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(Development Control Plans under Repealed LGP&E Act)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. 98 (SITE DEVELOPMENT PLAN – BUSINESS VILLAGE – PRECINCT 7) 2016

**Approved by Sunshine Coast Regional Council pursuant to Master Plan Determination No.**
**(Approval of Site Development Plan – Business Village – Precinct 7) 2016**
**Dated 25/ 01 / 2017**

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### List of Maps

## 1.0 ADMINISTRATION

### 1.1 Preliminary

#### 1.1.1 Citation

1.1.1.1 This document may be cited as Master Plan No. 98 (Site Development Plan – Business Village – Precinct 7) 2016.

#### 1.1.2 Type of Master Plan

1.1.2.1 This document is a Site Development Plan.

#### 1.1.3 Legal Requirement for Master Plan

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

#### 1.1.4 Legal Effect of the Master Plan

1.1.4.1 The Site Development Plan comprises:

(a) This document which shows the subdivision layout with lot boundaries, identifies the purpose for which each lot may be developed and nominates indicative building setback, building layout, access and parking criteria; and

(b) Maps 1 – 5 which show in more detail the elements identified as required by section 7.4.5.2 of DCP 1.

**1.2 Location and Description**

1.2.1 The land the subject of this Site Development Plan is bound by a linear park to the north, Central Boulevard to the south, Innovation Parkway to the east and Kawana Way to the west.

1.2.2 The land the subject of this Master Plan is described as Lot 29 SP 181069 in the Parish of Bribie.

1.2.3 The land the subject of this Site Development Plan has an area of approximately 8,984m$^2$.

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

**1.3 Zoning Map Description**

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

**1.4 Strategic Plan Description**

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

**1.5 DCP Description**

1.5.1 The land the subject of this Site Development Plan is identified in DCP 1 as having a preferred land use as described in Section 4.10.2 of the DCP.

**1.6 Relationship to Higher Order Master Plans**

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

(a) identified on Structure Plan Map 1 as being part of Detailed Planning Area 9 and being subject to the Development Criteria defined in Section 5 of the Structure Plan Development Criteria;

(b) subject to Structure Plan Map 2 which shows the area having a pedestrian and cycle network;

(c) subject to Structure Plan Map 3 which shows the area as being part of Detailed Planning Area 9;

(d) subject to Structure Plan Map 4 which shows the area as being part of a Village/Neighbourhood Relationship, being Neighbourhood 7 in Village 1;

(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.

1.6.2 The land the subject of this Site Development Plan is also subject to Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004 which shows the area on Map 3 (Land Use Plan Precincts) as comprising Precinct 7 of Detailed Planning Area 9.

**1.7 Relationship to Other Master Plans**;

1.7.1 This Site Development Plan should be read in conjunction with Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004.

**1.8 Relationship to DCP**

1.8.1 The land the subject of this Site Development Plan is subject to DCP 1 and as such is identified on DCP 1, Map 1 as being part of Detailed Planning Area 9.

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

### 1.9 Relationship to Planning Scheme Provisions

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

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

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

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

## 2.0 STRUCTURE OF MASTER PLAN

### 2.1 Structure of Site Development Plan

This Site Development Plan comprises:

2.1.1 Subdivision layout with lot boundaries as specified in Section 3.0 (Subdivision Layout) of this document;

2.1.2 The purpose for which each lot is to be developed as specified in Section 4.0 (Defined Uses) of this document;

2.1.3 The ways in which Urban Design Performance Criteria may be implemented as specified in Section 5.0 (Implementation of Urban Design Performance Criteria) of this document;

2.1.4 Maps and Tables as specified in Section 6.0 (Maps & Tables) of this document;

2.1.5 Statement of Compliance as specified in Section 7.0 (Statement of Compliance) of this document;

2.1.6 Interpretation Rules as specified in Section 8.0 (Interpretation Rules) of this document; and

2.1.7 Supporting Information as specified in Section 9.0 (Supporting Information) of this document.

## 3.0 SUBDIVISION LAYOUT

### 3.1 Subdivision Layout

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

3.1.2 Subdivision of land within Precinct 7 will require a separate development application for Reconfiguration of a Lot and Operational Works. Any such development application will be assessed against the relevant Development Criteria and Section 7.0 (Urban Design Performance Criteria) contained within Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004, and Section 5.2 of this document.

3.1.3 Each Reconfiguration of a Lot application shall contain a statement of compliance, demonstrating that the proposed development complies with the Urban Design Performance Criteria outlined in Section 5.2 of this document.

## 4.0 DEFINED USES

### 4.1 Defined Uses

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

**Table 1 – Supplementary Table of Development – Precinct 7**

| SITE DEVELOPMENT PLAN PRECINCT | COLUMN 1 PERMITTED LAND USES | COLUMN 2 PERMITTED SUBJECT TO CONDITIONS | COLUMN 3 CONSENT REQUIRED | COLUMN 4 PROHIBITED USES |
|---|---|---|---|---|
| **Site Development Plan Precinct 7** | Park<br>Public Purpose<br>Public Utility | Residential Uses to a maximum height of 8 storeys, a maximum density of 273 dwelling units per hectare and a maximum site cover of 40%, limited to:<br>▪ Accommodation Building<br>▪ Caretakers Residence<br>▪ Motel<br>▪ Multiple Dwelling<br>▪ Temporary House and Land Sales Office | | Uses not listed in Column 1, 2 and 3 |

**Table 2 – Maximum Residential Density and Site Cover for Each Lot within the Site Development Plan Precinct**

The following table outlines the maximum residential development yield and site cover for each lot within the Site Development Plan Precinct*. The number of dwellings that can be developed on each allotment must not exceed the number of dwellings specified in Column 3. The maximum site coverage for each allotment must not exceed the area specified in Column 4.

| COLUMN 1 | COLUMN 2 | COLUMN 3 | COLUMN 4 |
|---|---|---|---|
| **Lot Number** | **Lot size** | **Dwelling Entitlement** | **Maximum Site Cover** |
| Lot 1 | 2,000sqm | 57 dwellings | 41% (830sqm) |
| Lot 2 | 2,024sqm | 57 dwellings | 41% (830sqm) |
| Lot 3 | 2,061sqm | 65 dwellings | 47% (965sqm) |
| Lot 4 | 2,042sqm | 66 dwellings | 47% (965sqm) |
| Common Property | 857sqm | Nil | Nil |
| | **Total 8,984sqm** | **Total 245 dwellings** | **3,593.6sqm (40%)** |

**note – these figures are based on an "effective site area", comprising the area each lot plus an apportionment of the common property area. This calculation ensures the overall density and site cover for the Site Development Plan precinct does not exceed the overall entitlements outlined in Table 1 – Supplementary Table of Development – Precinct 7.*

### 4.2 Development Criteria

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

4.2.2 The land the subject of this Site Development Plan shall be subject to the Development Criteria specified in Section 6.0 (Development Criteria) and Urban Design Performance Criteria specified in Section 7.0 (Urban Design Performance Criteria) of Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004.

## 5.0 IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA

### 5.1 Residential Uses

5.1.1 Development of the subject land for any of the uses listed in Column 2 (Permitted Subject to Conditions) of Table 1 of this document will require a separate development application for a Material Change of Use and Operational Works. Any such development application will be assessed against the relevant Development Criteria in Section 6.0 (Development Criteria) and Section 7.0 (Urban Design Performance Criteria) contained within Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004, and Section 5.2 of this document below.

5.1.2 Each Material Change of Use application shall contain a statement of compliance, demonstrating that the proposed development complies with the Urban Design Performance Criteria outlined in Section 5.2 of this document.

### 5.2 Urban Design Performance Criteria

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| 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** | The minimum lot size for this Site Development Plan area is outlined in the following table:<br>**Precinct** \| **Minimum Lot Size**<br>7 \| 2,000m$^2$ |
| **Site Cover** | | | |
| **O2** | Development footprints are designed in a manner which:<br>(a) allows for adequate spaces and landscaping between buildings; and<br>(b) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape. | **S2.1** | No Probable Solution prescribed. |
| **Building Setback** | | | |
| **O3** | All buildings and associated structures are adequately setback from the street and side and rear boundaries of the site to:<br>(a) protect the streetscape character of the local area;<br>(a) ensure there is no significant loss of amenity to residents on adjoining sites, including reducing over shadowing and overlooking of adjoining sites;<br>(b) provide separation and spacing between buildings;<br>(c) maintain acceptable levels of natural ventilation and light access to adjacent properties; and | **S3.1**<br>**S3.2**<br><br><br><br><br>**S3.3** | Buildings have a minimum 3m setback to all property boundaries<br>Setbacks of less than 3m are permitted (but not required) for buildings and building elements fronting Innovation Parkway to allow greater flexibility in the architectural design of buildings, where a commercial use is provided at ground level that directly interacts with, and activates the street. These setbacks should define possible plaza areas (where nominated) and/or create interest in the built form recognizing it forms part of a key vista.<br>Above ground level, buildings have a minimum 5m setback to all boundaries adjoining other residential lots. |

| Specific Outcome | Probable Solution |
|---|---|
| (d) ensure the structural integrity of retaining wall(s) is maintained<br>(e) provide a high quality and interesting built form and enhance key vistas. | |
| **Building Siting, Design and Layout** | |
| **O4** Structures are limited to a maximum of 3 metres above finished building height. | **S4.1** No Probable Solution prescribed. |
| **O5** Design and layout provides:<br>(a) a visible clear and articulated pedestrian entrance to and from the building;<br>(b) minimal potential for pedestrian and vehicular conflict;<br>(c) an active frontage to the street or adjacent parkland or other parkland areas; and<br>(d) opportunities to promote casual surveillance of public and semi-public spaces. | **S5.1** The building is sited and designed such that:-<br>(a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage;<br>(b) access from the street to the entrance of the building(s) or individual dwellings is easily discerned;<br>(c) vehicular access to the site is separate from the pedestrian access; and<br>(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 casual surveillance. |
| **O6** Building design demonstrates 3-dimensional modelling that reduces:<br>(a) building scale and bulk; and<br>(b) the appearance of continuous blank walls through the use of articulation and changes in material and colour. | **S6.1** The building incorporates vertical and horizontal articulation to ensure that no unbroken elevation is longer than 15 metres.<br>**S6.2** The building incorporates most or all of the following design elements:<br>(a) variations in plan shape, such as curves, steps, recesses, projections or splays;<br>(b) variations in vertical profile, with steps or slopes at different levels; |

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| Specific Outcome | | Probable Solution | |
|---|---|---|---|
| | | | (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;<br>(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;<br>(e) balconies, verandahs or terraces; and<br>(f) planting, particularly on podiums, balconies, terraces and low level roof decks. |
| **O7** | Development has a top level and roof form that is designed to provide for an articulated and visually interesting skyline silhouette. | **S7.1** | No Probable Solution prescribed. |
| **O8** | Development provides for a high standard of building form by incorporating the following;<br>(a) visually interesting and articulated façade treatments to all elevations visible from street frontages and public open space;<br>(b) a combination of built form elements, landscaping and fencing treatments that collectively contribute to the creation of an attractive interface with adjacent streets and areas of public open space;<br>(c) building elements such as articulated roof forms, variation of façade materials and changes in projected and recessed elements and facades;<br>(d) maximisation of natural light and breezes to all internal living areas<br>(e) incorporation of architectural and landscape treatments which:<br>(i) emphasise corner locations; and | **S8.1** | No Probable Solution prescribed. |

| Specific Outcome | | Probable Solution | |
|---|---|---|---|
| | (ii) provide for the establishment of high quality, deep planted landscaping along all street frontages; and<br>(iii) contribute to the establishment of visually interesting and coherent streetscapes. | | |
| **O9** | Development addresses the public realm, contributes to a residential character and achieves a high level of amenity for dwellings within the site. | **S9.1** | The number of dwelling units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open space is maximised. |
| **O10** | 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. | **S10.1** | 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. |
| **Stormwater Management (On-Site)** | | | |
| **O11** | Development 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. | **S11.1** | Stormwater quality management infrastructure associated with development 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. |
| **O12** | Development is to comply with the stormwater quality management objectives set out in the relevant State Government regulations in force at the time of development. | **S12.1** | Development is to comply with the *Queensland State Planning Policy* (where applicable) and *South East Queensland Regional Plan 2009-2031 Implementation Guideline # 7 Water Sensitive Urban design*. |

| Specific Outcome | Probable Solution |
|---|---|
| **O13** Development avoids discharging [1]'treated' stormwater into [2]'un-treated' stormwater within the public stormwater network. | **S13.1** 'Treated' stormwater discharged from development, accords with the following:<br>(a) connects to a lawful point of discharge; and<br>(b) connects to a dedicated 'treated' stormwater network (where provided); or<br>(c) connects directly into the nearest public stormwater pit (where there is no dedicated 'treated' stormwater network provided).<br>**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. |
| **Car Parking & Access** | |
| **O14** 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. | **S14.1** Vehicular access is provided in accordance with Maps 3B, 4A – 4D (Plan of Development and Development Layout Plans for Lots 1-4) of this Site Development Plan.<br>**S14.2** Vehicular crossings are designed in accordance with Council's adopted standard drawings.<br>**S14.3** 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:<br>(a) *AS2890.1 – Parking Facilities: Off-street Car Parking*; and<br>(b) *AS2890.2 – Parking Facilities: Off-street Commercial Vehicles facilities.*<br>**S14.4** On-site parking and manoeuvring areas provide for vehicles to enter and leave the site in a forward motion. |

[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.

<table>
<tr><th>Specific Outcome</th><th>Probable Solution</th></tr>
<tr><td></td><td>S14.5 Engineering design of all parking and manoeuvring areas is in accordance with Council's adopted standards.</td></tr>
<tr><td>O15 Residential development provides on-site car and cycle parking at a rate that adequately services the needs of the use, without encouraging or reinforcing reliance on private vehicles.</td><td>S15.1 The minimum number of on-site residential car parking spaces provided is in accordance with the rates nominated in Table 3 below:<br>Table 3 – Residential Car Parking Rates
<table>
<tr><th>Use</th><th>Minimum Rate</th></tr>
<tr><td>Residential Uses (limited to Accommodation Building, 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 more bedrooms*</td><td>1.25 spaces per unit</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>Caretaker's Residence</td><td>1 space per residence</td></tr>
</table>
S15.2 The minimum number of on-site cycle parking spaces provided is in accordance with the rates nominated in Table 4 below:<br>Table 4 – Residential Cycle Parking Rates*
<table>
<tr><th>Use</th><th>Minimum Rate</th></tr>
</table></td></tr>
</table>

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| Specific Outcome | Probable Solution |
|---|---|
| | Multiple Dwelling: 1 resident space / dwelling + 1 visitor space / 4 dwellings<br>Accommodation Building / Motel: 1 resident space / 10 rooms + 1 visitor space / 20 rooms<br>*Where interchangeable use rights are sought for the same unit, the highest applicable bicycle parking rate will apply. |
| **O16** Visitor parking spaces are accessible at all times. | **S16.1** No Probable Solution prescribed. |
| **O17** Sufficient on-site parking and manoeuvring area is provided to accommodate the number and type of service vehicles generated by the development activity. | **S17.1** 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. |
| **O18** 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. | **S18.1** The number of car parking spaces provided for people with disabilities complies with the relevant provisions of the Building Code of Australia.<br>**S18.2** Access to parking spaces for people with disabilities complies with *AS1428 – Design for Access and Mobility*.<br>**S18.3** Car parking spaces for people with disabilities comply with the provisions of *AS2890.6 – Parking Facilities: Off-street parking for people with disabilities*. |
| **O19** Vehicle and pedestrian access is provided in an orderly manner that does not compromise the function of the street, public safety or efficient movement. | **S19.1** Development access is provided generally in accordance with Maps 3B and 4A to 4D of this Site Development Plan.<br>**S19.2** Pedestrian access to the linear park is limited to one access point per lot. |
| **O20** Development is designed to ensure car parking and servicing areas do not detrimentally impact on the amenity of the dwelling units and streetscape. | **S20.1** Car parking areas or other associated structures are integrated into the design of the development such that:- |

| Specific Outcome | | Probable Solution | |
|---|---|---|---|
| | | | (a) they are screened from view from frontages to streets, parks, pathways and adjoining land;<br>(b) they are not located between the building and the street address; and<br>(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. |
| **O21** | Resident and visitor car parking is sited and designed so as to minimise the visual impact of car parks provided at-grade. | **S21** | Car parking areas for residential developments are distributed as follows:<br>(a) 50% of the total visitor parking required for the site, provided at-grade; and<br>(b) Remaining visitor parking is to be accessible at all times;<br>(c) Resident car parking is provided in either a basement or sub-basement or podium arrangement. |
| **O22** | 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. | **S22.1** | 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. |
| | | **S22.2** | Where surface car parking is located a above a basement, mechanical shading devices or trees planted in podium planters may be used to provide shade to the car park provided large canopy trees are established around the permitter of the site to screen the surface parking area. |
| | | **S22.3** | Trees and planting areas provided within surface car parks are protected from vehicles by either raised kerbs or where surface runoff is directed into planters as WSUD initiatives, wheel stops, bollards or alternative restriction devices may be used. |
| **Privacy and Amenity** | | | |

| Specific Outcome | | Probable Solution | |
|---|---|---|---|
| **O23** | Dwelling units, private open spaces and adjoining residential uses are provided with a reasonable level of privacy. | **S23.1** | 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. |
| | | **S23.2** | 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:-<br>(a) window sill heights being a minimum of 1.5 metres above floor level; or<br>(b) fixed opaque glazing being applied to any part of a window below 1.5 metres above floor level; or<br>(c) fixed external screens; or<br>(d) if at ground level, screen fencing to a minimum height of 1.5 metres. |
| **O24** | 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. | **S24.1** | 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. |
| **O25** | Development is designed to ensure mechanical plants do not detrimentally impact on the amenity of the dwelling units, streetscape and public realm. | **S25.1** | 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. |
| | | **S25.2** | Air conditioner external condenser units are not to be placed on balconies (to ensure that the comfort and useability of the areas is not adversely impacted by the operation of the units). |
| **Building Design (Sub-Tropical Elements)** | | | |
| **O26** | Elements of sub-tropical design are integrated into the design of development, and include but are not limited to:<br>(a) the maximising of natural light and cross ventilation; | **S26.1** | No Probable Solution prescribed. |

| Specific Outcome | Probable Solution |
|---|---|
| (b) The provision of fixed and adjustable sun shading devices to control direct solar access;<br>(c) The provision of roof eave overhangs to walls, wall openings and balconies. | |
| **O27** Where double stacked buildings are proposed, the development must incorporate ventilated cores that are<br>(a) non-mechanical<br>(b) Remain open at all building edges to allow light and breezes into the core of the building. | **S27.1** No Probable Solution prescribed. |
| **Open Space/Landscaping and Fencing** | |
| **O28** Development incorporates communal and private open space and landscaping such that residents have sufficient level area to engage in communal activities, enjoy private and semi-private spaces and accommodate visitors.<br><br>For Multiple Dwellings and Accommodation Building:<br>(a) Each dwelling unit above ground storey is provided with a balcony having a minimum area of 12m² with a minimum dimension of 3m (i.e. accommodating a core 3m x 3m square area within the total area);<br>(b) The minimum area and minimum dimension/depth of the balcony is to be actual useable floor area:<br>(i) exclusive of balustrading, storage areas, clothes drying facilities etc.;<br>(ii) calculated as measured from the inside edge of any walls, balustrading or screening. | **S28** <u>Multiple Dwellings and Accommodation Building:</u><br><br>(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;<br>(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 20m² and a minimum dimension of 4 metres (i.e. accommodating a 3.5m x 3.5m square area within the total area);<br><br>Note: Clothes drying areas, driveways, private open space, and landscape buffering requirements do not form part of the communal open space requirement. |
| **O29** Communal open space areas are designed to maximise their functionality and amenity. | **S29.1** A minimum of 50% of communal open space is open to the sky. |

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| Specific Outcome | | Probable Solution | |
|---|---|---|---|
| | | **S29.2** | Any covered area of communal open space has a minimum floor to ceiling height of 3 metres. |
| | | **S29.3** | Communal open space areas must be provided with high quality embellishments to maximise their amenity. |
| **O30** | Landscaping on the site:<br>(a) enhances privacy between dwellings, rooming units and private open space on the site and adjoining premises;<br>(b) assists in providing microclimatic control to buildings, communal and private open space;<br>(c) makes a positive contribution to the streetscape;<br>(d) ensures the shared driveway is attractively landscaped; and<br>(e) maintains opportunities for casual surveillance of public and semi-public spaces. | **S30.1** | A minimum 2m wide landscaping buffer is provided to the full frontage/s of the site. |
| | | **S30.2** | A minimum 2m wide landscaping buffer is provided along both sides of the internal shared driveway in accordance with Map 5 – Shared Driveway Concept Landscape Plan. |
| | | **S30.3** | Development incorporates deep planting areas (free from basements and underground services) to allow for the establishment of large trees. Deep planting areas are to be provided in prominent locations (e.g. on street corners). Each deep planting area is a minimum of 4m x 4m in size. |
| | | **S30.3** | A minimum of 25% of all trees provided on site are capable of growing above 3m. |
| **O31** | 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. | **S31.1** | No Probable Solution prescribed. |
| **O32** | Plant selections for Communal Open Space areas must address functional issues of the development, its character and privacy needs by considering:<br>(a) watering requirements;<br>(b) screening and buffering needs;<br>(c) street frontage and kerb appeal;<br>(d) shading and potential overshadowing;<br>(e) limb, foliage or seed drop issues. | **S32.1** | No Probable Solution prescribed. |
| **O33** | Fences and walls in landscaping are to:<br>(a) assist the development to address the street; | **S33.1** | High solid fences or walls are avoided along street frontages. |

| Specific Outcome | Probable Solution |
|---|---|
| (b) assist safety and surveillance;<br>(c) enable the use of private open space abutting the street;<br>(d) provide an acoustic barrier for traffic noise;<br>(e) assist in highlighting entrances;<br>(f) maintain important views from the street;<br>(g) assist in allowing access for cooling breezes; and<br>(h) do not unduly impact upon the amenity of the site and surrounding area.<br><br>Assist in providing an open, well landscaped shared driveway to the site | **S33.2** Fences and walls to street frontage and the internal shared driveway have a maximum height of:<br>(a) 1.8 metres if 50% transparent; or<br>(b) 1.2 metres if solid.<br><br>**S33.3** Fences and walls to street frontages are setback behind the 2 metre wide landscape strip.<br><br>**S33.4** Fences and walls to the internal shared driveway are located on the site boundary, behind the 2 metre wide landscaping strip that is provided within the common property for the shared driveway.<br><br>**S33.5** A 1.8m high solid screen fence is provided along the full length of all side/rear site boundaries to the front building line. |
| **O34** The location, height, extent and materials of retaining walls must be designed to minimise visual impact. | **S34.1** 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.<br><br>**S34.2** Retaining walls do not exceed 1m in height unless stepped or terraced so that landscaping can soften visual impact. |
| **Unit Configuration** | |
| **O35** Dwelling units are configured such that they do not contain two separately keyed areas that are accessed via a common entry foyer. | **S35.1** No Probable Solution prescribed. |
| **Requirements for a Caretakers Residence** | |
| **O36** Caretakers Residence are only provided where demonstrated to be a legitimate support for other activities on the site. | **S36.1** The material change of use application is to demonstrate compliance with Local Planning Policy PDLPP 4.3/01 – Caretakers Residence |

**MASTER PLAN NO. 98 (SITE DEVELOPMENT PLAN – BUSINESS VILLAGE PRECINCT 7) 2016**

| Specific Outcome | | Probable Solution | |
|---|---|---|---|
| **Requirements for a Temporary House and Land Sales Office** | | | |
| **O37** | Temporary House and Land Sales Offices are appropriately located so as to ensure they do not adversely affect the amenity of the neighbourhood. | **S37.1** | The material change of use application is to demonstrate compliance with Local Planning Policy PDLPP 4.5/01 – Display Homes. |
| **Energy Efficiency** | | | |
| **O38** | Development is designed to respond to the local climatic conditions and thereby reduce reliance on artificial heating and cooling systems, energy and water consumption | **S38.1** | The Development demonstrates achievement of current best practice and design energy efficiency, where buildings achieve at least an equivalent 4 Star Green Star Rating benchmarked against the Green Building Council of Australia's (GBCA) 'Green Star' rating system, or for buildings not addressed by the GBCA ratings system, buildings are designed to achieve a 4 star Australian Building Greenhouse Rating (ABGR). |
| | | **S38.2** | Development incorporates fundamental design features to engender an energy efficient built form, being:<br>(a) appropriate building orientation;<br>(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. |
| | | **S38.3** | Multi-unit residential dwellings sited above podium level(s) are predominantly oriented east / north-east, to maximise climatic efficiencies. |
| **O39** | Development is designed and operated to minimise the production of greenhouse gas emissions by implementing a range of emissions limiting measures including, but not limited to, the following:-<br>(a) use of solar power or other non-polluting, renewable energy sources to supply part or all of the development's energy needs; and | **S39.1** | No probable solution prescribed |

| Specific Outcome | Probable Solution |
|---|---|
| (b) for residential development, provision of a non mechanical (natural) clothes drying area for each dwelling unit, except where adequate non mechanical communal clothes drying facility are provided. | |
| **O40** Where individual clothes drying areas are provided on balconies, they do not adversely impact on the amenity of public places or neighbouring residential premises. | **S40.1** Individual clothes drying areas are concealed or screened from public view. |
| **O41** Non mechanical communal clothes drying facilities are provided where dwelling units are not provided with individual drying facilities. | **S41.1** Where individual clothes drying facilities are not provided for each dwelling unit, 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. |
| **Acid Sulfate Soils** | |
| **O42** Development works are managed to avoid or minimise the release of acid and metal contaminants into the environment. | **S42.1** The Development works do not disturb acid sulfate soils when undertaking excavation or filling works, or when extracting groundwater<br>**S42.1** If acid sulfate soils or potential acid sulfate soils are disturbed by development works:-<br>(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<br>(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 Operational Works application, and is reviewed by Council in conjunction with its assessment of the Operational Works application. |

| Specific Outcome | | Probable Solution | |
|---|---|---|---|
| **O43** | Basements (where proposed) are designed and constructed as water excluding structure. | **S43.1** | No Probable Solution prescribed. |
| **Advertising Devices** | | | |
| **O44** | Advertising Devices within the Site Development Plan Area:<br>(a) are to compliment, or at least do not unreasonably detract from, the desirable characteristics of the natural and built environment;<br>(a) are designed and integrated so as to minimise visual clutter; and<br>(b) are constructed to satisfactory standards of public safety. | **S44.1** | 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).<br>Assessment level to be determined by the Caloundra City Planning Scheme 1996. |
| | | **S44.2** | The location and design requirements of any temporary Advertising Devices are to be identified in the Material Change of Use application. Such advertising devices are limited to those advertising emerging developments within the Kawana Waters Master Planned area. |
| **Acoustic Quality** | | | |
| **O45** | Development is located, designed, constructed and operated to maintain appropriate levels of acoustic amenity for noise sensitive development. | **S45.1** | The *Acoustic Quality Objectives* specified in Schedule 1 of the *Environmental Protection (Noise) Policy 2008* are achieved |
| **O46** | Mitigation measures incorporated into noise sensitive development to ameliorate road traffic noise achieves appropriate internal and external noise levels. | **S46.1** | 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*. |
| | | **S46.2** | All noise affected lots and proposed acoustic barriers, including barrier heights are identified as part of the subsequent Material Change of Use application. |

## MASTER PLAN NO. 98 (SITE DEVELOPMENT PLAN – BUSINESS VILLAGE PRECINCT 7) 2016

| Specific Outcome | Probable Solution |
|---|---|
| **O47** Development involving live entertainment or amplified music and voices maintains a satisfactory level of amenity for surrounding noise sensitive development. | **S47.1** Development is to achieve the acoustic quality objectives of the *Environmental Protection (Noise) Policy 2008*. |
| **O48** For development which includes:<br>(a) industrial plant – fixed or mobile;<br>(b) commercial plant – air-conditioning, refrigeration, deliveries, waste storage and collection; or<br>(c) residential air conditioning;<br>and where there is a potential for:<br>(a) noise emissions to affect existing (or proposed) potentially noise sensitive development; or<br>(b) noise emissions from existing development to adversely affect a proposed potentially noise sensitive development;<br>a satisfactory level of amenity is achieved. | **S48.1** Development complies with the Noise Impact Assessment Criteria provided in Table 7 below at all nearby and adjacent noise sensitive places.<br>**OR**<br>Where the noise levels specified in Table 7 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:<br>(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);<br>(b) redesign of building layouts and orientation to maximise buffer distances and noise shielding;<br>(c) provision of noise barriers to provide noise reductions to external and internal spaces; and<br>(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 7 - 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 |

| Specific Outcome | | Probable Solution |
|---|---|---|
| 10 pm – 7 am (sleep disturbance criteria) | The FICAN 1997 sleep threshold of 5% awakenings must be complied with. The sleep disturbance curve is represented by the following equation: Percentage awakenings = 0.0087 x $(L_{Abg} - 30)^{179}$. | n/a |
| *Notes*<br>*(a) $L_{Abg}$ is the minimum average background sound pressure level for the time period nominated.*<br>*(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.*<br>*(c) Refer to the definitions presented in the Noise Measurement Manual (Environmental Protection Agency 2000) for further details.* | | |
| **Air Quality** | | |
| **O49** Development is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause an environmental nuisance either:<br><br>(a) in the surroundings of the proposed development; or<br>(b) at the proposed development. | | **S49.1** The *Air Quality Objectives* specified in Schedule 1 of the *Environmental Protection (Air) Policy 2008* are achieved. |
| **Lighting** | | |
| **O50** Where development has the potential to cause a loss of amenity as a result of light spillage, lighting devices are suitably located, designed and installed to:-<br><br>(a) minimise light spillage on surrounding premises;<br>(b) preserve an acceptable degree of lighting amenity at surrounding premises;<br>(c) provide covers or shading around lights;<br>(d) direct lights downwards;<br>(e) position lights away from potentially affected areas; and<br>(f) enable brightness of lights to be adjusted to low levels. | | **S50.1** Compliance with *AS4282-1997: Control of the Obtrusive Effects of Outdoor Lighting* is achieved. |

| Specific Outcome | | Probable Solution | |
|---|---|---|---|
| **O51** | Car Park, internal shared driveway and pedestrian walkway lighting must be provided and must be located, designed and constructed to mitigate adverse amenity impacts. | **S51.1** | Lighting levels are in accordance with *AS1158.3.1:1999: Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements*. |
| | | **S51.2** | In achieving the above, *AS4282 – 1997: Control of the Obtrusive Effects of Outdoor Lighting* is also met. |
| **Refuse Management** | | | |
| **O52** | Adequate on-site facilities are provided for storage and collection of refuse in a manner which provides reasonable standards of amenity for residents. | **S52.1** | 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:<br>(a) is provided within an appropriately designed and well-ventilated part of a building situated close to the likely point of collection; or<br>(b) if this is not reasonably practicable and an outdoor area is provided, such an area is:<br>(c) no closer than 3 metres to any frontage and 1.5 metres to any other site boundary;<br>(d) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles;<br>(e) screened by dense planting with or without mounding; and<br>(f) adequately separated from dwellings so as to avoid any undesirable impact of odour or noise from refuse collection services. |
| **O53** | Development is located, designed, constructed and operated with appropriate waste management facilities which achieves the following:<br>(a) development provides opportunities to minimise waste generation and increase re-use and recycling;<br>(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; | **S53.1** | No Probable Solution prescribed. |

| Specific Outcome | Probable Solution |
|---|---|
| (c) waste storage facilities are functionally appropriate for users of the facilities; and<br>(d) waste collection services are undertaken in a safe, efficient and unobstructed manner. | |
| **O54** Adequate provision is made for refuse collection for all lots. | **S54.1** No Probable Solution prescribed. |

## 6.0 MAPS AND TABLES

This Site Development Plan comprises the following:

**Maps –**
Map 1 – Locality Plan
Map 2 – Land Subject of Master Plan
Map 3A – Dimensions Plan
Map 3B – Plan of Development / Services Plan
Map 4A – Development Layout Plan (Lot 1)
Map 4B – Development Layout Plan (Lot 2)
Map 4C – Development Layout Plan (Lot 3)
Map 4D – Development Layout Plan (Lot 4)
Map 5 – Shared Driveway Concept Landscape Plan

**Tables**
Table 1 (Supplementary Table of Development)

## 7.0 STATEMENT OF COMPLIANCE

### 7.1 Requirements

The Site Development Plan complies with the following:

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

## 8.0 INTERPRETATION RULES

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

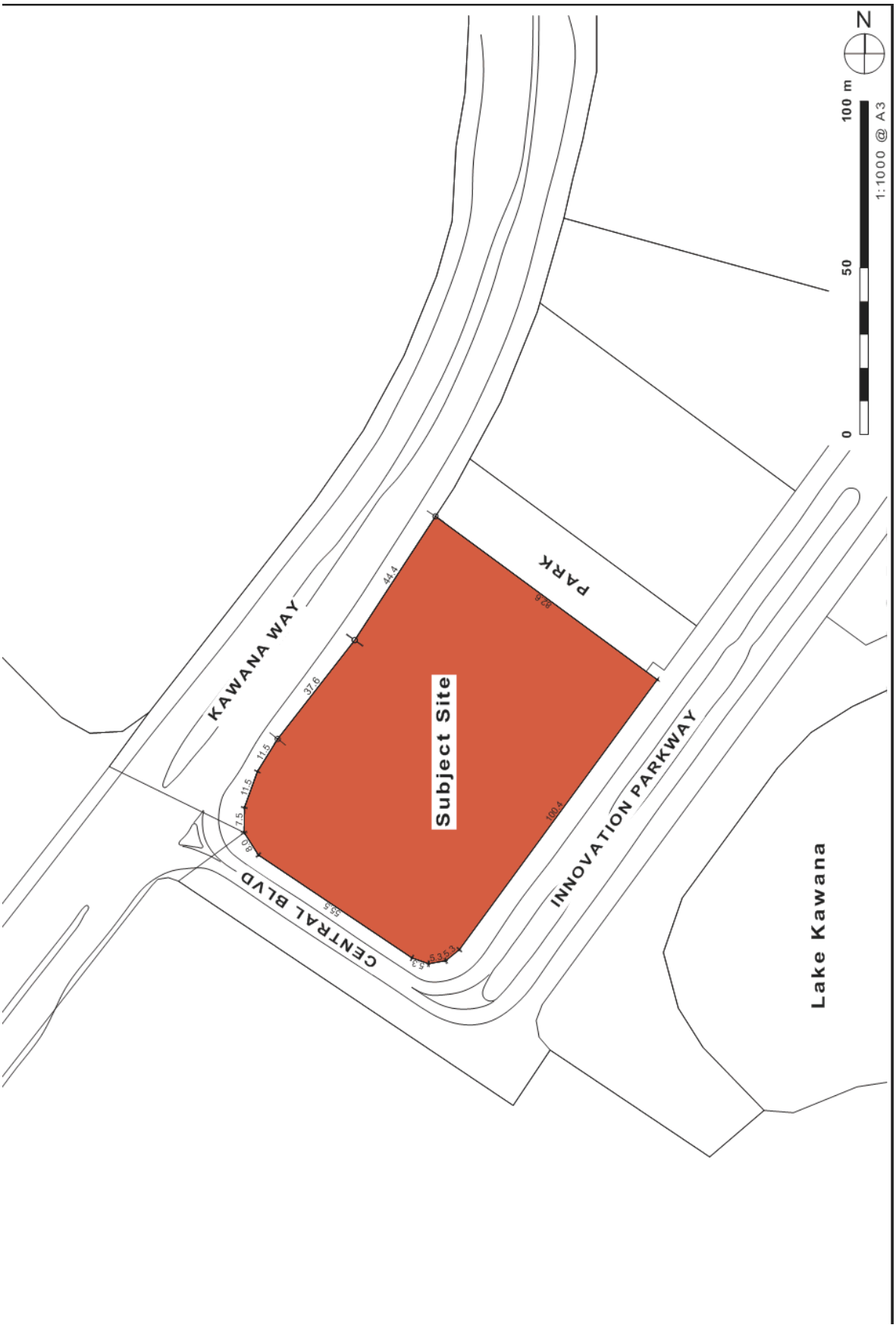
8.2 Interpretation of words on terms used in this Site Development Plan are to be interpreted in accordance with Part 9 (Meaning of Works and Interpretation) of the Planning Scheme unless the context otherwise indicates or requires.

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

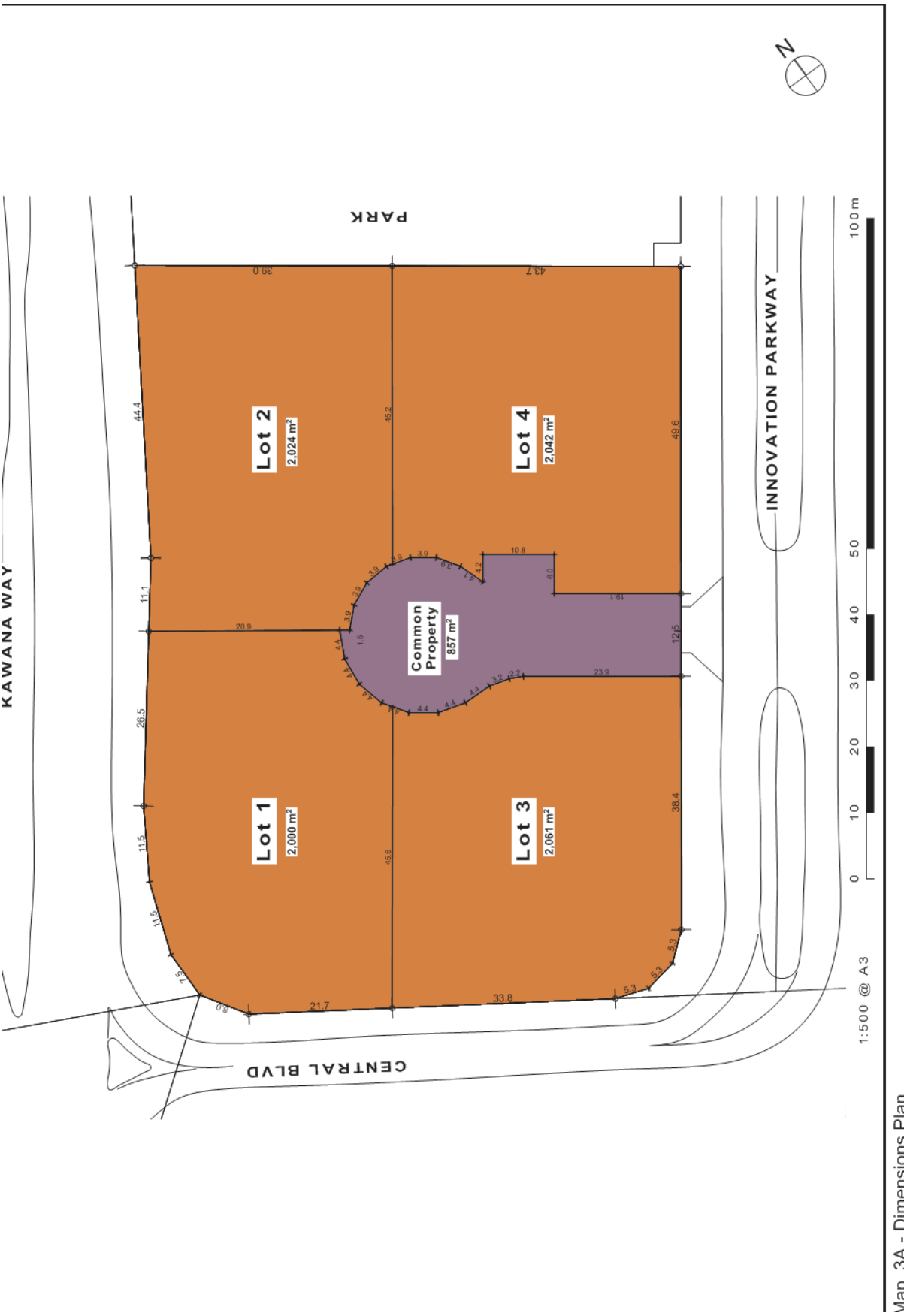
## 9.0 SUPPORTING INFORMATION

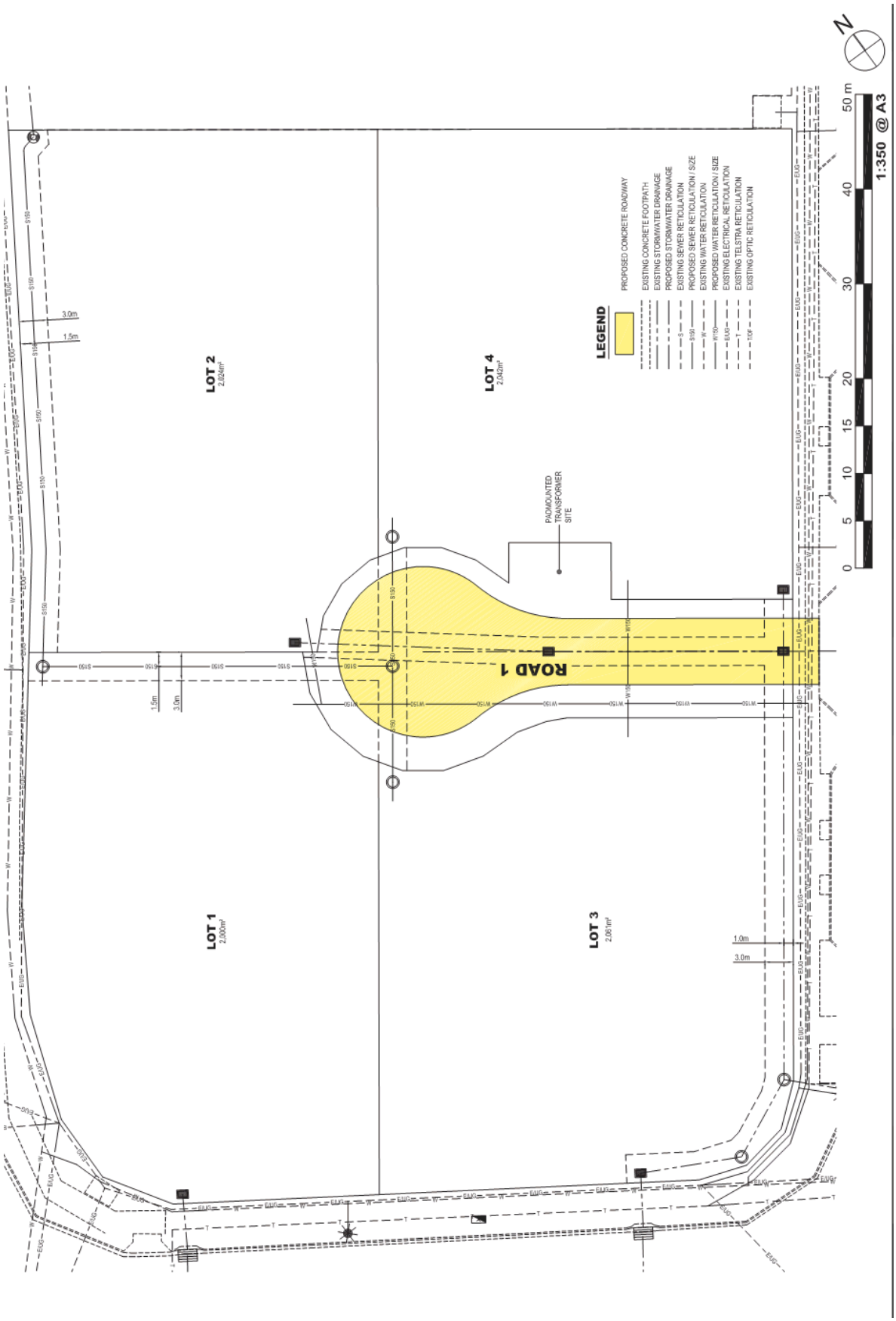
9.1 No additional Supporting Information is provided in this document. The reports provided with Master Plan No. 5 (detailed Planning Area Plan – Business Village) 2004 are still relevant.

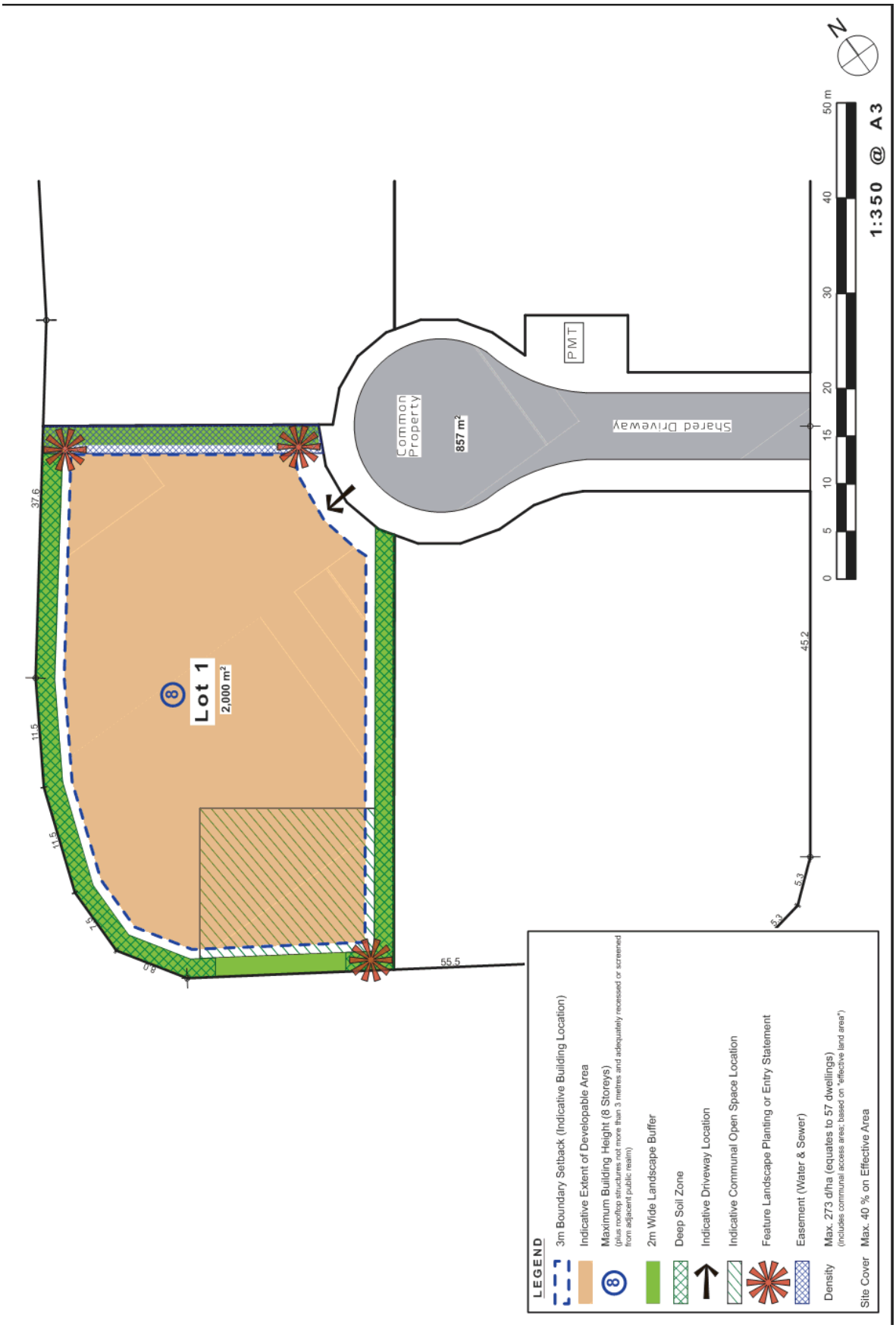

Map 1 - Locality Plan



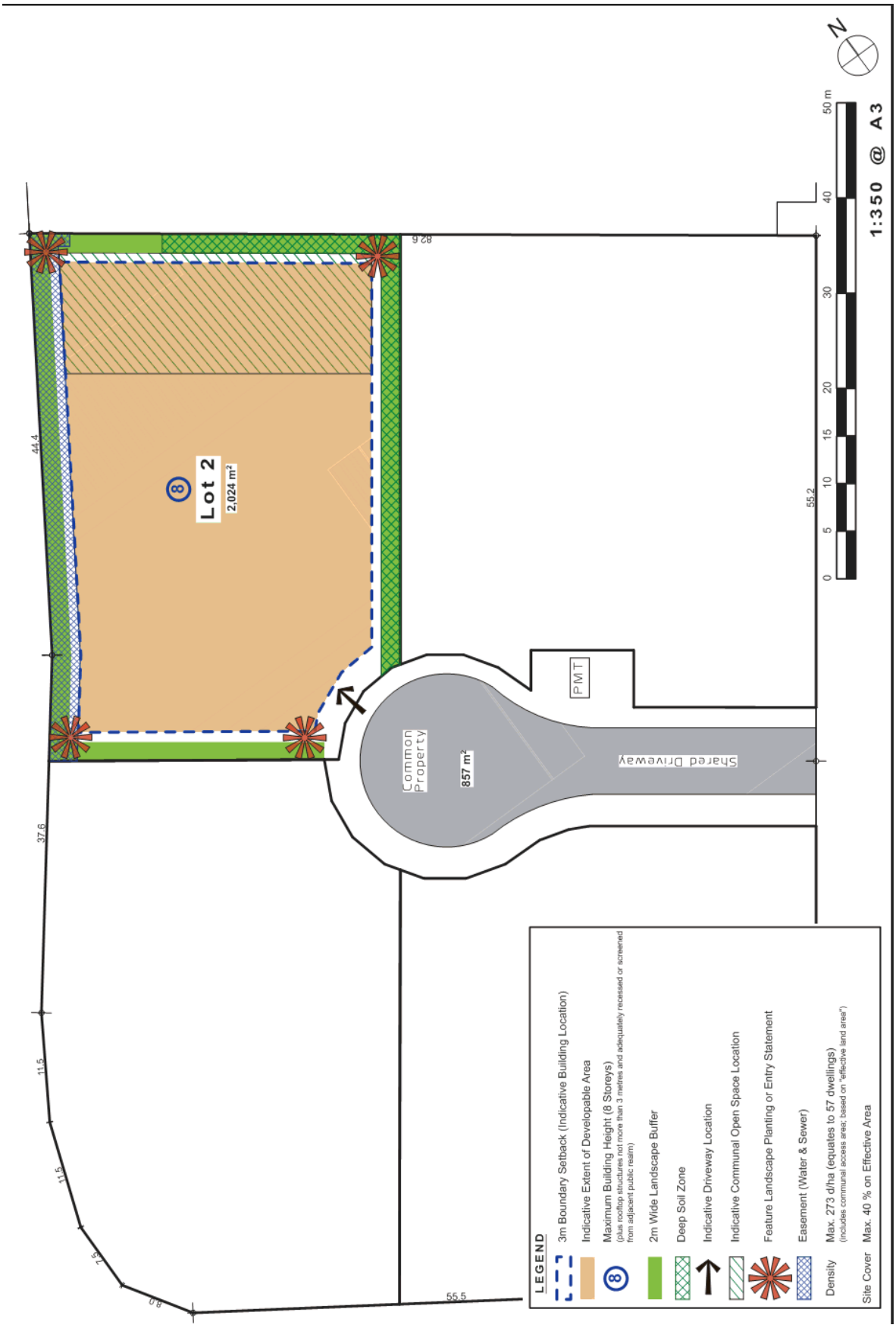

Map 2 - Land Subject of Master Plan


N
PARK
KAWANA WAY
INNOVATION PARKWAY
CENTRAL BLVD
Lot 1
2,000 m²
Lot 2
2,024 m²
Lot 3
2,061 m²
Lot 4
2,042 m²
Common Property
857 m²
0 10 20 30 40 50 100 m
1:500 @ A3
Map 3A - Dimensions Plan


N
LEGEND
PROPOSED CONCRETE ROADWAY
EXISTING CONCRETE FOOTPATH
EXISTING STORMWATER DRAINAGE
PROPOSED STORMWATER DRAINAGE
EXISTING SEWER RETICULATION
PROPOSED SEWER RETICULATION / SIZE
EXISTING WATER RETICULATION
PROPOSED WATER RETICULATION / SIZE
EXISTING ELECTRICAL RETICULATION
EXISTING TELSTRA RETICULATION
EXISTING OPTIC RETICULATION
LOT 1
2,000m²
LOT 2
2,024m²
LOT 3
2,061m²
LOT 4
2,042m²
ROAD 1
PADMOUNTED TRANSFORMER SITE
0 5 10 15 20 30 40 50 m
1:350 @ A3

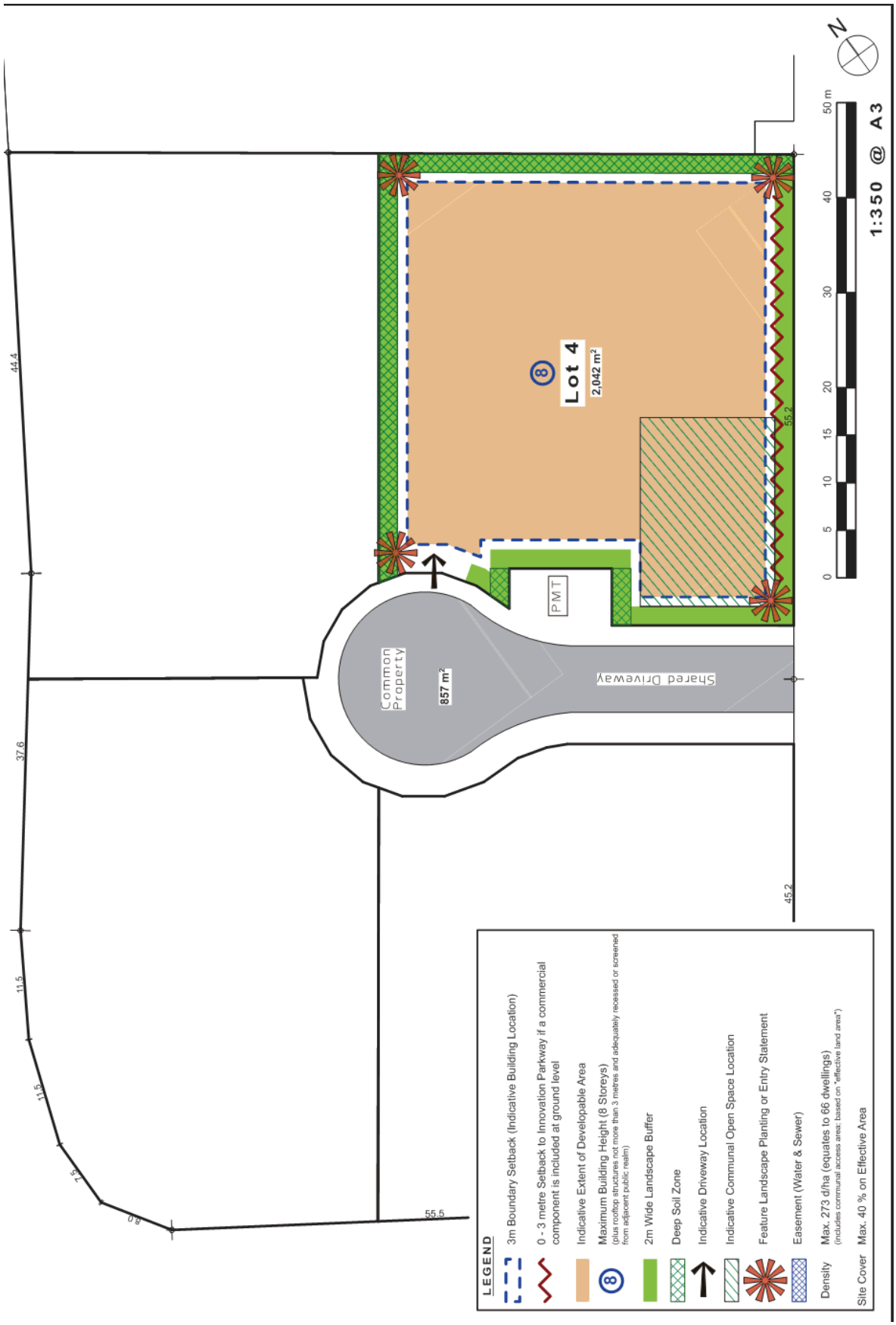



Map 44 - Site Development Plan (Lot 1)




Map 4B - Site Development Plan (Lot 2)


Map 4C - Site Development Plan (Lot 3)




Map 4D - Site Development Plan (Lot 4)