

## YAROOMBA BEACH VILLAGE AND INTERNATIONAL RESORT



Dated: 6 April 2018

Version: 12.0

## YAROOMBA BEACH MASTER PLAN – PRELIMINARY APPROVAL DOCUMENT

### 1. STATUTORY CONTEXT

- 1.1. This Preliminary Approval Document applies to land described as Lots 20 & 336 – 340 on SP219217, Lots 12 & 15 – 16 on SP238214 and Lot 25 on SP269561 as shown on Map 1.
- 1.2. This Preliminary Approval Document shall be read in conjunction with the Sunshine Coast Planning Scheme 2014 as amended.
- 1.3. Unless otherwise stated, words in this Preliminary Approval Document has the same meaning as words with the Sunshine Coast Planning Scheme 2014.
- 1.4. In accordance with Section 242 of *Sustainable Planning Act 2009* this Preliminary Approval overrides Sunshine Coast Planning Scheme 2014 in that it:
  - 1.4.1. States development as self-assessable (accepted development), code assessable (code assessment) and impact assessable (impact assessment). Where development is not indicated as self-assessable (accepted) or code assessable (code development) within the Tables of Development Assessment, it becomes impact assessable (impact assessment).
  - 1.4.2. Identifies and includes codes (assessment benchmarks) for the development.
- 1.5. To remove any doubt, the historical Coolum Hyatt Resort Community Preliminary Approval (Ref: MCU05/0245) does not apply to any development under the Yaroomba Beach Master Plan Preliminary Approval.
- 1.6. The category of assessment for all future development applications shall be in accordance with the Tables of Assessment contained within this Preliminary Approval Document, except where Table 5.10.1 (Overlays) of the Sunshine Coast Planning Scheme 2014 requires a higher category of assessment. For the purposes of height of buildings and structures overlay Map 3- Height of Buildings and Structures Overlay overrides Overlay Map OVM11H as it applies to the preliminary approval area.
- 1.7. Where no provision of this Preliminary Approval Document overrides an equivalent or similar provision of the Sunshine Coast Planning Scheme 2014, the provisions contained within the Sunshine Coast Planning Scheme 2014 shall apply.
- 1.8. The relevant period of the preliminary approval is 10 years starting the day the approval takes effect.
- 1.9. In accordance with Section 242(6) of the *Sustainable Planning Act 2009*, where there is a conflict between the provisions of this Preliminary Approval and the provisions of the Sunshine Coast Planning Scheme 2014, this Preliminary Approval prevails.

### 2. COMPONENTS OF THE PRELIMINARY APPROVAL DOCUMENT

- 2.1. This Preliminary Approval Document contains the following components:
  - 2.1.1. Yaroomba Beach Master Plan, which establishes the preliminary approval area identified as the Yaroomba Beach Precinct and the location of individual sub-precincts within the Yaroomba Beach Precinct as indicated in Map 2.
  - 2.1.2. Tables of Levels of Assessment identifying the categories of development and categories of assessment for Material Change of Use and Reconfiguring of a Lot within individual sub-precincts.

2.1.3. Addendum to the Coolumb Local Plan Code which identifies additional overall, performance and acceptable outcomes specific to the proposed development of Yaroomba Beach precinct.

2.1.4. Addendum to the Height of Buildings and Structures Overlay Map OVM11H (Map 3).

### 3. SUB-PRECINCT DESIGNATIONS

- 3.1. The Master Plan identifies 5 sub-precincts including Yaroomba Beach North, Yaroomba Beach Central, Yaroomba Beach South, Lakeside North and Lakeside South.
- 3.2. Final boundaries of these sub-precincts will be determined by detailed design at the Development Permit Stage.

### 4. DEVELOPMENT DENSITY

- 4.1. This Preliminary Approval Document provides for a maximum residential development density of 220 room hotel and 740 equivalent dwellings.

### 5. DEFINITIONS

The following definitions apply:

**Approved Plan of Development** means a plan or plans approved by a development permit to reconfigure a lot that establishes design criteria for dwelling houses.

**Finished surface level** means the level of fill measured in reduced levels, set by an approved level of filling via Development Permit for Operational Works (Bulk Earthworks) over the site, or natural ground level whichever is the greater in order to achieve flood immunity to the Q 100 in accordance with the requirements of the Planning Scheme.

**Preliminary approval area** means all land subject of this Preliminary Approval identified at the time of approval as shown on Map 1.

**Village centre** means the area identified on Map 2

## 6. LEVELS OF ASSESSMENT

The following tables identifies categories of development and categories of assessment for Material Change of Use and Lot Reconfiguration within the Preliminary Approval Area.

### 6.1. Coolool local plan: material change of use

Note – this table identifies variations to the category of development and category of assessment for a defined use specified in Table 5.5.17 (Emerging community zone). This table must be read in conjunction with Table 5.5.17.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>EMERGING COMMUNITY ZONE – PRECINCT COL LPP-2 (YAROOMBAA BEACH) – SUB-PRECINCT COL LPSP-2a (YAROOMBAA BEACH NORTH)</b>		
<b>Residential activities</b>		
Dwelling unit	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Resort complex	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
<b>Business activities</b>		
Bar	Accepted development if in an existing building in a tenancy that has been approved for non-residential use	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment if forming part of a mixed use development.	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Food and drink outlet	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not incorporating a drive-through facility.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
Function facility	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
Health care services	Accepted development if in an existing building in a tenancy that has been approved for non-residential use.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>

	Code assessment if not otherwise specified	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
Market	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Market code</li> </ul>
Office	Accepted development if in an existing building in a tenancy that has been approved for non-residential use. Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Transport and parking code</li> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
Sales office	Accepted development	<ul style="list-style-type: none"> <li>Sales office code</li> </ul>
Shop	Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not exceeding a gross floor area of 300m <sup>2</sup> . Code assessment if:- (a) located in the village centre (Sub precinct 2a); and (b) not exceeding a gross floor area of 300m <sup>2</sup> . Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Transport and parking code</li> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> <li>The planning scheme</li> </ul>
Shopping centre	Code assessment if:- (a) located in the village centre (Sub precinct 2a); and (b) any shop tenancy does not exceed a gross floor area of 300m <sup>2</sup> . Impact assessment if not otherwise specified	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> <li>The planning scheme</li> </ul>
<b>Industrial activities</b>		
Service industry	Code assessment if located in a Resort Complex or Shopping Centre. Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> <li>The planning scheme</li> </ul>
<b>Community activities</b>		
Community use	Accepted development if in an existing building. Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Transport and parking code</li> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
Educational establishment	Accepted development if in an existing building. Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>Transport and parking code</li> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Community activities code</li> <li>Prescribed other development codes</li> </ul>
<b>Sport and recreation activities</b>		
Indoor sport and recreation	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolool local plan code</li> <li>Business uses and centre design code</li> <li>Sport and recreation uses code</li> <li>Prescribed other development codes</li> </ul>
Park	Exempt	
<b>Other activities</b>		
Utility installation	Exempt if for a local utility Code assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Other uses</b>		
All other uses	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

EMERGING COMMUNITY ZONE – PRECINCT COL LPP-2 (YAROOMBA BEACH) – SUB-PRECINCT COL LPSP-2b (YAROOMBA BEACH CENTRAL)		
Residential activities		
Dwelling house	Accepted development	<ul style="list-style-type: none"> <li>Approved Plan of Development</li> <li>Dwelling house code</li> </ul>
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Residential care facility	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Residential care facility and retirement facility code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Retirement facility	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Residential care facility and retirement facility code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Other uses		
All other uses	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
EMERGING COMMUNITY ZONE – PRECINCT COL LPP -2 (YAROOMBA BEACH) – SUB-PRECINCT COL LPSP-2c (YAROOMBA BEACH SOUTH)		
Residential activities		
Dwelling house	Accepted development	<ul style="list-style-type: none"> <li>Approved Plan of Development</li> <li>Dwelling house code</li> </ul>
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Residential care facility	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Residential care facility and retirement facility code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Retirement facility	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Residential care facility and retirement facility code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Other uses		
All other uses	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

EMERGING COMMUNITY ZONE – PRECINCT COL LPP -2 (YAROOOMBA BEACH) – SUB-PRECINCT COL LPSP-2d (LAKESIDE SOUTH)		
Residential activities		
Dwelling house	Accepted development	<ul style="list-style-type: none"> <li>Approved Plan of Development</li> <li>Dwelling house code</li> </ul>
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Residential care facility	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Residential care facility and retirement facility code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Retirement facility	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Residential care facility and retirement facility code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Other uses		
All other uses	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
EMERGING COMMUNITY ZONE – PRECINCT COL LPP -2 (YAROOOMBA BEACH) – SUB-PRECINCT COL LPSP-2e (LAKESIDE NORTH)		
Residential activities		
Dwelling house	Accepted development	<ul style="list-style-type: none"> <li>Approved Plan of Development</li> <li>Dwelling house code</li> </ul>
Multiple dwelling	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Residential care facility	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Residential care facility and retirement facility code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Retirement facility	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Residential care facility and retirement facility code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Rooming accommodation	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Short-term accommodation	Code assessment	<ul style="list-style-type: none"> <li>Emerging community zone code</li> <li>Coolum local plan code</li> <li>Multi-unit residential uses code</li> <li>Prescribed other development codes</li> </ul>
Other uses		
All other uses	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

## 6.2. Coolum local plan: reconfiguring a lot

Note – this table identifies variations to the category of development and category of assessment for reconfiguring a lot specified in Table 5.6.1 (Reconfiguring a Lot) of the Sunshine Coast Planning Scheme 2014. This table must be read in conjunction with Table 5.6.1.

Development	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>EMERGING COMMUNITY ZONE (YAROOMBA BEACH)</b>		
<b>Reconfiguring a lot</b>		
Reconfiguring a lot	Code assessment	<ul style="list-style-type: none"> <li>• Coolum local plan code</li> <li>• Emerging community zone code</li> <li>• Reconfiguring a lot code</li> <li>• Prescribed other development codes</li> </ul>

## 7. ADDENDUM COOLUM LOCAL PLAN CODE (YAROOMBA BEACH)

The following addendum to the Coolum local plan code is to be read in conjunction with the Section 7.2.8 Coolum local plan code of the Sunshine Coast Planning Scheme.

### 7.1. Purpose and overall outcomes

The purpose of the Coolum local plan code (Yaroomba Beach) will be achieved through the following overall outcome:

- (a) Yaroomba Beach establishes a new coastal village for the Sunshine Coast. An exemplar development of sustainable and ecological sensitive design that respects the natural character and environment of the area centred on a public, community-oriented village and village heart with an international 5-Star Westin Resort and Spa. The coastal village will deliver a high level of public access to the beach and public parklands, via an active and vibrant public main street supported by public roads and car parking, pedestrian connections and coastal pathway. Development protects the natural vegetated character of the coastal foreshore and foredunes. Dense vegetated buffers are maintained along the David Low Way and surrounding the Palmer Coolum Resort to effectively screen development and protect the scenic amenity of David Low Way and the amenity of nearby residential areas.

### 7.2. Performance outcomes and acceptable outcomes

**Table 8.2 - Performance outcomes and acceptable outcomes for assessable development**

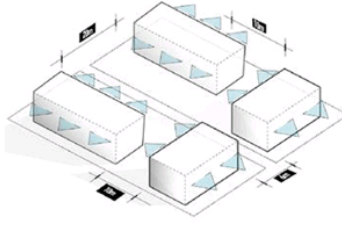
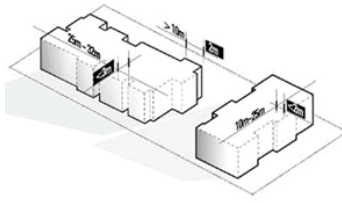
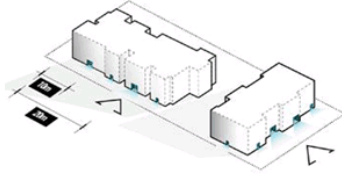
Note – this table identifies variations to the performance outcomes and acceptable outcomes for assessable development specified in Table 7.2.8.4.1 (Coolum local plan code) of the Sunshine Coast Planning Scheme 2014. This table must be read in conjunction with Table 7.2.8.4.1.

Performance Outcomes		Acceptable Outcomes	
Development in the Emerging Community Zone (Precinct COL LPP-2, Yaroomba Beach)			
PO1	Development in the Emerging community zone in Precinct COL LPP-2 (Yaroomba Beach) identified on Map 2:- (a) recognizes the tourism focus designation of the site with the provision of a 5-star resort complex; (b) provides for a range of residential accommodation types set in discrete beachside precincts and separated by greenspace; (c) touches the ground lightly, avoiding undue visual impact, and protecting the core qualities of Yaroomba and Coolum, by stepping building heights down towards the edges of the site to reduce potential view shed impacts to the beach and David Low Way; (d) development is permeable and connected, woven into the existing locality by creating a publicly accessible place with routes into and through the site to a variety of destinations and facilities including beach access points, adjacent community centre, parkland and the lake; (e) provides for the building of a Green	AO1.1	No acceptable outcome provided.

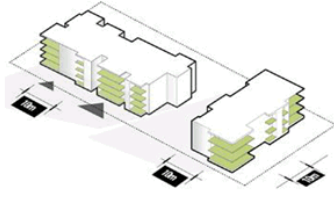
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	<p>Mesh by retaining remnant vegetation and providing connection through the site with new planting outcomes along major movement routes, whilst protecting and reinforcing the natural vegetated character of the coastal foreshore and foredunes;</p> <p>(f) provides a high quality, publicly accessible linkage to a patrolled beach for the wider community, with a direct connection reinforced with new beach side parking, the village heart and a lakeside park which invites the community into the site;</p> <p>(g) provides for retail and commercial development consistent with supporting resort facilities and local convenience needs which does not compete with other, but instead supports a more diverse community and lifestyle offer for the local area and does not exceed 2,800m<sup>2</sup> GFA;</p> <p>(h) provides for the maintenance and enhancement of public access to the beach and foreshore through the provision of the coastal pathway, dedication of public roads and public open space parklands in a manner that respects the natural foredune and beach character and environmental values;</p> <p>(i) protects the visual amenity of the road network through the maintenance and enhancement of dense vegetated buffers to David Low Way; and</p> <p>(j) provides for the maintenance and enhancement of the environmental and landscape values of the area including, but not limited to, the Yaroomba Parabolic Dune, and views to and from Mount Coolum and Point Arkwright.</p>		
PO2	Development in Precinct COL LPP-2 (Yaroomba Beach) occurs within the existing and planned infrastructure capacities and does not exceed a 220 room hotel and 740 equivalent dwellings.	AO2	No acceptable outcome provided.
PO3	Reconfiguring a lot in Precinct COL LPP-2 (Yaroomba Beach) provides for the size, dimensions and orientation of lots to: - (a) Be appropriate for their intended use; (b) Provide for sufficient area for a suitable building envelope, vehicle access and useable private open space; and (c) Take account of and respond appropriately to natural values and site constraints.	AO3.1  AO3.2	Reconfiguring a lot for dwelling houses has a minimum lot size of 200m <sup>2</sup>  Reconfiguring a lot for multiple dwellings has a minimum lot size of 1,000m <sup>2</sup>
PO4	A minimum requirement for deep planting will support the establishment of a strong landscape character with mature trees within private land.	AO4	Development provides on-site landscaping involving deep planting which is free of basement car parking and is not less than 15%.

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PO5	Buildings are sited and orientated to maintain the privacy and amenity of individual dwellings.	AO5	<p>Development for a residential use exceeding 3 storeys or 15 metres in height that faces or backs onto another residential use provides a minimum separation distance of:</p> <ul style="list-style-type: none"> <li>a) 20 metres between habitable rooms of residential uses;</li> <li>b) 10 metres between habitable and non-habitable rooms with reduced setbacks demonstrated through site and context analysis; and,</li> <li>c) 3 metres between non-habitable rooms of residential uses.</li> </ul> 
PO6	Building mass is articulated to break-up the apparent scale of buildings and reduce the length of continuous façade presented to the street and public spaces.	AO6	<p>The building incorporates vertical and horizontal articulation is set out below:</p> <ul style="list-style-type: none"> <li>a) Less than 10 metres – balconies or minor stepping are not to be projected more than 2 metres from the building envelope.</li> <li>b) 10 metres to 25 metres – moderate stepping and balconies of more than 2 metres which increase the layering and articulation.</li> <li>c) Greater than 25 metres – façade articulation to be stepped out more than 3 metres.</li> </ul> 
PO7	Frequent building entry controls are provided to ensure ground level units address and activate the street and support regular access to defined shared building entries for multi-unit buildings.	AO7	<p>The building incorporates an entry:</p> <ul style="list-style-type: none"> <li>a) For ground level apartments - minimum 1 entry per 10 metres of building frontage to street.</li> <li>b) For building entry – minimum 1 entry every 20 metres</li> </ul> 

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PO8	Facade articulation supports variation and interest and provides relief, depth and layering to facades through incorporation of architectural elements or balconies.	AO8	The building incorporates balconies or element providing relief, depth & layering to façade every 10 metres. 
PO9	Development provides for buildings, structures and landscaping that are integrated with the natural and coastal landscape and skyline vegetation in terms of scale, siting, form, composition and use of materials to reduce visibility of development from elevated viewing points and residential areas to the west and north.	AO9.1	Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion, roof forms which blend with the surrounding landscape; (c) open or transparent balustrades; and (d) landscaping integrated into the building design, including vertical elements.
		AO9.2	Development uses a subdued colour palette and low-reflective roofing and cladding materials, with a quality of finish and in keeping with the hotel development.
		AO9.3	Development uses highly articulated and varied building forms to ensure an integrated development.
		AO9.4	Development should incorporate wherever possible integrated vertical planters and green roofs.

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(Development Permit) - David Low Way, Yaroomba**

**Attachment 2   Proposed Preliminary Approval Document**

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**ANNEXURES**

**MAP 1 - Preliminary Approval Area**

**MAP 2 – Local Plan Precinct & Sub-Precinct**

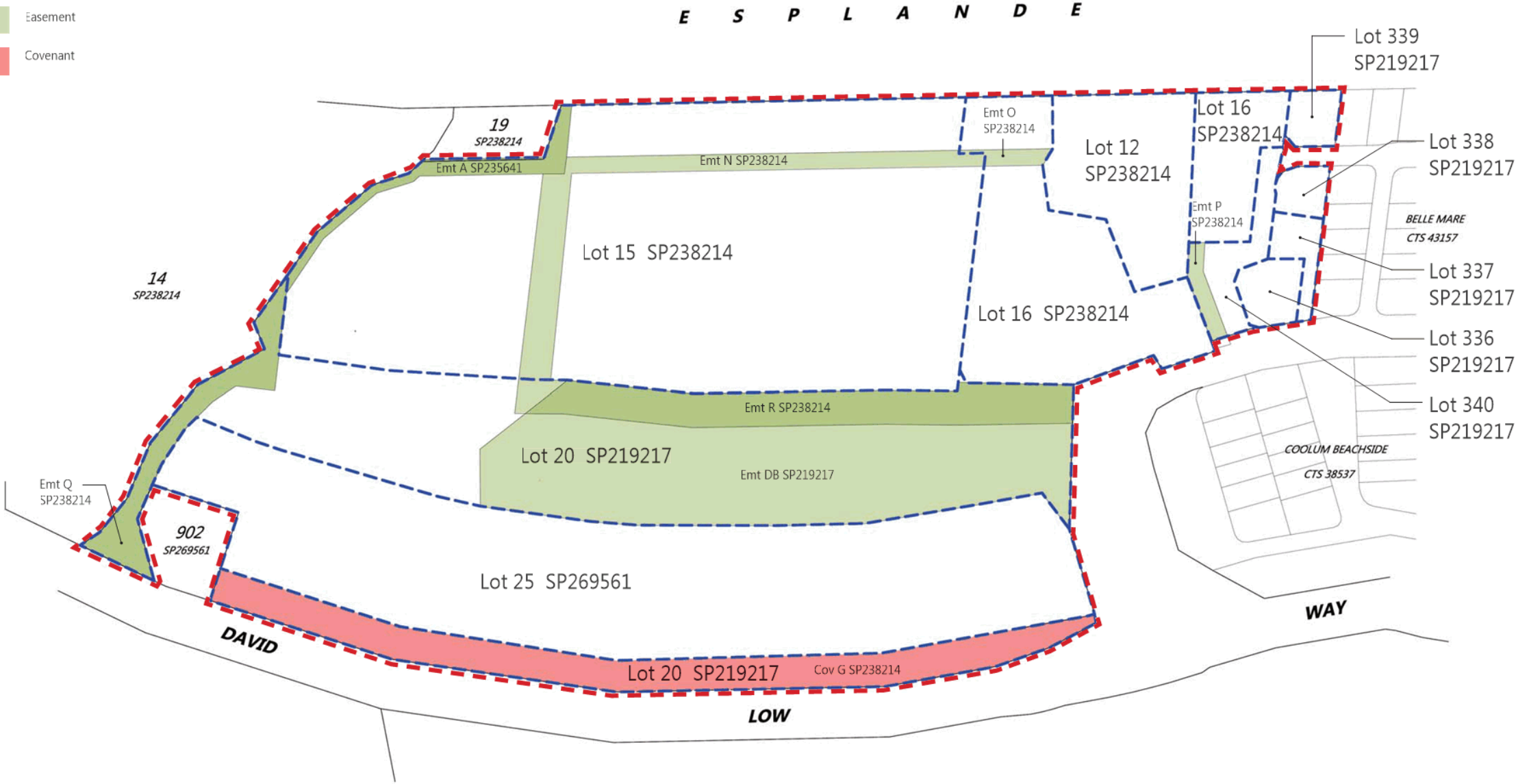
**MAP 3 – Height of Buildings and Structures Overlay**

**MAP 4 – Infrastructure Staging**



LEGEND

- Master Plan Boundary
- Subject Property Boundaries
- Easement
- Covenant



MAP 1 - Preliminary Approval Area

SD-1

YAROOMBA BEACH MASTERPLAN

JOB NO.  
16439

CLIENT  
SEKISUI HOUSE AUSTRALIA



Revision	Date	Amendments
A	2017.09.14	Preliminary Issue
B	2017.09.15	For Approval
C	2017.09.19	Amendments - Issued For Approval
D	2017.09.28	Amendments - Issued for Approval
E	2017.10.06	Amendments - Issued for Approval
F	2018.03.29	Amendments - Issued for Approval
G	2018.04.05	Amendments - Issued for Approval

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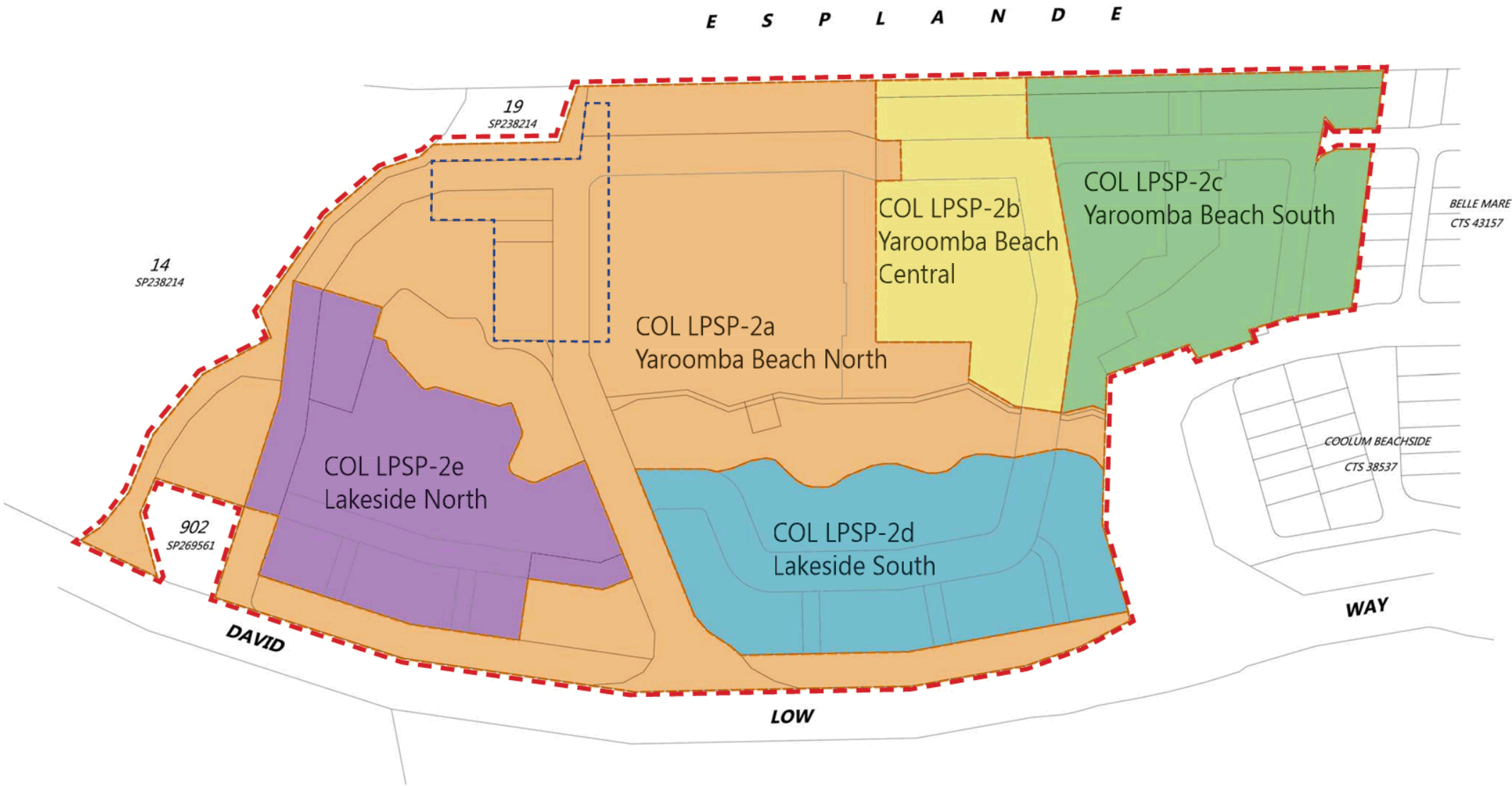
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LEGEND

- Precinct COL LPP-2 (Yaroomba Beach)
- Village Centre



MAP 2 - Local Plan Precinct & Sub-Precinct

SD-2

YAROOMBA BEACH MASTERPLAN

JOB NO.  
16439

CLIENT  
SEKISUI HOUSE AUSTRALIA



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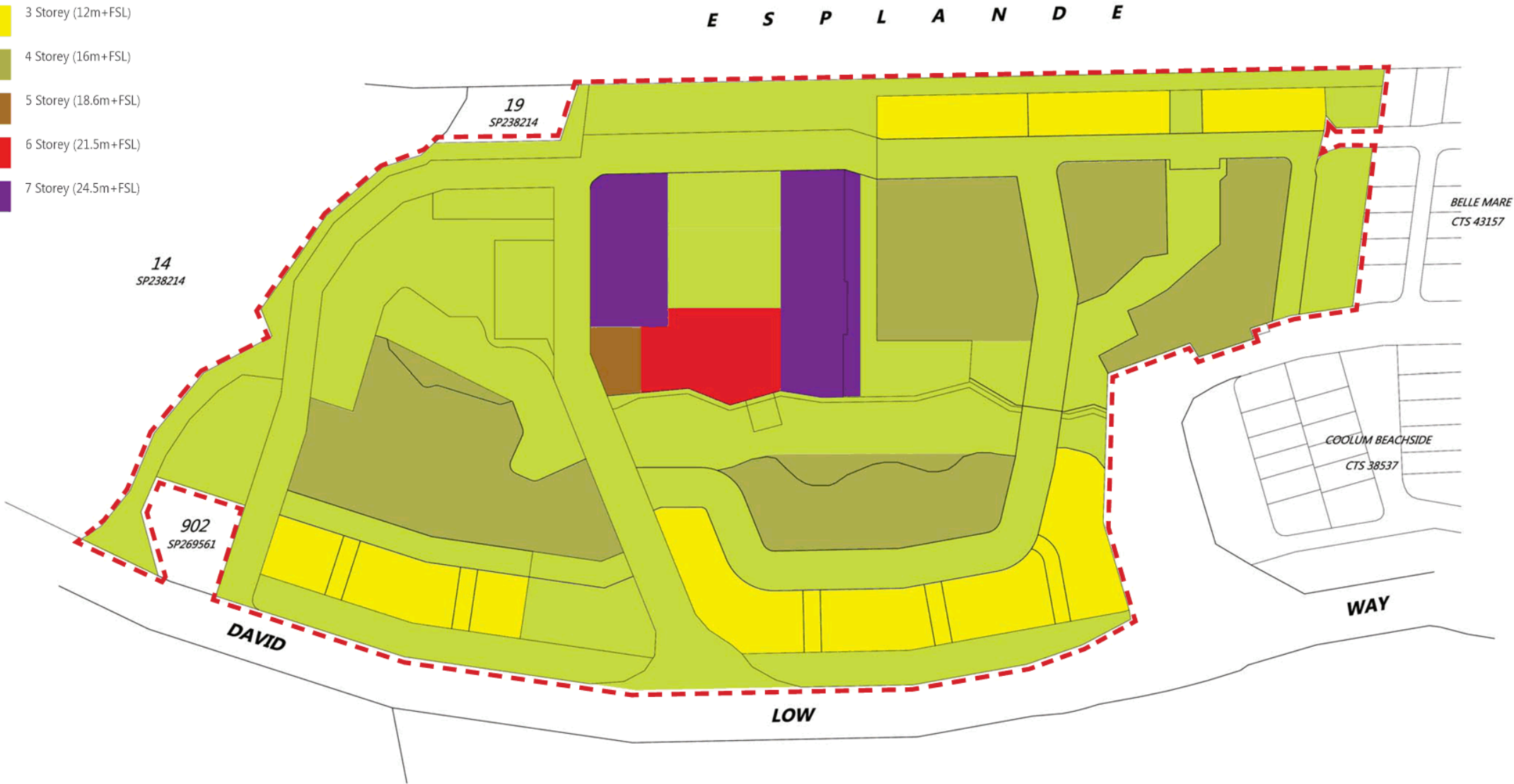
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LEGEND

- Master Plan Boundary
- 2 Storey (9.5m+FSL)
- 3 Storey (12m+FSL)
- 4 Storey (16m+FSL)
- 5 Storey (18.6m+FSL)
- 6 Storey (21.5m+FSL)
- 7 Storey (24.5m+FSL)



MAP 3 - Height of Buildings & Structures Overlay

SD-3

YAROOMBA BEACH MASTERPLAN

JOB NO. 16439 CLIENT. SEKISUI HOUSE AUSTRALIA



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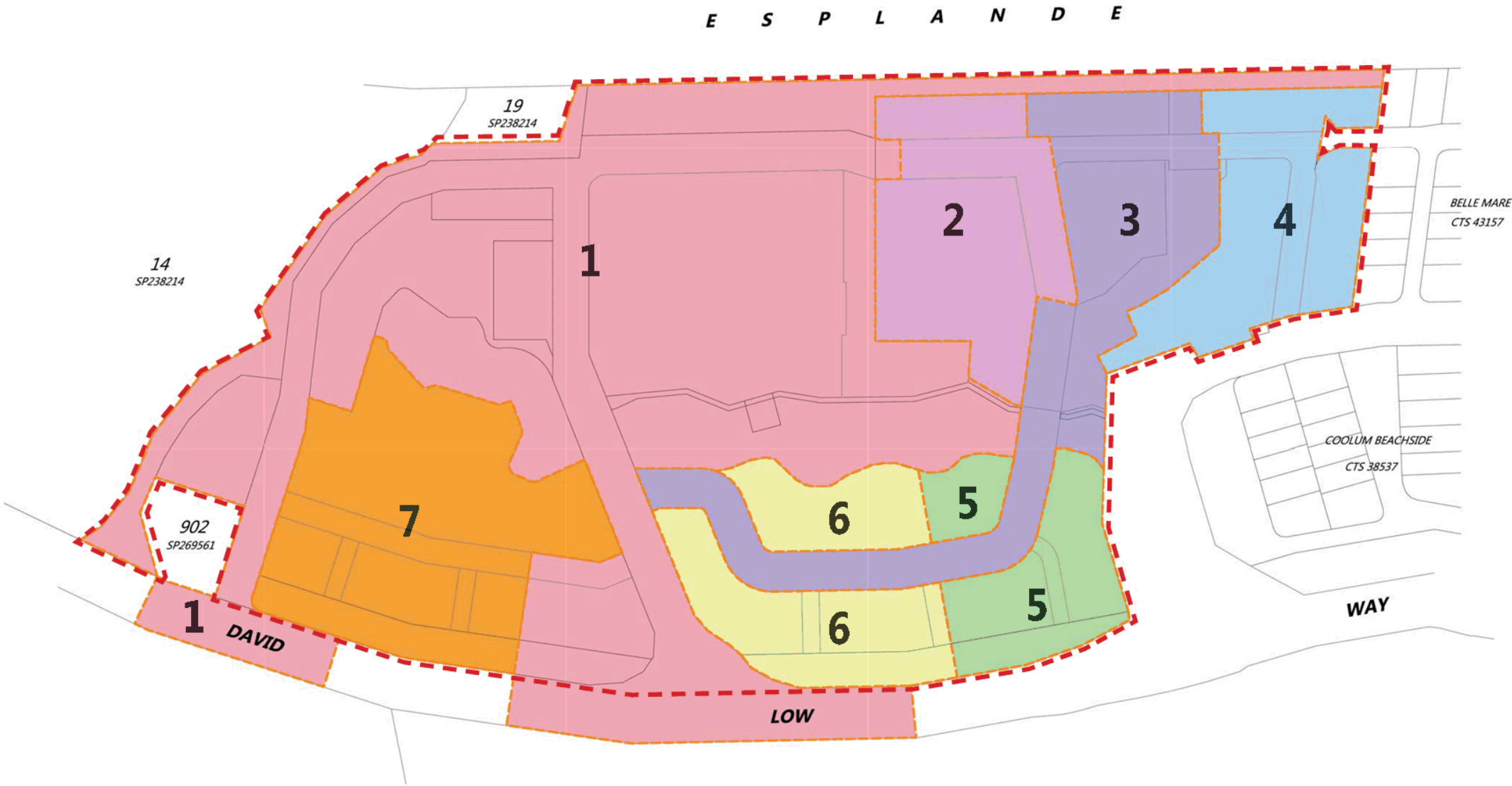
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LEGEND

Master Plan Boundary



MAP 4 - Infrastructure Staging Plan

SD-4

YAROOMBA BEACH MASTERPLAN

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