	Melaleuca thymifolia	Thyme Honey Myrtle
NAN NAN	Nandina domestica 'Nana'	Dwarf Sacred Bamboo
PAN bap	Pandanus baptistii	"Variegated Dwarf Pandanus, White-striped Pandanus"
PHI xan	Philodendron xanadu	Dwarf Philodendron
PHO bro	Photinia	Super Bronze Photinia
PHY mul	Phyllanthus multiflorus	Waterfall Plant
PHY myr	Phyllanthus myrtifolius	Ceylon Myrtle
PIT mis	Pittosporum	Miss Muffet
STR jun	Strelitzia juncea	Rush-leafed Strelitzia
STR reg	Strelitzia reginae	Bird of Paradise
SYZ BB	Syzygium	Beach Ball
SYZ CAS	Syzygium	Cascade Lilly Pilly
SYZ RES	Syzygium australe	Syzygium Resilience
YUC ele	Yucca elephantipes	Spineless Yucca, Soft-Tip Yucca
WES fru	Westringia fruticosa	Blue Gem
WES wyn	Westringia 'Wynyabbie Gem'	Coastal Rosemary
ZAM fur	Zamia furfuracea	Jamaican Sago Tree / Cardboard Cycad

GRASSES & GROUNDCOVERS		
PLANT CODE	BOTANICAL NAME	COMMON NAME
BRA mul	Brachyscome multifida	Cut-Leafed Daisy
CAR app	Carex appressa	Tall Sedge
CAR gla	Carpobrotus glaucescens	Pigface
DIE bic	Dietes bicolor	African Iris
DIE gra	Dietes grandiflora	Large Wild Iris
FIC nod	Ficinia nodosa	Knobby Club-rush
GAZ rig	Gazania rigens (mixed colours)	Treasure Flower
GRE BRO	Grevillea	Bronze Rambler
GRE tam	Grevillea lanigera 'Mt Tamboritha'	Spider Flower

GRASSES & GROUNDCOVERS (CONT.)		
PLANT CODE	BOTANICAL NAME	COMMON NAME
HAR vio	Hardenbergia violacea	Purple Coral-pea
HIB sca	Hibbertia scandens	Snake Vine
HEM cv.	Hemerocallis cv.	Day Lily
HYM lit	Hymenocallis littoralis	Spider Lily
HYM spe	Hymenocallis speciosa	Spider Lily
HEM cv.	Hemerocallis cv.	Day Lily
IMP cyl	Imperata cylindrica	Blady Grass
ISO nod	Isolepsis nodosa	Knobby Club-rush
JUN usi	Juncus usitatis	Common Rush
LIR EG	Liriope muscari 'Evergreen Giant'	Turf Lily
LIR SW	Liriope 'Stripy White'	Lily Turf
LOM flu	Lomandra fluviatilis	Fine Leaf Lomandra
LOM hys	Lomandra hystrix	Green Mat Rush
LOM lon	Lomandra longifolia	Long-Leaf Matt Rush
LOM SHA	Lomandra fluviatilis 'Shara'	Fine Leaf Lomandra
LOM WIN	Lomandra confertifolia "Wingarra"	Lomandra cultivar
MEL aff	Melastoma affine	Native Lasiandra
PAN gol	Pandorea 'Golden Showers'	Golden Showers
PEN alo	Pennisetum alopecuroides "Purple Lea"	Swamp Foxtail
PHI xan	Philodendron "Xanadu"	Dwarf Philodendron
PHO BRO	Phormium tenax	Bronze Baby New Zea-land Flax
PHY myr	Phyllanthus myrtifolius	Mousetail Plant
PIT mis	Pittosporum tobira	Miss Muffett
THE tri	Themeda triandra	Kangaroo Grass
TRA jas	Trachelospermum jasminoides "Tricolour"	Tricolour Jasmine
TRA var	Trachelospermum jasminoides Variegatum	Variegated Star Jasmine

BIOPOD GRASSES & GROUNDCOVERS		
PLANT CODE	BOTANICAL NAME	COMMON NAME
FIC nod	Ficinia nodosa	Knobby Club-rush
JUN usi	Juncus usitatis	Common Rush

MAP 19B: INDICATIVE PLANTING PALETTE (CONT.)