

Development Agreement, Development Control Plan 1
Kawana Waters and Section 6.1.45A
(Development Control Plans under Repealed Act)
of the Integrated Planning Act 1997

**MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN –
EASTBANK/REGATTA NORTH) 2001**

**Approved by Sunshine Coast Regional Council pursuant to
Master Plan Determination Nos. 37, 54, 62, 71, 82, 112, 120 & 132
(Approval of Detailed Planning Area Plan – Eastbank / Regatta North) 2001
Dated 7 / 12 /2010**

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Amended as per Notice of Determination No. 132

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

TABLE OF CONTENTS	PAGE
1.0 <i>PRELIMINARY</i>	6
1.1 Citation.....	6
1.2 Type of Master Plan	6
1.3 Legal Requirement for Master Plan.....	6
1.4 Legal Affect of the Master Plan	6
2.0 <i>DESCRIPTION OF LAND</i>	7
2.1 Location and Description	7
2.2 Zoning Map Description.....	7
2.3 Strategic Plan Description	7
2.4 DCP Description	7
3.0 <i>APPLICATION OF MASTER PLAN</i>	8
3.1 Relationship to Higher Order Master Plans	8
3.2 Relationship to Other Master Plans.....	8
3.3 Relationship to DCP	9
3.4 Relationship to Planning Scheme Provisions.....	9
4.0 <i>STRUCTURE OF MASTER PLAN</i>	10
4.1 Structure of Detailed Planning Area Plan.....	10
5.0 <i>PRECINCTS</i>	11
5.1 Nature, Location and Density	11
5.2 Centre Hierarchy	11
5.3 Movement Networks.....	11
5.4 Open Space System.....	11
5.5 Water Bodies	11
5.6 Physical Urban Infrastructure	12
5.7 Land Uses.....	12
5.8 Precinct Development	12
6.0 <i>DEVELOPMENT CRITERIA</i>	13
6.1 Defined Uses	13
6.2 Development Criteria.....	13
7.0 <i>URBAN DESIGN PERFORMANCE CRITERIA</i>	15
8.0 <i>SITE DEVELOPMENT PLAN DESIGN PARAMETERS</i>	15
7.1 General	15
8.1 General	15
7.2 Lot Layout	15
8.2 Lot Layout	15
7.3 Building Design and Appearance	16

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

8.3	Building Design and Appearance	16
7.4	Landscape/Open Space	28
8.4	Landscape /Open Space	28
7.5	Car Parking and Access	38
8.5	Car Parking and Access	38
7.6	Movement Networks.....	40
8.6	Movement Networks.....	40
7.7	Focus Points	42
8.7	Focus Points	42
9.0	<i>SITE DEVELOPMENT PLAN REQUIREMENTS</i>	43
9.1	Requirements for Site Development Plan	43
9.2	Precincts 1a and 1b.....	43
9.3	Precinct 2.....	43
9.4	Precinct 3.....	44
9.5	Precinct 4.....	44
9.6	Precinct 5.....	44
9.7	Precinct 6.....	45
9.8	Precinct 7.....	45
9.9	Precinct 8.....	45
9.10	Precinct 9.....	46
9.11	Precinct 10.....	46
9.12	Precinct 11.....	46
9.13	Precinct 12.....	46
9.14	Precinct 13.....	47
9.15	Precinct 14.....	47
9.16	Precinct 15.....	47
9.17	Precinct 16.....	48
9.18	Content of Site Development Plans	49
10.0	<i>DETAILED DESIGN</i>	49
10.1	Lot Layout	49
10.2	Building Layout	49
11	<i>MAPS AND TABLES</i>	50
11.1	Maps and Tables	50
12	<i>STATEMENT OF COMPLIANCE</i>	51
12.1	DCP-1 Requirements	51
12.2	The Structure Plan.....	51
12.3	Master Plan Determination No. 1 (Approval of Structure Plan) 1999	51
12.4	The Planning Scheme Including DCP-1	52
12.5	Development Agreement.....	53

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

12.6	Development Lease No 2.....	53
12.7	Transport Infrastructure Agreement - 1996.....	54
12.8	Relaxations.....	54
13	<i>INTERPRETATION RULES</i>	54
14	<i>SUPPORTING INFORMATION</i>	56
15	<i>TABLE 1</i>	57

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

LIST OF MAPS

Map 1	Locality	74
Map 2	Land Subject of Master Plan	75
Map 3	Land Use Area Precincts	76
Map 4	Movement Network	77
Map 5a	Lake Edge Treatments	78
Map 5b	Lake Edge Treatments and Drainage Options	79
Map 6	Pedestrian / Cycle Links	80
Map 7	Urban Infrastructure	81
Map 8	Development Areas - Eastbank	82
Map 9	Site Development Plan Concept	83
Map 10	Key Vistas and Prominent Sites	84
Map 11	Indicative Development within Precincts	85
Map 12	Open Spaces	86
Map 13a	Building Design	87
Map 13b	Building Design	88
Map 13c	Building Elements in Transition Zone	89
Attachment 1	Market Conditions	90

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

1.0 PRELIMINARY

1.1 Citation

1.1.1 This document may be cited as Master Plan No. 14 (Detailed Planning Area Plan – Eastbank/Regatta North) 2001.

1.2 Type of Master Plan

1.2.1 This document is a Detailed Planning Area Plan (DPAP).

1.3 Legal Requirement for Master Plan

1.3.1 A Detailed Planning Area Plan is required to be prepared for the area defined as DPA-1 shown on DCP-1 – Map 3, pursuant to Section 7.4.3.1 (dealing with Detailed Planning Area Plan) of DCP-1.

1.4 Legal Affect of the Master Plan

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-1; and
- b) Maps 1 – 12 which show in more detail the elements to be identified as required by Section 7.4.3.2 (Detailed Planning Area Plan) of DCP-1.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

2.0 DESCRIPTION OF LAND

2.1 Location and Description

- 2.1.1 The land the subject of this Detailed Planning Area Plan is bound by Sportsmans Parade and the Nicklin Way on the east, Main Drive on the north, the proposed rowing course on the west and existing development in Regatta Park on the south. Map 1 – Locality, shows the subject land relative to its surrounds as described above.
- 2.1.2 The land the subject of this Master Plan is described as part of Lot 804 on SP142584, part of Lot 262 on SP135410 and all of Lot 710 on CP891249, all in the Parish of Bribie with that part of Lot 804 being freehold land and that part of Lot 262 and Lot 710, leasehold land within Development Lease No. 2;
- 2.1.3 The land the subject of this Detailed Planning Area Plan has an area of about 56.4 ha; and
- 2.1.4 Map 1 – Locality shows the land the subject of this Master Plan, relative to its surrounds as described above, while Map 2 – Land Subject of Master Plan shows the extent of the area covered by this application.

2.2 Zoning Map Description

- 2.2.1 The land the subject of this Detailed Planning Area Plan is zoned Special Development under the Planning Scheme for Caloundra City.

2.3 Strategic Plan Description

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

2.4 DCP Description

- 2.4.1 The land the subject of this Detailed Planning Area Plan is identified in DCP-1 as having preferred land uses as described in Section 4.16.2 (b) and forms the whole of Detailed Planning Area 1 (DPA-1).

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

3.0 APPLICATION OF MASTER PLAN

3.1 Relationship to Higher Order Master Plans

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

- 3.1.1.1 identified on Structure Plan 1 as having a land use of Urban and Community/Commercial Recreation Node and being subject to the Urban Development Criteria and Community/Commercial Recreation Node Development Criteria defined in the Structure Plan;
- 3.1.1.2 subject to Structure Plan 2 which shows the area as having Community Facilities comprising Community Hall, Community Centre, Culture Centre, Community Health Sub Centre, together with a pedestrian /cycle link and Public Access Promenade.
- 3.1.1.3 subject to Structure Plan 3 which shows the area as being the whole of Detailed Planning Area 1;
- 3.1.1.4 subject to Structure Plan 4 which shows the area as having a Village/Neighbourhood Relationship, being Neighbourhood 4 and part of Neighbourhood 3 in Village 1; and
- 3.1.1.5 subject to Section 7 (Community / Commercial Recreation Node Development Criteria) of the Structure Plan Development Criteria with Map 8 defining the areas referred to Section 7.4 of the Structure Plan Development Criteria.
- 3.1.1.6 subject to section 3 (Urban Development Criteria) of the Structure Plan Development Criteria.

3.2 Relationship to Other Master Plans

3.2.1 Following approval of this Detailed Planning Area Plan, subsequent applications will be made under the Master Plan Process for a separate Site Development Plan over each precinct shown on Map 3; and

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

3.2.2 The defined uses for the various Precincts 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 Site Development Plan for each precinct.

3.3 Relationship to DCP

3.3.1 The land the subject of this Detailed Planning Area Plan is subject to DCP 1 and as such identified on DCP 1, Map 1 as being Detailed Planning Area 1 with the preferred land uses described in Section 4.16.2 (b) of DCP 1;

3.3.2 DCP 1, Map 2 identifies the subject area as having preferred Open Space, Circulation Network and Community Facilities designations, including a Collector Street and Sub-Arterial Road, Pedestrian/Cycle linkages, a Continuous Public Access Promenade, a Community Centre, Community Hall and Community Health Sub-centre; and

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

3.3.4 DCP 1, Map 4 identifies the subject area as being part of Precinct 3 where the maximum population shall not exceed 9,025 persons for the whole of the Precinct. The maximum population for the area identified within Detailed planning Area No.1 is estimated at 1,460 persons; and

3.3.5 Section 4.16 of DCP 1 addresses the Detailed Planning Areas within the DCP. In particular Section 4.16.2 (b) describes the planning intent of DPA-1. Compliance with this section is addressed in Section 11 (Statement of Compliance) of this document.

3.4 Relationship to Planning Scheme Provisions

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

3.4.1.1 Zoning Maps No. 55, 56, 64, 65 and 66 which identify the land the subject of this Detailed Planning Area Plan as being included in the Residential 'A' zone and the Special Development Zone;

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

- 3.4.1.2 The Table of Development in Section 2.4 (2) (Residential Zones) of the Planning Scheme which lists the purposes for which premises in the Residential ‘A’ zone may be used and 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
- 3.4.1.3 Part 6 of the Planning Scheme which contains provisions relating to the reconfiguring of lots in the Residential ‘A’ zone and Special Development Zone.

4.0 STRUCTURE OF MASTER PLAN

4.1 Structure of Detailed Planning Area Plan

This Detailed Planning Area Plan comprises:

- 4.1.1 Land Use Areas which are specified in Section 5 (Land Use Elements) of this document;
- 4.1.2 Development Criteria which are specified in Section 6 (Development Criteria) of this document;
- 4.1.3 Urban Design Performance Criteria which are specified in Section 7 (Urban Design Performance Criteria) of this document;
- 4.1.4 Site Development Plan Design Parameters which are specified in Section 8 (Site Development Plan Design Parameters) of this document;
- 4.1.5 Site Development Plan Requirements which are specified in Section 9 (Site Development Plan Requirements) of this document.
- 4.1.6 Detailed Design Criteria which are specified in Section 10 (Detailed Design) of this document; and
- 4.1.7 Maps which are specified in Section 11 (Maps) of this document.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

5.0 PRECINCTS

5.1 Nature, Location and Density

- 5.1.1 The land the subject of this Detailed Planning Area Plan shall be divided into 16 precincts. The location of these precincts is indicated on Map 3 (Land Use Area Precincts) of this document.
- 5.1.2 The nature and density of development for each precinct is specified in Table 1 of this document. Development of each of the lots identified in a subsequent Site Development Plan shall not exceed the development densities identified for each lot.

5.2 Centre Hierarchy

Not Applicable.

5.3 Movement Networks

- 5.3.1 Vehicular movement networks are indicated on Map 4 (Movement Network) of this document.
- 5.3.2 Cycle and Pedestrian networks are indicated on Map 6 (Pedestrian/Cycle Links) of this document.

5.4 Open Space System

- 5.4.1 The location of open space areas is shown on Map 12 Open Space Areas. The function of these open space areas is described in Section 7 (Urban Design Performance Criteria) of this document.
- 5.4.2 Landscape concepts for these open space areas will be detailed on subsequent Site Development Plans.

5.5 Water Bodies

- 5.5.1 The shape, profile and location of water bodies are indicated on Map 5a (Lake Edge Treatments) and Map 5b (Lake Edge Treatment and Drainage Options).

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

5.6 Physical Urban Infrastructure

5.6.1 Physical urban infrastructure is indicated on Map 7 (Urban Infrastructure) of this document.

5.7 Land Uses

5.7.1 The defined uses proposed in DPA 1 are described for each precinct in Table 1 of this document.

5.8 Precinct Development

5.8.1 The location of the precincts are identified on Map 3 (Land Use Area Precincts). Development in these precincts must comply with the Development Criteria, Urban Design Performance Criteria and Site Development Plan Design Parameters specified in this Master Plan.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

6.0 DEVELOPMENT CRITERIA

6.1 Defined Uses

- 6.1.1 The land the subject of this Detailed Planning Area Plan may only be developed for the land uses specified for each precinct in Table 1.
- 6.1.2 Land subject to Precinct 8 may be used as a Market without the requirement for an approved Site Development Plan. A Market is defined as use of a premises comprising a series of individual stalls, booths or the like for the sale of goods, including works of art or craft, artefacts, second hand or new general merchandise, and home or farm produced products (the term includes any associated dining or other amenities on the same site). A Market within Precinct 8 can only operate for a maximum of one day per week, and does not exceed an operational period of 18 months without the approval of Council and the Master Developer. The Market must comply with the conditions contained within Attachment 1 of Master Plan No. 14.

6.2 Development Criteria

- 6.2.1 The land the subject of this Detailed Planning Area Plan shall be developed in accordance with the Development Criteria specified in Section 3.5 (Urban Development Criteria) and Section 7.5 (Community / Commercial Recreation Node Development Criteria) of Master Plan Determination No.1 (Approval of Structure Plan) 1999.
- 6.2.2 Development in each precinct must be in accordance with the Development Criteria identified in Table 1 of this document.
- 6.2.3 The Public Access Promenade shall be in accordance with Structure Plan Map 2, and shall comply with the provisions contained in Sections 4.16.2(b)(vi)A and B and 4.4.2(b)(viii) of DCP-1. A separate detailed design of the Public Access Promenade shall be submitted as part of an operational works application. This operational works application should include the entire Community Commercial Recreation Node as defined on Structure Plan Map 1. The application must clearly define the width of the Public Access Promenade and demonstrate an average of 15m over the entire Community Commercial Recreation Node.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

6.2.4 Stormwater

- 6.2.4.1 All sites must implement best practice stormwater management solutions to control stormwater water quality. Sites should contain stormwater water quality devices (eg. Humes interceptor or equivalent) or use other best practice solutions in the stormwater line before the drainage leaves the site. These interceptors or best practice solutions are to be the responsibility of the property owner and are to be installed prior to the commencement of any use on the site.
- 6.2.4.2 Car parking areas should be graded in such a way that the overland flow is directed to an on-site pit and or directed to proposed landscaping areas in accordance with best practice and to the satisfaction of Council.

6.2.5 Car Parking

- 6.2.5.1 On-site car parking is to be typically provided and designed in accordance with the following:
- ❖ Part 3, Section 3.1 of the Planning Scheme for Caloundra City Council
 - ❖ Council's Car Parking Policy 3.1/01
 - ❖ Urban Design Performance Criteria and Site Development Plan Design Parameters expressed in Sections 7.5 and 8.5 (Car Parking and Access) of this Master Plan.
- 6.2.5.2 Any on site car parking relaxations are to be addressed as part of the Site Development Plan and/or Material Change of Use Application and be justified in accordance with the provisions contained in Section 5.1 of Council's Car Parking Policy 3.1/01;

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.1 General</p> <p>7.1.1 All development within this Detailed Planning Area Plan shall be in accordance with the Urban Design Performance Criteria specified in this section.</p>	<p>8.1 General</p> <p>All development within the Precincts 1-17 shall be in accordance with the Site Development Design Parameters specified in this section.</p> <p>A Site Development Plan must be prepared for each precinct. The Site Development Plan shall contain a statement of compliance demonstrating that the proposed development complies with the Site Development Design Parameters outlined in Sections 8.2, 8.3, 8.4, 8.5, 8.6, 8.7. If enough detail is provided to support the proposed development application at the Site Development Plan stage land uses can be made “as of right” development.</p> <p>The Site Development Design Parameters relating to residential development apply to all residential allotments permitted in accordance with Table 1.</p>
<p>7.2 Lot Layout</p> <p>Outcomes Provide a range of allotment sizes to accommodate the varied needs of development.</p> <p>Options</p> <ul style="list-style-type: none"> • The lot layout should respond to site characteristics, setting and views; and • The distribution of lot sizes should reflect the range of uses applicable to each precinct (as identified in Table 1). 	<p>8.2 Lot Layout</p> <p>A plan showing the lot layout for each precinct must be detailed on the applicable Site Development Plan showing all the dimensions of the proposed lots.</p> <p>Amalgamation of lots permitted subject to Council approval.</p> <p><i>Residential Development (Precincts 1- 5)</i></p> <p>In Precinct 1a all Residential lots shall have a minimum lot size of 300m². In Precinct 1b, 2, 3 and 4 all Residential lots shall have a minimum lot size of 555m² and a Minimum frontage of 18 metres.</p>

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.3 Building Design and Appearance</p> <p>Interesting building form is encouraged to create a high standard of building design. This may be achieved through guidelines on the following:</p> <ul style="list-style-type: none"> • Building setbacks • Building bulk and scale • Street address; • Architectural character; and • Acoustic quality. 	<p>In Precinct 5 all Residential lots shall have a minimum lot size of 500m² and a Minimum frontage of 20 metres.</p> <p><i>Community/Commercial Recreation Node (Precincts 6-15)</i> <i>Community and Commercial Development (Precincts 2,4,5)</i></p> <p>The minimum lot size for community or commercial land uses in Precincts 1-15 shall be 600m² with a minimum frontage of 15 metres.</p> <p>The site development Plan must nominate the maximum gross floor area for each lot, demonstrating the total maximum gross floor area for each precinct is not exceeded.</p> <p>8.3 Building Design and Appearance</p> <p>The following criteria relates to Accommodation Building, Multiple Dwelling and Cluster Development in Precincts 2-5 (where applicable) and Community and Commercial Development in Precinct 2 and 4-15. The following criteria must be complied with in relation to building design and appearance and should form part of a Site Development Plan or a Material Change of Use application.</p> <p>Relaxations to the criteria for Building Setbacks will not be permitted.</p> <p>Other alternative or innovative solutions will be considered on their merit for Building Bulk and Scale, Street Address and Architectural Character, if it can be demonstrated that, they can achieve a high standard of building design which fulfils the outcomes detailed in Section 7.3 of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank/Regatta North) 2001.</p>

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.3.1 Building Setbacks</p> <p>Outcomes Building setbacks should respond to the types of uses and activities that will occur along the street frontage, property boundary and lake edge.</p> <p>Options</p> <ul style="list-style-type: none"> • The built form should reinforce the street and the lake edge; • Street level and lake edge setbacks should be appropriate with adjacent development; • Setbacks should define prominent open spaces, buildings, nodes of activity and transit accesses; • Innovative treatment of the waterfront should create attractive spaces that enable public interaction, including spaces for outdoor cafes and eating areas; and • Setbacks to the Public Access Promenade should create attractive spaces for public interaction and provide a consistent building line. 	<p>8.3.1 Building Setbacks</p> <p>Building setbacks including built to boundary nominations should be identified on the applicable Site Development Plan.</p> <p><i>Residential Development (Precincts 1-5)</i> Setbacks must comply with the following:</p> <ul style="list-style-type: none"> • Dwelling House – QRDG (Single Detached Housing, Element A1, Performance Criteria P1). • <u>Accommodation Building/Multiple Dwelling</u> <ul style="list-style-type: none"> - Minimum front setback – 3.0m to OMP - Side and rear boundary setbacks in accordance with Section 4.14(2)(b) of the Planning Scheme. • <u>Cluster Development</u> <ul style="list-style-type: none"> - Setbacks are to be in accordance with QRDG (Attached Housing, Elements A1 and A2). <p><i>Community/Commercial Recreation Node (Precincts 6-15)</i> <i>Community and Commercial Development (Precincts 2,4,5)</i></p> <p>Building Setbacks for Community and Commercial development should demonstrate the following:</p> <ul style="list-style-type: none"> • In the Transition Zone the following elements are permitted. Building elements (entry canopies, covered walkways, pergolas, screens, horizontal, vertical and oblique, shade devices, minor cantilevered building elements, planter units, seating, sculptural elements, horticultural elements or the like) which provide a transition in terms of bulk and scale

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
	<p>between the pedestrian streetscape and the building frontage are encouraged within the nominated transition zone setback 0-3m from the street front/lakefront property boundary. The building elements should define points of entry and create an identity in terms of building design and appearance (refer illustrations on Map 13c Building Elements in the Transition Zone);</p> <ul style="list-style-type: none"> • Transitional elements should not impact on street tree parking and/or services.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.3.2 Building Bulk and Scale</p> <p>Outcomes To create a high standard of building design.</p> <p>Options Building mass should be articulated to reduce the bulk of a structure and to highlight the entry or address. This may be achieved by a combination or any of the following:</p> <ul style="list-style-type: none"> • Projecting planes of the façade and avoiding blank walls; • Incorporating a stepped façade profile; • Recessing lower floors and rooflines; • Projecting building entry canopies; and • Utilising screens, pergolas or other materials. 	<p>8.3.2 Building Bulk and Scale</p> <p><i>Residential Development (Precincts 1-5)</i> Building envelopes and siting should comply with the following:-</p> <ul style="list-style-type: none"> • Dwelling House – QRDG (Single Detached Housing, Element A2, Performance Criteria P1 – P8). • Cluster Development – QRDG (Attached Housing, Element A2, Performance Criteria P1 – P8). • Accommodation Building/Multiple Dwelling must comply with the following criteria:- <ul style="list-style-type: none"> (i) Side and rear setbacks Section 4.14(2)(b) of the Planning Scheme; (ii) QRDG (Attached Housing, Element A2, Performance Criteria P2, P3, P4, P5 and P8)". <p><i>Community/Commercial Recreation Node (Precincts 6-15)</i> <i>Community and Commercial Development (Precincts 2,4,5)</i></p> <p>Details of building bulk and scale should be provided as part of a Site Development Plan or a Material Change of Use application. The Site Development Plan or Material Change Of Use application should demonstrate the following:</p> <p>8.3.2.1 Avoid blank façade walls</p> <ul style="list-style-type: none"> • The length of a uniform elevation treatment visible to public road, streets, parks or lake without variation or articulation must be no more than 10m (Refer illustrations on Map 13a Building Design).

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
	<p>8.3.2.2 Projecting planes of the façade and a stepped façade profile</p> <ul style="list-style-type: none"> • Create variation in the plane of façades visible to public road, streets or parks through recessing and projecting areas or elements to create distinctive areas of solid and void (Refer illustrations on Map 13b Building Design). <ul style="list-style-type: none"> ❖ Each recessed area or projected area for commercial/community orientated development should be a minimum of 1.0m in depth and cover a minimum area of 3sqm. <p>8.3.2.3 Recessing lower floors and rooflines</p> <ul style="list-style-type: none"> • Recess lower floors and incorporate colonnades or feature elements to create human scale in the building and further reinforce the street edge. Where colonnades or feature elements are used these should be located within the transitional zone setback 0-3m from the street front or lakefront property boundary and recessed areas of the main building form should be setback a minimum of 3m from the property boundary; • Buildings which exceed 2 storeys in height should have a stepped building form to break up the bulk and scale of the buildings; and • Buildings which exceed 3 or more storeys should be designed to have very distinctive parts: a base, middle and top (known as a tripartite arrangement) to breakdown the scale and bulk of the building and create a visually interesting building form.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
	<p>8.3.2.4 Projecting building entry canopies</p> <ul style="list-style-type: none"> • Provide articulated building entrances (that may protrude into the Transitional Zone) to break up building mass (refer to illustrations on Map 13a). <p>8.3.2.5 External Materials</p> <ul style="list-style-type: none"> • Create variation in the external materials to break up the façade by utilizing screens, pergolas, awnings or other materials (Refer illustrations on Map 13b Building Design). <p>8.3.2.6 Limit Building Length to Street Frontage</p> <ul style="list-style-type: none"> • The length of the street front building façade (adjacent Sportsmans Parade) for Commercial development within Precincts 10, 12, 13 and 14 shall not exceed 40% of the total linear measurement of Sportsmans Parade (520m). The maximum length of street front building façade (adjacent Sportsmans Parade) for Precincts 10, 12, 13 and 14 is noted on Table 1.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.3.3 Street Address</p> <p>Outcomes Buildings should be designed to address the street and/or lake.</p> <p>Options</p> <ul style="list-style-type: none"> • In nominated locations with a 3 metre street setback, buildings should be located on or close to the nominated building line and incorporate elements such as awnings, verandahs and colonnades into the building design in order to create a pleasant pedestrian environment; • Buildings adjoining the waterfront are to address the lake and allow for a pleasant pedestrian environment; • Provide for landmark structures which compliment the design of the building at nominated prominent sites located at the major entrances to Eastbank and at the end of key vistas (refer Map 10); and • Building facades are to be consistent with the scale of the streetscape and support the Eastbank character. 	<p>8.3.3 Street Address</p> <p><i>Residential Development (Precincts 2-5)</i> Building appearance and character should comply with the following:-</p> <ul style="list-style-type: none"> • Cluster Development/Accommodation Building/Multiple Dwelling – QRDG (Attached Housing, Element B2, Performance Criteria P1, P3-P9)” <p><i>Community/Commercial Recreation Node (Precincts 6-15)</i> <i>Community and Commercial Development (Precincts 1-5)</i></p> <p>Attractive street address is achieved by the following:</p> <ul style="list-style-type: none"> • Along Sportsmans Parade, Main Drive and Lake Kawana Boulevard, buildings should be built to the nominated building setbacks and incorporate awnings, verandahs, colonnades and other transitional elements into the building design; • Buildings fronting the lake should provide a sheltered pedestrian environment and create places for public interaction; • Buildings should incorporate landmark or iconic structures at nominated prominent sites as shown on Map 10. The approval of these landmark structures is subject to the following conditions: <ul style="list-style-type: none"> ❖ Structures should be of a high quality design and should be integrated with the building design

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
	<ul style="list-style-type: none"> ❖ Where structures are located on, or form part of, the roof top of a building, they should be integrated with the design of the roof; ❖ Structures should not be used for the purposes of advertising; ❖ The height of structures should be in accordance with Table 1. ❖ Structures should be designed as attractive landmarks which positively contribute to the streetscape; ❖ The design of structures should not dominate the building form in terms of bulk and scale; and ❖ Details of structures should be provided as part of a Site Development Plan or a Material Change of Use application. <ul style="list-style-type: none"> • Where buildings have dual frontages to roads and or the lake, the design of building facades should present to both frontages to provide an attractive 'street address'; and • Vehicle unloading and outdoor storage areas are to be unobtrusive from the street and from the lake frontage and screened by landscaping or other appropriate materials.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.3.4 Architectural Character</p> <p>Outcomes Building designs should reflect a contemporary sub tropical architectural character that promotes:</p> <ul style="list-style-type: none"> • Individual expression within the theme of Eastbank; • Provides an environment that is shaded, light and cool; and • Optimises views and vistas. <p>Options</p> <ul style="list-style-type: none"> • Plain, blank facades which add little interest to the building are discouraged; • Points of entry should be easily identifiable and integrated with the building form in terms of bulk and scale; • A high level of integration between building and landscape is sought; • Building orientation and siting should optimise the use of natural resources eg. wind, sun and water; and • The innovative use of advanced technical products, light weight finishes and materials is encouraged. 	<p>8.3.4 Architectural Character</p> <p><i>Residential Development (Precincts 2-5)</i> Building appearance and character should comply with the following:-</p> <ul style="list-style-type: none"> • Cluster Development/Accommodation Building/Multiple Dwelling – QRDG (Attached Housing, Element B2, Performance Criteria P1, P3-P9)”. <p><i>Community/Commercial Recreation Node (Precincts 6-15)</i> <i>Community and Commercial Development (Precincts 1-5)</i></p> <p>Assessment of Architectural Character should be undertaken as part of a Site Development Plan or Material Change of Use Application. The implementation of the Urban Design Performance Criteria under Section 7.3.4 (Architectural Character) of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank/Regatta North) 2001 should reflect the following principles:</p> <p>8.3.4.1 Façade Treatment</p> <ul style="list-style-type: none"> • Façade elements should be broken down with feature elements such as external devices, integration of secondary materials, textures and colours, finishes, protrusions and penetrations; • Façade treatments may incorporate advanced technical products, light weight materials and finishes to provide interest to the building design (Refer illustrations on Map 13b Building Design).

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
	<p>Entry to buildings Entries to buildings should relate to their use (pedestrian/vehicular) in terms of scale and bulk:</p> <ul style="list-style-type: none"> • Provide a clear hierarchy of entrances for independent buildings; • Provide generous, uncluttered, open transition space to main building entrances; • Ensure the form of the entry statements are integrated into the form of their respective buildings; and • Ensure good visibility of entry statements from all pedestrian path approaches. <p>8.3.4.2 Integration Between building and Landscaping</p> <ul style="list-style-type: none"> • The hard and soft elements of landscaping in courtyard areas should continue up to the building edge and, where applicable, into the building curtilage, e.g. ground cover material of the open space taken into veranda areas or under sun shading devices; and • Buildings or building elements may also come forward into the landscaping or the courtyard area with entry canopies or covered walks from visitor parking areas. <p>8.3.4.3 Building Orientation and Siting The design of buildings should consider the following natural, functional and aesthetic opportunities presented by a site:</p> <ul style="list-style-type: none"> • Vehicular and pedestrian access; • Aspect and views;

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
	<ul style="list-style-type: none">• Landscaped open space and public areas;• Building orientation and siting to maximise solar access, breezes and the waterfront; and• Adjoining development.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.3.5 Acoustic Quality</p> <p>Outcomes Buildings should be designed to minimise acoustic impacts from external noise sources.</p> <p>Options</p> <ul style="list-style-type: none"> • All buildings should be designed to ensure internal noise levels of buildings comply with the recommended noise limits contained in AS2107 and AS3671; and • Best practice noise amelioration measure should be used to achieve the standards in AS2107 and AS3671. 	<p>8.3.5 Acoustic Quality</p> <p>Residential Development (Precincts 1-5) Development should be designed with appropriate acoustic fencing and façade treatments to meet noise objectives which comply with AS2107 and AS3671.</p> <p>A Site Development Plan is to be accompanied by a Detailed Acoustic Report.</p> <p><i>Community/Commercial Recreation Node (Precincts 6-15)</i> <i>Community and Commercial Development (Precincts 1-5)</i></p> <p>Buildings should be designed with appropriate façade treatments and building design to meet noise objectives which comply with AS2107 and AS3671.</p> <p>A Site Development Plan is to be accompanied by a Detailed Acoustic Report.</p>

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.4 Landscape/Open Space Sufficient open space should be provided in convenient locations and of a quality that meets the recreational, sporting, environmental and aesthetic needs of the community.</p> <p>Provide an open space system which links key community and recreation facilities.</p> <p>This may be achieved by guidelines on the following:</p> <ul style="list-style-type: none"> • Open Space Design; • Landscape Character; • Lighting; and • Signage. 	<p>8.4 Landscape /Open Space</p> <p>Open Space</p> <p>Open Space Design for Precincts 1-17 should be detailed on applicable Site Development Plans. The open space design should demonstrate the following:</p>

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.4.1 Public Open Space</p> <p>Outcomes</p> <p>An open space system that will incorporate a variety of open space types such as Linear Parks, Nodal Parks and the Public Access Promenade.</p> <p>Public Open Space Options</p> <ul style="list-style-type: none"> • Provide a “park like” setting along Sportsmans Parade; • Provide a Public Access Promenade along the lake edge (note: this is a compulsory requirement of DCP-1); • Incorporate Precincts 7 and 9 as part of the Public Access Promenade; • Provide substantial water access along the Public Access Promenade; • Provide a ‘landscaped entry feature’ at the northern ‘Major Neighbourhood Entry’ as shown on ‘Map 4 – Movement Network’ and • Provision of Nodal Parks within identified Precincts. 	<p>8.4.1 Public Open Space</p> <ul style="list-style-type: none"> • The provision of a park like setting along Sportsmans Parade. This should be achieved through street tree planting which provides shade and character to the area; • Provision of a ‘Public Access Promenade’ along the lake edge. This promenade should provide continual pedestrian access along the lake edge. The Public Access Promenade should provide a range of soft edge treatments including informal boulder edge, informal sand ‘beach’ edge, washed river gravel or similar and where necessary formal hard revetment edge (refer Map 5a); • The provision of Nodal Parks as shown on Map 12 in accordance with the requirements identified for the relevant Precincts in Table 1. <p>8.4.2 Potential Feature/ Outdoor Deck/ Dining / Viewing Platform (Precincts 6 – 15)</p> <ul style="list-style-type: none"> • Outdoor deck/dining areas may be permitted within the Public Access Promenade in Precincts 6,8,10,11 and 15. • The extent of the outdoor deck/dining area and any associated structures must not interfere with pedestrian movement and must be compatible with the Landscape Open Space Outcomes. • The design of the outdoor deck/dining area must:

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
	<ul style="list-style-type: none"> ❖ Be limited to a deck, balcony or other similar structure which may be covered to ensure the area is suitable for a range of weather conditions; ❖ Not be enclosed ❖ Not exceed the total percentage of allowable length as specified in Table 1 for the relevant precinct ❖ Contain a 3 metre wide pedestrian/cycle path within the Promenade and a 3 metre buffer or appropriate barrier between the outdoor deck/dining area and the pedestrian/cycle path. ❖ Have a minimum 3m wide dining area (where dining areas directly adjoin the lake edge). ❖ Be of a high quality design which integrates with the architectural character and design of the adjacent development and the Public access Promenade. ❖ Be identified at the time of the applicable Site Development Plan. ❖ Be designed to facilitate disabled access. • In calculating the average width (15m) of the Public Access Promenade the following cannot be included: <ul style="list-style-type: none"> (i) Outdoor/deck dining areas abutting the lake edge; (ii) Any part of an outdoor deck dining area extending greater than 3m from the adjacent property boundary.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.4.2 Private Open Space</p> <p>Outcomes</p> <ul style="list-style-type: none"> • Planting in private open space areas should be utilized to soften the built form of development and enhance its appearance from public view points. • Private open space areas should have a strong relationship with public open space areas and the Public Access Promenade. <p>Private Open Space</p> <p>Options</p> <ul style="list-style-type: none"> • Provide a landscaped setback to all street frontages; • Significant trees and shrubs should be provided adjacent to large, featureless areas of wall; 	<ul style="list-style-type: none"> • Provision of a landscaped 'entry feature', this could include themed street furniture, entry walls/structures, feature landscaping, shelters and gatehouses, at the intersection of Main Drive and Sportsmans Parade; • The provision of landscaped parkland to define an entry point on the corner of Nicklin Way and the proposed connection road to the Town Centre; and • Provision of pedestrian access points to the lake from the Public Access Promenade. <p>8.4.3 Private Open Space</p> <p><i>Residential Development (Precincts 1-5)</i> Private open space must comply with the following criteria:-</p> <ul style="list-style-type: none"> • Detached Dwelling – QRDG, Single Detached Housing, Element A5 – Private Open Space P1-P3. • Accommodation Building/Multiple Dwelling <ul style="list-style-type: none"> - Open space to be provided at the following ratio per unit – 1 bedroom (20m²), 2 bedrooms or greater (35m²) provided in accordance with Section 4.14(2)(d) of the Planning Scheme or the variation provisions contained in Section 4.14(4)(a)(ii) of the Planning Scheme. - Landscaping strips are to be provided in accordance with the following – side and rear boundaries (1.5m wide) or in accordance with the variation provisions contained in Section 4.14(4)(a)(ii) of the Planning Scheme, front

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<ul style="list-style-type: none"> • Landscaping should maximise views to the waterfront and maintain a permeable interface with the public promenade. • Landscaping should aid in defining the entrances to buildings. • Landscaping to street frontages should incorporate bold landscape elements that complement the scale and bulk of the building form. • Landscaping must maintain the key vistas to the Public Recreation Lake as identified on Map 10 of this Master Plan and the relevant precinct plans contained in Table 1. 	<p style="margin-left: 40px;">boundary (1.5m minimum width with an average of 2.0m, excluding the driveway) and does not contain a fence.</p> <ul style="list-style-type: none"> • Cluster Development Private Open Space must comply with the following:- <ul style="list-style-type: none"> (i) Minimum private open space per community title lot – 25m² (roofed but unenclosed areas of private open space may be used in this calculation); and (ii) One area of 25m² or greater be provided with a minimum dimension of 4m and be directly accessible from a habitable room; and (iii) A garden shed is permitted in the private open space providing it is not greater than 10m². – Landscape Strips are to be provided along the road frontage and have an average width of 2.0m and not contain any fencing. – Communal Open Space must comply with the following:- <ul style="list-style-type: none"> (i) Be provided at a rate of 50m² per dwelling unit with 70% of the requirement provided in one location. A variation to the 70% requirement may be approved by Council provide the Communal Open Space complies with QRDG (Attached Housing, Elements A6 & A7); and (ii) Communal Open Space is to be designed in accordance with QRDG (Attached House, Element A6); and (iii) Landscape strips may be used in the calculation of Communal Open Space”.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
	<p><i>Community/Commercial Recreation Node (Precincts 6-15)</i> <i>Community and Commercial Development (Precincts 1-5)</i></p> <ul style="list-style-type: none"> • On allotments with a minimum 3m street front building setback, tree planting should be provided to landscape frontages that will achieve a canopy spread over a minimum of 50% of the site frontage length within 5 years of planting; • A minimum of 25% of all trees provided on site are capable of growing above 3m; and • On allotments, all areas outside of the building footprint should be landscaped to create a park like setting and be integrated with the Public Access Promenade. <p>Potential feature outdoor deck/dining area/viewing platform (Precincts 6 and 15)</p> <ul style="list-style-type: none"> • The design of the outdoor deck/dining area must: <ul style="list-style-type: none"> ❖ Be limited to a deck, balcony or other similar structure which may be covered to ensure the area is suitable for a range of weather conditions; ❖ Be designed to facilitate disabled access; ❖ Not be enclosed ❖ Be of a high quality design which integrates with the architectural character and design of the adjacent development and the Public access Promenade; ❖ Be identified at the time of the applicable Site Development Plan;

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
	<ul style="list-style-type: none">❖ Not be calculated as part of the average 15m width public access promenade required to be provided;❖ Not interfere with the functioning of the rowing course or kayak course on the Public Recreation Lake.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.4.3 Landscape Character</p> <p>Outcomes The landscape of open spaces in Eastbank will be characterised by:</p> <ul style="list-style-type: none"> • A structured urban style focused around a deliberate arrangement of landscape elements to define the activities within the open space areas. • A strong emphasis on shape and patterning; and • The application of environmental principles. <p>Options The main landscape character elements will be:</p> <ul style="list-style-type: none"> • Treatments of 'streets as parks'; • A consistent and coordinated street tree and general planting structure; • A consistent and co-ordinated street furniture; and • The use of more intensive landscape/urban design treatments at the major neighbourhood entries and minor entries 	<p>8.4.4 Landscape Character</p> <p>Landscape Character for Precincts 1-17 should be detailed as part of the applicable Site Development Plan. This Landscape Character should demonstrate the following:</p> <ul style="list-style-type: none"> • Consistent and coordinated street tree and general planting structure created through a distinctly urban landscape theme. The landscape of open spaces should be characterised by a structured urban style to all hard and soft landscape elements with a strong emphasis on the use of shapes, colour, texture and patterning to define activities within the open space areas and views towards the lake and along streets; • More intensive landscape and urban design treatments should be provided at major and minor entries to identify points of arrival and define the entry to the area.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.4.4 Lighting</p> <p>Outcomes Lighting should be designed to promote and highlight features of Eastbank.</p> <p>Options</p> <ul style="list-style-type: none"> • Lighting will be light-weight, sculptural and well integrated into the streetscape; and • Lighting should be closely integrated with other street furniture elements. 	<p>8.4.5 Lighting</p> <p>Details of lighting design will be provided as part of an Operational Works Application.</p>
<p>7.4.5 Estate Entry Points and Signage</p> <p>Outcomes Major entry points to Eastbank should be from the north at Main Drive and should identify major gateways to Eastbank development.</p> <p>Minor entry points should be located off road reserves and have the function of highlighting features within Eastbank.</p> <p>Options</p> <p>Estate entry points and signage will be located and designed in accordance with Council’s Signs Policy and existing local law to ensure the following:</p> <ul style="list-style-type: none"> • The scale proportion and form of advertising devices and entry features are appropriate to the streetscape or other 	<p>8.4.6 Estate Entry Points and Signage</p> <ul style="list-style-type: none"> • All signage will be designed in accordance with Council’s Signs Policy. Where required, details will be provided as part of a Material Change of Use application and an application will be made for a licence under local law; • Major estate entry points are located at the entry to Eastbank on the corner of Main Drive and Sportsmans Parade and at the intersection of Nicklin Way and Lake Kawana Boulevard. These are identified on Map 4 Movement Network.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>setting in which they are located;</p> <ul style="list-style-type: none"> • They do not obstruct the passage of pedestrians or vehicles. They do not impact on traffic safety and do not obstruct sight lines of pedestrians or vehicles; • They are designed and integrated so as to minimise visual clutter; and • They are constructed of robust materials so as to minimise ongoing maintenance. <p>Major entry points should be distinguished by particular features involving the use of a combination of the following elements:</p> <ul style="list-style-type: none"> • Water, paving, walling, signage, landscaping and structure. <p>Minor Entry points will have no particular highlighting treatment.</p>	

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.5 Car Parking and Access</p> <p>Outcomes Provide car parking and access that is safe and convenient for the different users.</p> <p>Car parking ratios, design and access should comply with Council's Planning Scheme.</p> <p>Vehicular access points should be generally located in accordance with the LATNS.</p> <p>Parking provision for peak loadings (regattas and other events peak) should be provided for by sharing parking between uses and special management plans.</p> <p>Options</p> <ul style="list-style-type: none"> • Minimise the visual impact of parking areas and access points to buildings, particularly when viewed from the lake or from the street. • Car parking should be screened by landscaping which is complementary to Eastbank landscape character. • Shared and single access points should be provided to take advantage of any median breaks in the centre of the road to facilitate more efficient access to lots, minimise traffic conflict points and maximise street frontage available for on street parking. • A car parking management strategy which 	<p>8.5 Car Parking and Access</p> <p>Car Parking Details for Precincts 1-17 should be provided as part of a Site Development Plan or Material Change of Use application.</p> <p>Residential Development (Precincts 1-5)</p> <p>Car parking should be provided in accordance with Part 3, Section 3.1 of the Planning Scheme for Caloundra City Council.</p> <p>Any relaxations to on site car parking requirements should be applied for at the Site Development Plan and/or Material Change of Use application stage. The relaxations must be justified in accordance with Section 5.1 of Council's Car Parking Policy 3.1/01.</p> <p>Community/Commercial Recreation Node (Precincts 6-15) Community and Commercial Development (Precincts 1-5)</p> <p>On site car parking should be provided in accordance with Part 3, Section 3.1 of the Planning Scheme.</p> <p>The design of car parking is to be provided in accordance with Council's Car Parking Policy 3.1/01 and Urban Design Performance Criteria expressed in Section 7.5 (Car Parking and Access) of this Master Plan. The design of car parking and access should comply with the following:</p> <ul style="list-style-type: none"> • Car parking and access is to be provided so that it is in a 'park-like' setting, safe, visible, convenient and being of minimal visual impact on buildings and their immediate environment; • On site car parking for Precincts 6, 8 and 10 must be

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>explores opportunity for shared car parking facilities between Eastbank and the adjacent schools and Quad Park.</p>	<p>incorporated into the building design.</p> <ul style="list-style-type: none"> • On-site parking areas are to be screened from public view. Landscaping and architectural built form should be the predominant elements for all street and lake frontages; • All car parking areas are to be screened by landscaping complementary to the general landscape of Eastbank and in accordance with the landscape requirements set out in Council’s Car Parking Policy 3.1/01; • For major community or sporting events a car parking management strategy should be undertaken which looks at utilising surrounding car parking areas including sports fields and public transport alternatives. For specific events, overflow car parking could be provided on open grassed areas as part of the car parking management strategy; and • Car parking relaxations should be assessed in accordance with the development criteria in section 6.2.5.2 of this Master Plan.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.6 Movement Networks</p> <p>Vehicular Movement Outcomes The road network must be capable of providing sufficient road capacity for the ultimate urban development of the region in accordance with agreed outcomes contained within the Transport Infrastructure Agreement.</p> <p>Street networks should be designed to limit traffic volumes and speeds to produce a safe and pleasant environment.</p> <p>Vehicular Movement Options</p> <ul style="list-style-type: none"> • Provide a road network which carries through traffic efficiently, directly and safely with due regard to aesthetics and the amenity of adjacent land uses; and • Provide sufficient width of carriageway and verge to allow streets to perform their designated functions within the street network. <p>Pedestrian/Cyclist Movement Outcomes</p> <p>Establish a street and pedestrian cyclist network which complies with the requirements set out in DCP-1 and the Structure Plan and provides convenient, safe and attractive pathways for pedestrian or cyclist use.</p>	<p>8.6 Movement Networks</p> <p>8.6.1 Vehicular Movement</p> <p>Vehicular Movement Networks for Precincts 1-17, Sportsmans Parade and Lake Kawana Boulevard should be detailed as part of the applicable Operational Works Application. This Vehicular Movement Network should demonstrate the following:</p> <ul style="list-style-type: none"> • Provision of a road hierarchy to carry traffic through efficiently, directly and safely, and the treatment of 'streets as parks' through an incorporated landscaped streetscape network considering aesthetics and the amenity of adjacent land uses; • Compliance with council standards and Queensland Streets regarding sufficient width of carriageway and verge allowing streets to perform their designated functions within the street network; • Where not provided sooner, road widening along Lake Kawana Boulevard is to be provided in accordance with the requirements of item IE.2 of Schedule 9 of the Infrastructure Agreement with respect to the Regional Hospital Land; and • The location of vehicular access points should be: <ul style="list-style-type: none"> ❖ in accordance with the Access Management Plan which forms part of the LATNS report for this Master Plan. ❖ consistent with the criteria identified for each Precinct within Table 1. ❖ designed to take advantage of median breaks and minimises traffic conflict.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>Pedestrian/Cyclist Movement Options</p> <ul style="list-style-type: none"> • Provide a safe, convenient and legible network of pathways through the use of appropriate signage and hard and soft landscape treatments for pedestrian and cyclist movement; • All pedestrian pathways should allow for street trees and other landscaping. Where awnings occur along the street footpath these should be designed around the location of street trees or other landscaping features; and • Pedestrian pathways adjacent to building or at entries to buildings should incorporate awnings or similar structure of a high quality design to provide protection from the rain and shelter from the sun. 	<p>8.6.2 Pedestrian Cycle Movement</p> <p>Implement the Pedestrian/Cycle network and the Public Access Promenade as shown on Map 6 of this Master Plan.</p> <p>The detailed design of the Pedestrian/Cycle network and Public Access Promenade is to be provided as part of the relevant Development Permit for Operational Works demonstrating compliance with Section 7.6 of this Master Plan.</p>

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

7.0 URBAN DESIGN PERFORMANCE CRITERIA	8.0 SITE DEVELOPMENT PLAN DESIGN PARAMETERS
<p>7.7 Focus Points</p> <p>Outcomes The focus points to the lake as indicated on Map 6 of the DPA Plan are intended to nominate preferred locations for feature elements.</p> <p>Options</p> <ul style="list-style-type: none"> • The focus points should identify, points of access to the lake, possible jetty facilities, boat ramps, built structures or landscape/urban design features. 	<p>8.7 Focus Points</p> <p>Focus Points for Precincts 1-17 are detailed on Map 6 (Pedestrian / Cycle Links) of this document. Indicative Landscape concepts of these focus points should be provided as part of the applicable Site Development Plan. These Focus Points demonstrate the following:</p> <ul style="list-style-type: none"> • Focus points within the Public Access Promenade identify key locations or nodes where feature elements may occur to take advantage of views to the lake or provide points of access to lake through the incorporation of built elements and landscape features. Specific focus points include: <ul style="list-style-type: none"> • The provision of preferred locations for jetty facilities and boat ramps to facilitate the launching of rowing shells and the like. Detailed design of any jetty or boat ramp shall be provided at the time of an operational works application; and • Preferred locations for landscape/urban design feature elements which take advantage of views and/or creating interesting visual experiences within the Public Access Promenade. • The provision of nominated access to the lake via a soft edge treatment eg. Beaches.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

9.0 SITE DEVELOPMENT PLAN REQUIREMENTS

9.1 Requirements for Site Development Plan

9.1.1 A Site Development Plan is required to be submitted for each of the precincts identified in this plan.

9.2 Precincts 1a and 1b

9.2.1 These Urban Residential Precincts will provide for a variety of residential developments of a predominantly detached nature to take advantage of the amenity features of the locality.

9.2.2 This will be achieved through the provision of a mixture of allotments types, oriented to take advantage of the natural and physical features of this locality, together with a public lake-front promenade.

9.2.3 Precinct 1a will provide for a variety of residential land uses including providing for a minimum lot size of 300m² and providing for, in select locations, dwelling houses with a height of three storeys. Precinct 1b will also provide for a mix of residential land uses but is restricted to a minimum lot size of 555m².

9.3 Precinct 2

9.3.1 This Precinct provides for the extension of the existing adjacent Bowls Club use, providing additional sporting and recreational activity for the local and wider community.

9.3.2 This will be achieved through the provision of additional bowling greens and car parking facilities in the main.

9.3.3 Should the bowls club not wish to utilise this land it may be developed for medium density housing in the form of Cluster Development, Aged Persons Home or Retirement Community.

9.3.4 Such development should be designed in accordance with the relevant Urban Design Performance Criteria and Site Development Plan Design Parameters specified in this document.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

9.4 Precinct 3

9.4.1 This Urban Residential Precinct will provide a range of medium density housing in detached and attached forms, in a variety of styles and configurations to take advantage of the amenity features of the area.

9.4.2 This will be achieved through Community Title Development generally in the form of Cluster Development, Aged Persons Home or Retirement Community.

~~9.4.29.4.3~~ The western portion of this Precinct may be used as a temporary Car Park until such time as the site is developed to its ultimate land use intent or 31 December 2017, which ever occurs earlier. The temporary car park use must not exceed its operational period as stated above, without the approval of Council and the Master Developer. Detailed design of any temporary Car Park must be submitted at Site Development Plan stage.

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9.5 Precinct 4

9.5.1 This Urban Residential Precinct will address the sub-arterial road on its northern boundary creating a sense of arrival along Lake Kawana Boulevard linking west to the Town Centre.

9.5.2 This will be achieved through building size, design and setbacks and land uses including Cluster Development, Aged Persons Home, Retirement Community or Multiple Dwelling.

~~9.5.29.5.3~~ The western portion of this Precinct may be used as a temporary Car Park until such time as the site is developed to its ultimate land use intent or 31 December 2017, which ever occurs earlier. The temporary car park use must not exceed its operational period as stated above, without the approval of Council and the Master Developer. Detailed design of any temporary Car Park must be submitted at Site Development Plan stage

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9.6 Precinct 5

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

9.6.1 This predominantly Residential Precinct should reflect a medium density residential character with an emphasis on health and well being.

9.6.2 This may be provided through a range of mid-rise medium density housing, taking advantage of its unique island type location. This precinct should be orientated towards providing facilities which are of a health, recreation or lifestyle nature.

9.6.3 This will be achieved through the creation of landscaped parkland fronting Lake Kawana Boulevard on the southern Precinct boundary to enhance the island effect, together with apartment style buildings oriented to take advantage of the water views on three sides of the Precinct.

9.7 Precinct 6

9.7.1 This Commercial Precinct will provide for uses complementing its water setting and high profile exposure to the Nicklin Way and Lake Kawana Boulevard while providing a service to the local community. These may include hotel, restaurant, function room, Health Care Premises and associated commercial uses including the Kawana Waters Customer Information Centre,

This will be achieved through a landmark building style set in park like grounds, interacting with the lake, but still providing public access in the form of Public Access Promenade around the lake edge.

9.8 Precinct 7

9.8.1 This Community Use Precinct, in the form of park, will provide a unique focal point for the passing Nicklin Way public, users of the Community Recreation Node and residents of future residential areas to the west.

9.8.2 This will be achieved by providing substantial views of the lake through a formal urban park which will contain pedestrian/cycle facilities and provide a 'gateway' to the future development to the west.

9.9 Precinct 8

9.9.1 This precinct will provide a range of dining experiences in a variety of settings, which complement, and are ancillary to the community/commercial nodes.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

9.10 Precinct 9

9.10.1 The purpose of this Precinct is to provide open space to complement activities on the lake.

9.10.2 This will be achieved through the provision of parkland and landscaped areas for recreation adjacent the lake.

9.11 Precinct 10

9.11.1 This Precinct will promote the intent of the Community Recreation Node by providing a variety of facilities available to the public for active and passive uses.

9.11.2 This will be achieved by the provision of a public beach, associated parking and ancillary restaurants and food outlets. Community uses may include child care facilities.

9.12 Precinct 11

9.12.1 This Community Use Precinct will provide for a range of highly visible and accessible community uses catering for various age groups and cultural interests.

9.12.2 This will be achieved through provision of a multi purpose facility including buildings and or structures to accommodate for the needs of community groups or organizations which are involved in providing support services to the community. The facility may include a community hall/function centre, library and learning centre, cultural centre including a performing arts centre for training and development, community support services and ministry centre.

9.13 Precinct 12

9.13.1 This Community Use Precinct will mainly provide open space facilities for passive recreation and community use facilities, including Sports House, interlinked and complementing adjacent Precincts.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

9.13.2 This will be achieved through provision of landscaped parkland with pedestrian/cycle linkages north and south providing good viewing of lake activities plus a site for a church or other community facility.

9.14 Precinct 13

9.14.1 This Precinct is primarily for uses associated with Sport and Recreation. It will also provide a support role for the considerable number of sporting facilities available in this area e.g. The Sports Complex, Aquatic Centre and Rowing Course.

9.14.2 The area may incorporate facilities such as boat sheds and club rooms to support sporting activities on the lake or within the surrounding area. Other associated uses may include a Sports Lodge, providing short term accommodation facilities to persons training at or participating in competition at the sporting facilities. The sports lodge may also accommodate visiting school groups in camp.

9.15 Precinct 14

9.15.1 The purpose of this Precinct is to provide further open space to complement activities on the lake.

9.15.2 This will be achieved through the provision of parkland providing good viewing of the finish line to the rowing course, a finish line facility, boat sheds for storage of rowing, sail boats and the like and other associated low key facilities. This precinct should also accommodate open grassed areas providing flexibility in usage from overflow parking to event marshalling.

9.15.3 Provision will be made in this precinct for a boat ramp and jetty facility for the launching of watercraft.

9.16 Precinct 15

9.16.1 This Precinct will be a major destination for uses associated with sport, leisure and recreation.

9.16.2 This will be achieved through the provision of buildings and services facilitating administration, meeting, training, research, education, commercial and social activities, associated with Sport, Recreation and

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

Leisure. The design of the precinct should have a strong relationship with the Public Access Promenade and the public recreation lake.

9.16.3 Provision will be made in this precinct for a jetty facility for the launching of watercraft.

9.17 Precinct 16

9.17.1 This precinct will contain the public recreation lake and its associated uses. It will provide for a range of both passive and active recreation uses and include a number of water based sporting activities such as rowing, canoe and kayaking regattas.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

9.18 Content of Site Development Plans

9.19 A Site Development Plan applicable to each precinct of the land, the subject of this Detailed Planning Area Plan shall contain details where appropriate of the following matters:

- a) Lot layout;
- b) Building setbacks;
- c) Building envelopes;
- d) Building layout;
- e) Building appearance;
- f) Parking and access;
- g) Private Open Space;
- h) Built to boundary locations (zero lot line); and
- i) Landscape concepts.

10.0 DETAILED DESIGN

10.1 Lot Layout

9.1.1 A lot layout is not required to be specified on a Detailed Planning Area Plan.

10.2 Building Layout

10.2.1 A building layout is not required to be specified on a Detailed Planning Area Plan.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

11 MAPS AND TABLES

11.1 Maps and Tables

This Detailed Planning Area Plan comprises the following:

11.1.1 Maps

- a) Map 1 Locality;
- b) Map 2 Land Subject of Master Plan;
- c) Map 3 Land Use Area Precincts;
- d) Map 4 Movement Network;
- e) Map 5a Lake Edge Treatments;
- f) Map 5b Lake Edge Treatment and Drainage Options
- g) Map 6 Pedestrian / Cycle Links;
- h) Map 7 Urban Infrastructure;
- i) Map 8 Development Areas - Eastbank;
- j) Map 9 Site Development Plan Concept;
- k) Map 10 Key Vistas and Prominent Sites;
- l) Map 11 Indicative Development within Precincts;
- m) Map 12 Open Spaces;
- n) Map 13a Building Design;
- o) Map 13b Building Design; and
- p) Map 13c Building Elements in the Transition Zone.

11.1.2 Tables

- a. Table 1 – Land Use Areas

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

12 STATEMENT OF COMPLIANCE

12.1 DCP-1 Requirements

12.1.1 The Detailed Planning Area Plan must comply with:

- a) The Structure Plan;
- b) Master Plan Determination No. 1 (Approval of Structure Plan) 1999;
- c) The Planning Scheme including DCP-1;
- d) The Development Agreement;
- e) Development Lease No. 2; and
- f) The Transport Infrastructure Agreement – 1996.

12.2 The Structure Plan

12.2.1 The Detailed Planning Area Plan complies with:

The Structure Plan Maps.

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

The Detailed Planning Area Plan complies with the Master Plan Determination No. 1 (Approval of Structure Plan) 2000 in that:

12.3.1 It is consistent with the intent of the Urban Area as specified in Section 3.3 (Intent of Urban Area) and the intent of the Community Commercial Recreation Node as specified in Section 7.3 (Intent of Community Recreation Node) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999;

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

12.3.2 It complies with the relevant structure of the Urban Area as specified in section 3.4 (Structure of Urban Area) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999 as it applies to that part of DPA-1 excluding the Community Recreation Node; and

12.3.3 It does not contain a development other than a public purpose or public utility provided for in Section 3.4, Structure of the Urban Area and Section 7.4, Structure of Community Commercial Recreation Node, of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999.

12.4 The Planning Scheme Including DCP-1

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

12.4.1 It complies with the provisions of Section 7.4.3 (Detailed Planning Area Plan) of DCP-1; and

12.4.2 It complies with the provisions of section 4.16.2 (b) and section 4.4.2 (b)(vii) of DCP-1 in that:

- a. The design of the lake will be such as to minimise future maintenance of the lake;
- b. The lake edges will present an appearance of sandy beaches with vegetation and few “hard edges”.
- c. No direct access is provided onto the Nicklin Way;
- d. Substantial visibility is available of the lake from the Nicklin Way and Sportsmans Parade;
- e. The Nicklin Way frontage of the relevant precincts will be landscaped for presentation and noise buffering;
- f. Development precincts fronting the lake will provide for the uses and facilities set out in section 4.16.2 (b) (vi) of DCP 1 and will be particularised in each Site Development Plan, for each precinct. The preferred land uses are shown in Table 1 and reflect section 4.16.2 (b) (vi);

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

- g. The southern precincts will reflect predominantly residential uses as well as a possible extension to the Bowls Club in Precinct 2;
- h. Commercial activities of the “Fisherman’s Wharf” type will be provided in Precinct 6;
- i. The DPA reflects the development of nodal areas for sports, leisure, recreation and community activities between the proposed public recreation lake and Stern Drive;
- j. The DPA covers the whole of the area defined as DPA-1 and accommodates the preferred land uses as defined in section 4.16.2 (b)(x) of DCP 1; and
- k. Precinct 16 will form part of the 2.5km rowing course with substantial public access to the water’s edge and a substantially continuous public access along the lake as shown on Map 6 (Pedestrian / Cycle Links) of this document.

12.5 Development Agreement

12.5.1 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.

12.6 Development Lease No 2

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

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

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

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

12.7 Transport Infrastructure Agreement - 1996

The Detailed Planning Area Plan complies with the requirements of the Transport Infrastructure Agreement in that:

12.7.1 No part of the Detailed Planning Area Plan is in conflict with any condition or requirement of the Transport Infrastructure Agreement.

12.8 Relaxations

12.8.1 While no specific relaxations are sought under the Detailed Planning Area Plan, relaxations may be sought for Residential Uses only for the following at the appropriate application:

- a. Building setbacks (Site Development Plans);
- b. Road width (Site Development Plans);
- c. Lot width (Site Development Plans); and
- d. Lot size (Site Development Plans).

12.8.2 Relaxations may be sought for commercial and community uses for the following at the appropriate application:

- a. Building Setbacks for Precincts 6 and 11 only (Site Development Plan);
- b. Building Bulk and Scale (Site Development Plan);
- c. Street Address (Site Development Plan);
- d. Architectural Character (Site Development Plan); and
- e. Car Parking (Material Change of Use/Site Development Plans).

13 INTERPRETATION RULES

13.1 Terms used in this Detailed Planning Area Plan have the meaning given in Part 8 (Meaning of Words and Interpretation) of the Caloundra City Council Planning Scheme unless otherwise defined in this Detailed Planning Area Plan;

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

13.2 Interpretation of words or terms used in this Detailed Planning Area Plan are to be interpreted in accordance with Part 8.3 (Interpretation) of the Caloundra City Council Planning Scheme unless the context otherwise indicates or requires;

13.3 Definitions – the words ‘attached housing’, ‘building’, ‘integrated housing’ and ‘structure’ have the definitions ascribed to them under the Building Act and Queensland Residential Design Guidelines as follows:

- a) ‘attached housing’, as defined in Part 2 of the Queensland Residential Design Guidelines, means the “planning, design, and development of all forms, types, and arrangements of attached housing up to 3 storeys in height, or 3 storeys over car parking”.
- b) ‘building’, defined in the Building Act, means a fixed structure that is wholly or partially enclosed by walls and is roofed and includes a floating building and any part of a building.
- c) ‘integrated housing’, as defined in Part 3 of the Queensland Residential Design Guidelines, means the “integrated planning, design, and development of projects comprising 2 or more houses (includes residential components of mixed-use projects).
- d) ‘Nodal Parks’ – mean the areas of public open space shown on Map 12 Open Spaces.
- e) ‘Planning Scheme’ – means the 1996 Caloundra City Council Planning Scheme.
- f) ‘structure’, defined in the Building Act, includes a wall or fence or anything fixed to or projecting from a building wall, fence or other structure.

Documents which have been referred to in this Master Plan are as follows:

- a) “QRDG” means Queensland Residential Design Guidelines developed by Queensland Department of Local Government and Planning; and
- b) “Queensland Streets (1993)” means Queensland Streets: Design Guidelines for Subdivisional Streetworks (May 1993) prepared for the Institute of Municipal Engineering Australia (Queensland Division) by Weathered Howe Pty Ltd.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

14 SUPPORTING INFORMATION

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

14.1.1 Local Area Traffic Network Study;

14.1.2 Preliminary Acid Sulphate Soils Assessment;

14.1.3 Preliminary Acoustic Study; and

14.1.4 Contaminated Land Clearance.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

15 TABLE 1

PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Precinct 1a (Residential 1) Total Precinct Area = 50,140m ²	Residential Uses limited to: <ul style="list-style-type: none"> • Display Home • Dwelling House • Home Occupation • Temporary House and Land Sales Office Community Uses limited to: <ul style="list-style-type: none"> • Sport and Recreation (limited to structures associated with the function of the public recreation lake) • Park • Public Purpose • Public Utility excluding Telecommunications facility 	Maximum 3 storeys for buildings Maximum 5 storeys for structures necessary to the function of the public recreation lake.	Maximum 10 dwelling units per hectare. Minimum lot size – 300m ² /10m frontage.
Precinct 1b (Residential 1) Total Precinct Area = 23,220m ²	Residential Uses limited to: <ul style="list-style-type: none"> • Display Home • Dwelling House • Home Occupation • Temporary House and Land Sales Office Community Uses limited to: <ul style="list-style-type: none"> • Park • Public Purpose • Public Utility (excluding Telecommunications Facility) 	Maximum 2 storeys for buildings	Maximum 13 dwelling units per hectare. Minimum lot size – 555m ² /18m frontage.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Precinct 2 (Residential 2) Total Precinct Area = 10,480m ²	Residential Uses limited to: <ul style="list-style-type: none"> • Cluster Development • Aged Persons Home • Retirement Community • Display Home • Home Occupation Community Uses limited to: <ul style="list-style-type: none"> • Park • Public Purpose • Public Utility (excluding Telecommunications facility) • Sport and Recreation (Bowls Club) 	Maximum 3 storeys	Maximum 30 dwelling units per hectare Minimum lot size – 555m ² /18m frontage Cluster Development: <ul style="list-style-type: none"> • Maximum site cover – 50% • Maximum site cover per community title lot – 75% • Maximum dwelling unit density - 30 dwelling units per hectare Aged Persons Home and Retirement Community: <ul style="list-style-type: none"> • Maximum site cover – 40% • Maximum dwelling unit density - 30 dwelling units per hectare

Eastbank Att 1 Amended Master Plan No. 14

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Precinct 3 (Residential 2) Total Precinct Area = 20,320m ²	Residential Uses limited to: <ul style="list-style-type: none"> • Cluster Development • Aged Persons Home • Retirement Community • Display Home • Home Occupation • Temporary House and Land Sales Office Community Uses limited to: <ul style="list-style-type: none"> • Park • Public Purpose • <u>Public Utility (excluding Telecommunications Facility)</u> • <u>Car Park (Temporary)</u> 	Maximum 3 storeys	Maximum 30 dwellings units per hectare. Minimum lot size – 555m ² /18m frontage. Cluster Development: <ul style="list-style-type: none"> • Maximum site cover – 50% • Maximum site cover per community title lot – 75% • Maximum dwelling unit density - 30 dwelling units per hectare Aged Persons Home and Retirement Community: <ul style="list-style-type: none"> • Maximum site cover – 40% • Maximum dwelling unit density - 30 dwelling units per hectare

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

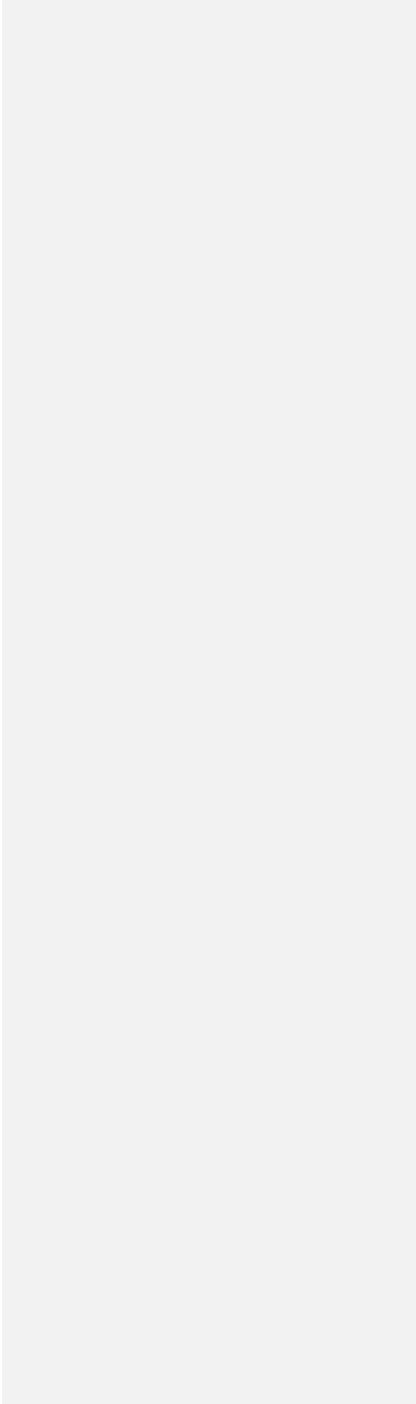
PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Precinct 4 (Residential 2) Total Precinct Area = 32,780m ²	Residential Uses limited to: <ul style="list-style-type: none"> • Cluster Development • Accommodation Building • Aged Persons Home • Retirement Community • Display Home • Home Occupation • Multiple Dwelling • Temporary House and Land Sales Office Commercial Uses limited to: <ul style="list-style-type: none"> • Health Care Premises Community Uses limited to: <ul style="list-style-type: none"> • Educational Establishment • Park • Public Purpose • <u>Public Utility (excluding Telecommunications facility)</u> • <u>Car Park (Temporary)</u> 	Maximum 4 storeys	Accommodation Building, Multiple Dwelling: <ul style="list-style-type: none"> • Maximum dwelling unit density - 50 dwelling units per hectare • Maximum Site Cover - 40% Cluster Development: <ul style="list-style-type: none"> • Maximum dwelling unit density - 50 dwelling units per hectare • Maximum Site Cover – 50% • Maximum Site Cover per community title lot - 75% Aged Persons Home and Retirement Community: <ul style="list-style-type: none"> • Maximum 85 dwelling units per hectare where a minimum 25% of the dwelling unit yield is provided as high care beds, otherwise maximum 50 dwelling units per hectare. • Maximum Site Cover - 40%

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

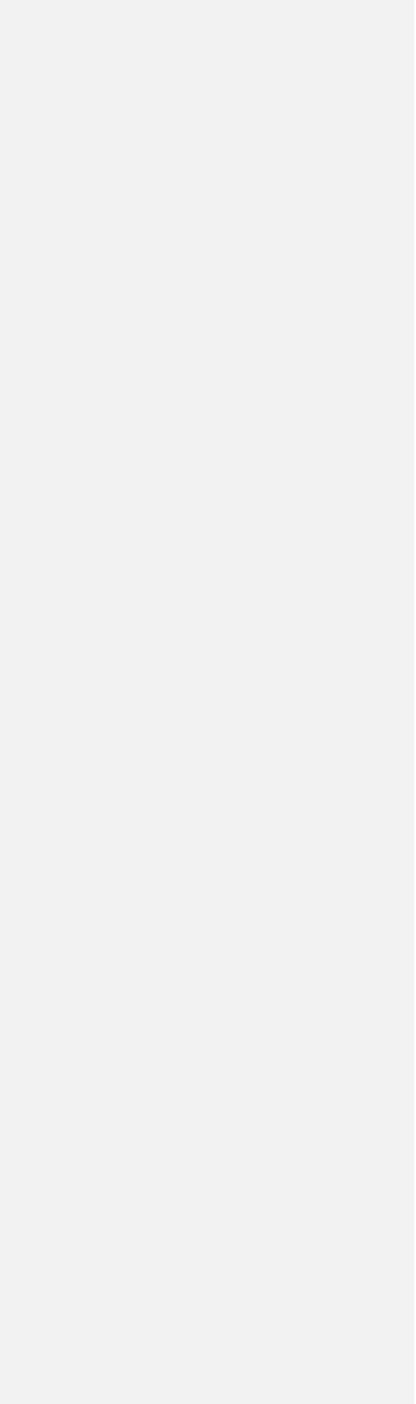
PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Precinct 5 (Residential 2) Total Precinct Area = 49,131m ²	Residential Uses limited to: <ul style="list-style-type: none"> • Accommodation Building • Multiple Dwelling • Cluster Development Commercial Uses limited to: <ul style="list-style-type: none"> • Health Care Premises Community Uses limited to: <ul style="list-style-type: none"> • Park • Public Purpose • Public Utility (excluding Telecommunications facility) • Landing • Sport and Recreation 	Maximum 8 storeys for Buildings Maximum 5 storeys for structures necessary to the function of the recreation lake.	Maximum 50 dwelling units per hectare. Minimum lot size – 500m ² /20m frontage. Accommodation Building / Multiple Dwelling <ul style="list-style-type: none"> • Maximum site cover – 40% • Maximum dwelling unit density – 50 dwelling units per hectare Cluster Development <ul style="list-style-type: none"> • Maximum site cover – 50% • Maximum site cover per community title lot – 75% • Maximum dwelling unit density – 50 dwelling units per hectare.

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

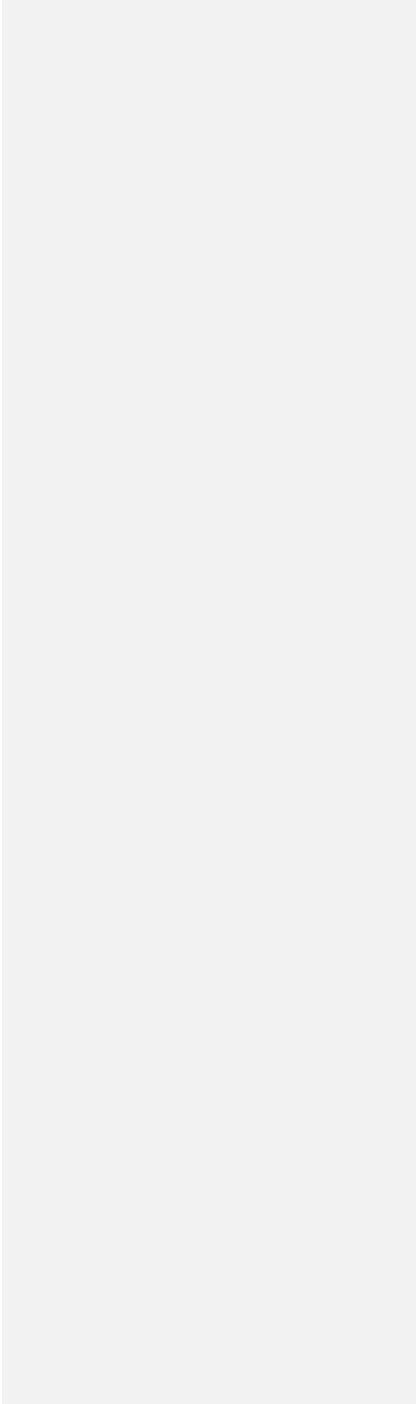
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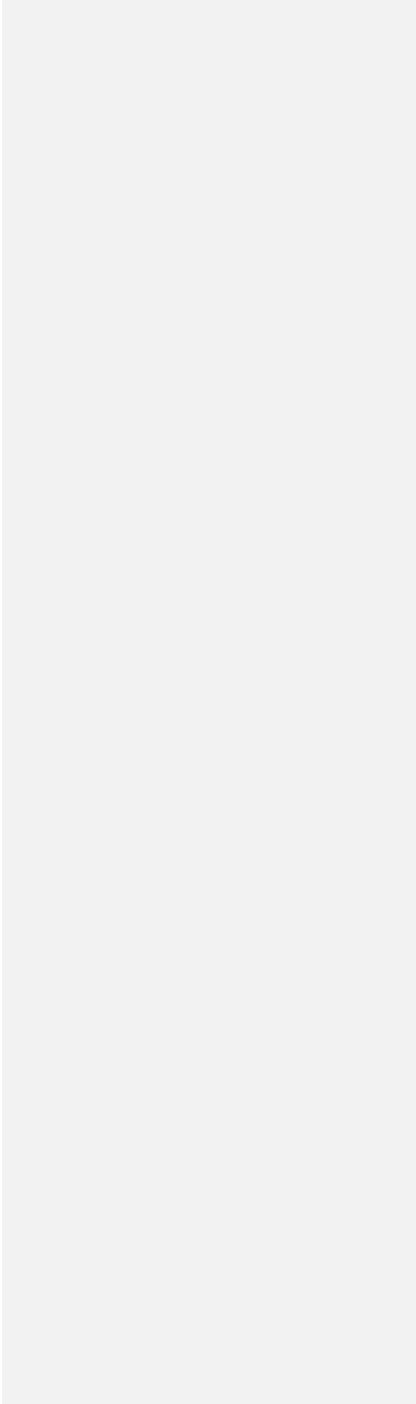
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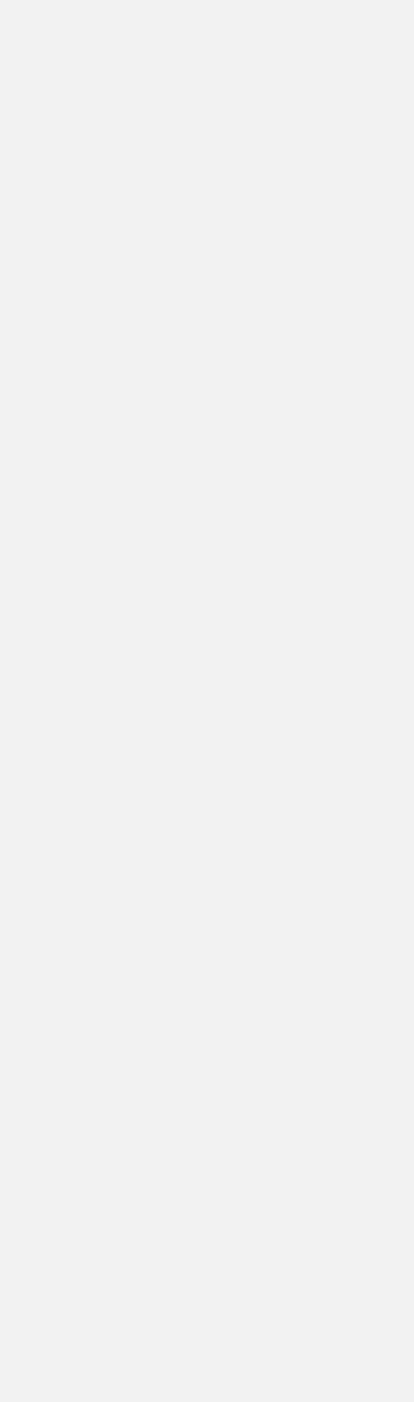
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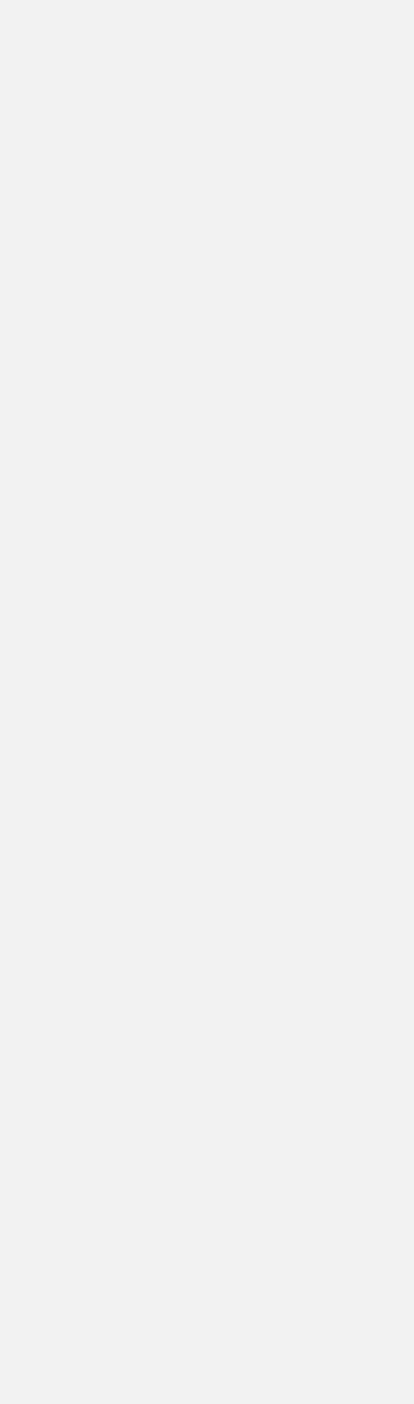
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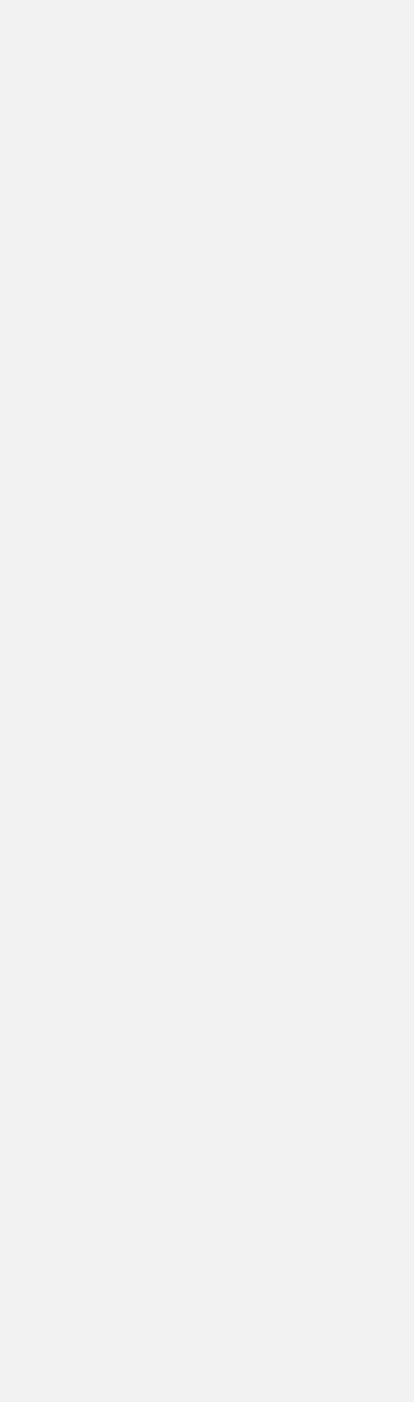
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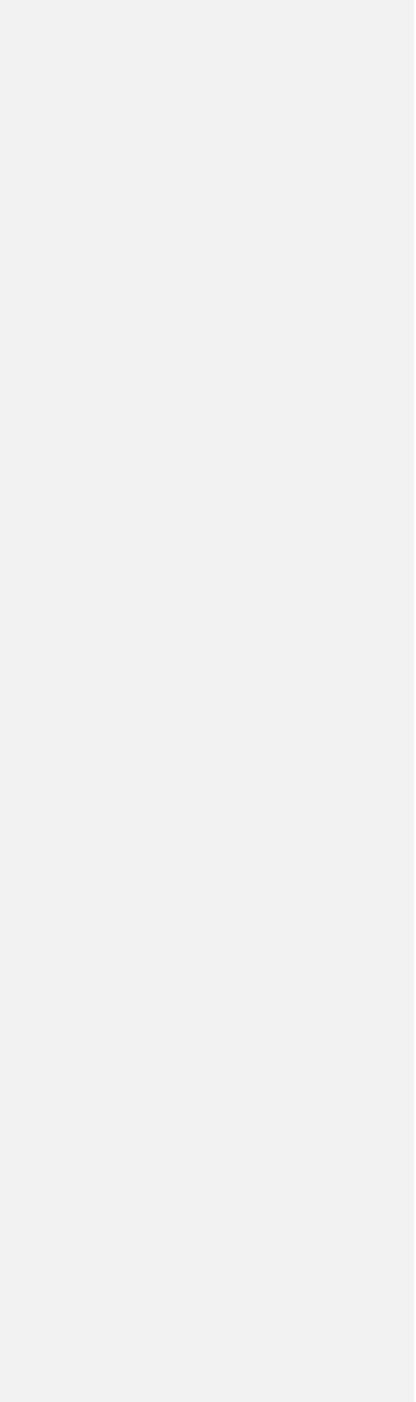
MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001



MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001



MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001



MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Precinct 16	Community Uses Limited to: <ul style="list-style-type: none"> • Sport and Recreation (Lake) • Outdoor Deck/Dining Area 	-----	-----

*Outdoor Entertainment – means any premises used or intended for any outdoor activity, purpose or pursuit offering interest or amusement for commercial gain. The term is limited to the following uses:

- Boating
- Exhibition
- Flea market (Limited to the sale of new goods, fresh food and crafts)
- Model car, boat or aeroplane operation
- Theatre
- Museum
- Fair
- Hire of sport and recreation equipment

The term includes temporary facilities for providing refreshments ancillary to the use. The term does not include Sport and Recreation.

***Community Facility - means a multipurpose community facility. The term is limited to the following uses in accordance with the Kawana Waters Community Development Strategy:

- Community hall/function centre, library / learning centre, meeting rooms/resource centre, living room and community café
- Community support and ministry Centre (including referral access and information for social/health/youth services and counselling)
- Outdoor/indoor amphitheatre, Cultural centre (including a performing arts centre for training and development and an auditorium – play house community theatre)

MASTER PLAN NO. 14 (DETAILED PLANNING AREA PLAN – EASTBANK / REGATTA NORTH) 2001

**Indoor Entertainment – means premises used or intended for use for a purpose listed in Appendix A below and includes:

- a) Viewing or participating in a sport or game where the use is conducted primarily indoors
- b) A meeting place or club for a social, sporting, athletic, library, political or like association and
- c) A licensed Club.

The term includes and ancillary Totalisator Administration Board Agency

Appendix A

- Art Galleries
- Concert Halls
- Dance Halls
- Exhibitions (indoor)
- Gymnasiums
- Meeting Halls (other than a place of worship)
- Museums
- Music Halls
- Schools of Art
- Theatres (indoor)
- Youth Centres