Development Agreement, Development Control Plan 1
Kawana Waters and Section 857
(Development Control Plans under Repealed LGP&E Act)
of the Sustainable Planning Act 2009

MASTER PLAN NO. 44 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 2) 2015

Approved by Sunshine Coast Council pursuant to
Master Plan Determination No. 187
(Approval of Detailed Planning Area Plan – Detailed Planning Area 2) 2015

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ADMINISTRATION

1.1 Preliminary

1.1.1 Citation

1.1.1.1 This document may be cited as Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015.

1.1.2 Type of Master Plan

1.1.2.1 This document is a Detailed Planning Area Plan.

1.1.3 Legal Requirement for Master Plan

1.1.3.1 A Detailed Planning Area Plan is required to be prepared for the area defined as Detailed Planning Area 2 (DPA 2) shown on DCP1 – Map 3, pursuant to Section 7.4.3.1 of DCP1.

1.1.4 Legal Effect of the Master Plan

1.1.4.1 The Detailed Planning Area Plan comprises:

(a) This document which outlines the general nature, form, extent and location of Development for the whole of the area defined as DPA 2; and

(b) Maps 1 – 41 which show in more detail the elements to be identified as required by Section 7.4.3.2 of DCP1.

1.2 Location and Description

1.2.1 The land the subject of this Detailed Planning Area Plan is bound by Beach Drive to the north, Nicklin Way to the west, Wurley Drive to the south and public lands (beach and sand dunes) to the east;

1.2.2 The land the subject of this Master Plan is described as Lot 21 on CP 891254, all in the Parish of Bribie with the tenure being leasehold land within Development Lease No. 2;

1.2.3 The land the subject of this Detailed Planning Area Plan has an area of approximately 29.76 ha; and

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

1.3 Zoning Map Description

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

1.4 Strategic Plan Description

1.4.1 The land the subject of 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.

1.5 DCP Description

1.5.1 The land the subject of this Detailed Planning Area Plan is identified in DCP1 as having preferred land uses as described in Section 4.10.2(c) and forms the whole of Detailed Planning Area 2 (DPA2);

1.5.2 The land the subject of this Detailed Planning Area Plan is identified on DCP Map 1 as having a Tourism Development Designation.

1.6 Relationship to Higher Order Master Plans

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

1.6.1.1 Identified on Structure Plan Map 1 as having a land use Focal Tourist Node and being subject to the Focal Tourist Node Development Criteria defined in the Structure Plan;

1.6.1.2 Subject to Structure Plan Map 2 which shows the area as having pedestrian/cycle links, a Village Park/System, a water body and community facilities (namely Child Care Centre, Community Centre / Community Hall and Surf Life Saving Club); and

1.6.1.3 Subject to Structure Plan Map 3 which shows the area as being the whole of Detailed Planning Area 2; and

1.6.1.4 Subject to Structure Plan Map 4 which shows the area as comprising Neighbourhood Number 5; and

1.6.1.5 Subject to Structure Plan Maps 5 & 6 which shows the infrastructure requirements for water and sewer to service the proposed development.

1.7 Relationship to Other Master Plans

1.7.1 Following approval of this Detailed Planning Area Plan, subsequent application(s) will be made under the Master Planned Community Development Process in accordance with Section 7 of DCP1 for a Site Development Plan over the nominated Precinct (Precincts 1 – 16) as shown on Map 4 (Site Development Plan Precincts) of this document.

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

1.8 Relationship to DCP

1.8.1 The land the subject of this Detailed Planning Area Plan is subject to DCP1 and as such is identified on DCP1, Map 1 as being Detailed Planning Area 2 and having a Tourism Development Designation, with the preferred land uses described in Section 4.10.2 (c) of DCP1;

1.8.2 DCP1, Map 2 identifies the subject area as having a Circulation Network comprising Pedestrian/Cycle linkages, Community Facilities (namely Child Care Centre, Community Centre / Community Hall and Surf Life Saving Club) and a Village Park System;

1.8.3 DCP1, Map 3 identifies the subject area as being the whole of Detailed Planning Area 2; and

1.8.4 DCP1, Map 4 identifies the subject area as being part of Precinct 4 where the maximum population shall not exceed 10% greater than 3,650 persons for the whole of the Precinct. Subject to the total population of precincts 1 - 5 not exceeding 22,410.

1.9 Relationship to Planning Scheme Provisions

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

1.9.1.1 Zoning Map No. 55 which identifies the land as being included in the Special Development zone; and

1.9.1.2 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 DCP1; and

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

2.0 STRUCTURE OF MASTER PLAN

2.1 Structure of Detailed Planning Area Plan

This Detailed Planning Area Plan comprises:

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

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

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

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

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

3.0 LAND USE AREAS

3.1 General

3.1.1 Detailed Planning Area 2 is divided into six (6) Land Use Areas as depicted on Map 3 (Land Use Areas) of this document. The intent of these Land Use Areas is as follows:

3.2 Land Use Area 1 – Residential A

3.2.1 This Land Use Area is generally located on the southern and northern portions of the Detailed Planning Area adjacent Wurley Drive and Beach Drive, providing a transition from the existing low density residential to the more intensive elements within Land Use Areas 2 and 3;

3.2.2 This Land Use Area offers housing options in the form of dwelling houses, duplex dwellings and terrace housing;

3.2.3 The density of development within this Land Use Area is greater than the existing neighbourhoods of Wurtulla and Bokarina to provide a transition between the established residential form and the higher intensity uses intended within Land Use Area 2 (Mixed Use & Tourism) and Land Use Area 3 (Residential B) of the Detailed Planning Area.

3.3 Land Use Area 2 – Mixed Use and Tourism

3.3.1 This Land Use Area is located centrally and beachside within the Planning Area and offers opportunity for the creation of a focal tourist node for the Planning Area, creating a vibrant residential tourist, leisure and recreational centre for the greater Kawana Waters area;

3.3.2 This Land Use Area is developed as a mixed use precinct that provides for the establishment of high intensity residential accommodation with mixed use retail development forming a nexus with the adjacent range of community uses and open space;

3.3.3 Development of sites fronting the main 'Boulevard Street' are to represent an exemplary standard of design suitable for the landmark location and must be designed and contain uses at ground level that provide for activation of the streetscape in accordance with Map 11 (Active Frontages) of this document.

3.3.4 This Land Use Area can provide for a 45 place Child Care Centre within a mixed use built form operation as an alternative to site nominated in Land Use Area 4, in accordance with the requirements of the Kawana Waters Community Development Strategy.

3.4 Land Use Area 3 – Residential B

3.4.1 This Land Use Area is to provide the opportunity for a range of medium to high density residential developments in a variety of configurations within areas of high amenity and accessibility within the Detailed Planning Area. Built form is to provide a gradation in development intensity between the higher density forms of development in Land Use Area 2 and the low density residential forms of development in Land Use Area 1.

3.4.2 A minimum 80 dwelling units are provided in Land Use Area 3 for the specific purpose of providing short-term accommodation within the Detailed Planning Area, unless otherwise provided as part of a mixed use development in Land Use Area 2.

3.5 Land Use Area 4 – Community Facilities

3.5.1 Land for the following Community Facilities is provided within the Detailed Planning Area in the locations depicted on Map 8 (Community Facilities Sites - Location) of this document, in accordance with the requirements of the Kawana Waters Community Development Strategy and the Kawana Waters Development Agreement:

3.5.1.1 Land for a Public Access Domain (Mall) measuring 5,000m^2 in area;

3.5.1.2 Land for a Surf Life Saving Club measuring 5,000m^2 in area;

3.5.1.3 Land for a Community Facility measuring 3,000m^2 in area.

3.5.2 Having regard to the Kawana Waters Community Development Strategy, a 1,500m^2 site (Precinct 12) has been nominated for a privately operated (45 place) Child Care Centre or Respite Centre. Alternatively, the Child Care Centre or Respite Centre may be provided within a building located within Land Use Area 2 – Mixed Use.

3.6 Land Use Area 5 – Public Access Club Facility

3.6.1 Land for a Public Access Club Facility measuring 1 hectare in area is provided within the Detailed Planning Area in the location depicted on Map 3 (Land Use Areas) of this document, in accordance with the requirements of the Kawana Waters Community Development Strategy and the Kawana Waters Development Agreement.

3.7 Land Use Area 6 – Open Space

3.7.1 Open Space areas are provided throughout the Detailed Planning Area, as shown on Map 3 (Land Use Areas) and Map 6 (Open Space Plan) of this document;

3.7.2 The Open Space Land Use Area comprises a Village Park System measuring a minimum 2 hectares in area and a Linear Park measuring a minimum 1.6 hectares in area.

4.0 DEVELOPMENT CRITERIA

4.1 Specific Development Criteria

4.1.1 Development within the following Land Use Areas and associated Precincts, as spatially defined by Map 3 (Land Use Areas) and Map 4 (Site Development Plan Precincts) of this document, is to comply with the development criteria contained in Table 1:

Table 1 – Table of Development

Land Use Area and Precincts	Defined Land Uses	Maximum Building Height	Maximum Yield
Land Use Area 1 - Residential A (SDP Precincts 1 – 4)			
SDP Precinct 1	Residential Uses Limited to: ▪ Bed & Breakfast – Homestay ▪ Display Home ▪ Duplex Dwelling ▪ Dwelling House ▪ Home Occupation ▪ Temporary House and Land Sales Office ▪ Terrace Housing	Maximum Height 3 storeys	▪ Maximum Dwelling Units – 57
SDP Precinct 2	Residential Uses Limited to: ▪ Bed & Breakfast – Homestay ▪ Display Home ▪ Duplex Dwelling ▪ Dwelling House ▪ Home Occupation ▪ Temporary House and Land Sales Office	Maximum Height 3 storeys	▪ Maximum Dwelling Units – 67

Land Use Area and Precincts	Defined Land Uses	Maximum Building Height	Maximum Yield
	▪ Terrace Housing		
SDP Precinct 3	Residential Uses Limited to: ▪ Bed & Breakfast – Homestay ▪ Display Home ▪ Duplex Dwelling ▪ Dwelling House ▪ Home Occupation ▪ Temporary House and Land Sales Office ▪ Terrace Housing	Maximum Height 3 storeys	▪ Maximum Dwelling Units – 51
SDP Precinct 4	Residential Uses Limited to: ▪ Bed & Breakfast – Homestay ▪ Display Home ▪ Duplex Dwelling ▪ Dwelling House ▪ Home Occupation ▪ Temporary House and Land Sales Office ▪ Terrace Housing	Maximum Height 3 storeys	▪ Maximum Dwelling Units – 118
Land Use Area 2 – Mixed Use & Tourism (SDP Precincts 5 - 8)			
SDP Precinct 5, 6, 7 & 8	Commercial Uses located at ground level of a mixed use development and fronting a Primary, Pedestrian Laneway or Secondary Active Frontage limited to: ▪ Food Outlet (not involving a drive through facility) ▪ Function Room ▪ Hotel ▪ Local Store ▪ Restaurant ▪ Shop Commercial Uses located above ground level of a mixed use development and fronting a Primary, Pedestrian Laneway or Secondary Active Frontage limited to:	Maximum Height 8 storeys	<u>Commercial Uses</u> (i) Food Outlet, Function Room, Hotel and Restaurant where the total combined gross floor area for Precincts 5 – 8 is not to exceed 3,500m^2; (ii) Commercial Premises, Health Care Premises, Laundry and Shop where the total combined gross floor area for Precincts 5 – 8 is not to exceed 4,000m^2 <u>Residential Uses</u> ▪ Maximum Dwelling Units allocated to Precinct 5 – 8 as follows: – Precinct 5 – 135 Dwelling Units*

Land Use Area and Precincts	Defined Land Uses	Maximum Building Height	Maximum Yield
	▪ Commercial Premises ▪ Function Room ▪ Health Care Premises ▪ Laundry Residential Uses where located above ground level of a mixed use development and fronting a Primary, Pedestrian Laneway or Secondary Frontage Limited to: ▪ Accommodation Building ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling unit) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling Residential uses where fronting a Residential Access Street limited to: ▪ Accommodation Building ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling unit) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling Residential uses (other): ▪ Temporary House and Land Sales Office Community Uses located above ground level of a mixed use development and fronting a Primary, Pedestrian Laneway or Secondary Active Frontage limited to: ▪ Child Care Centre		– Precinct 6 – 135 Dwelling Units* – Precinct 7 – 135 Dwelling Units* – Precinct 8 – 135 Dwelling Units*
Land Use Area 3 – Residential B (SDP Precincts 9 – 11)			

Land Use Area and Precincts	Defined Land Uses	Maximum Building Height	Maximum Yield
SDP Precinct 9	Residential Uses Limited to: ▪ Accommodation Building ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling unit) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Temporary House and Land Sales Office	Maximum Height 8 storeys	Residential Uses ▪ Maximum Dwelling Units – 134*
SDP Precinct 10	Residential Uses Limited to: ▪ Accommodation Building ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling unit) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Temporary House and Land Sales Office	Maximum Height 6 storeys	Residential Uses ▪ Maximum Dwelling Units – 75*
SDP Precinct 11	Residential Uses Limited to: ▪ Accommodation Building ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling unit) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Temporary House and Land Sales Office	Maximum Height 6 storeys	▪ Maximum Dwelling Units – 80* Development provides a minimum allocation of 80 dwelling units for short term accommodation unless provided elsewhere within DPA 2

* Dwelling unit yield can be transferred between Precincts 5 – 11 in Land Use Areas 2 & 3 provided:

- the number of units identified above for Precinct 11 does not increase;
- the number of units identified above for Precincts 5 - 10 is not exceeded by 20% on any given site;
- the total number of dwelling units does not exceed 829 dwelling units for those seven (7) precincts; and

Land Use Area and Precincts	Defined Land Uses	Maximum Building Height	Maximum Yield
• a minimum 80 short-term accommodation units is delivered			
Land Use Area 4 - Community Facilities			
SDP Precinct 12	Community Uses Limited to: ▪ Child Care Centre ▪ Public Purpose (Respite Centre) Residential Uses Limited to the following, if after 5 years the Precinct is not developed for the purpose of a Child Care Centre / Respite Centre, or the obligation for a Child Care Centre is provided in Land Use Area 2: ▪ Bed & Breakfast – Homestay ▪ Caretakers Residence ▪ Display Home ▪ Duplex Dwelling ▪ Dwelling House ▪ Home Occupation ▪ Temporary House and Land Sales Office ▪ Terrace Housing	Maximum Height 3 storeys	Community Uses ▪ Child Care Centre - sufficient area is allocated within the building(s) and/or the proposed lot to comply with the statutory licensing requirements in force at the time of the development for a 45 place Child Care Centre. ▪ Public Purpose (Respite Centre) Precinct 13 is identified as the preferred location for the Child Care Centre or Respite Centre. However, if an equivalent centre is provided in another precinct in a building in Land Use Area 2 this requirement will be deemed to have been met. Residential Uses ▪ Maximum Dwelling Units - 5
SDP Precinct 13	Community Uses Limited to: ▪ Food Outlet ▪ Outdoor Entertainment ▪ Park ▪ Public Purpose ▪ Public Utility (excluding Telecommunications Facilities)	Maximum Height 1 storey	
SDP Precinct 14	Community Uses Limited to: ▪ Park ▪ Public Purpose ▪ Public Utility (excluding Telecommunications Facilities)	Maximum Height 3 storeys	Community Uses ▪ Maximum Gross Floor Area (GFA) of 600m^2 or as otherwise deemed appropriate to accommodate the preferred community facility determined by the Community Development Strategy
SDP Precinct 15	Community Uses Limited to: ▪ Park ▪ Public Purpose	Maximum Height 3 storeys	Community Uses ▪ Public Purpose (Surf Life Saving Club) having a total gross floor area not exceeding 3,000m^2

Land Use Area and Precincts	Defined Land Uses	Maximum Building Height	Maximum Yield
	▪ Public Utility (excluding Telecommunications Facilities)		
Land Use Area 5 – Public Access Club Facility			
SDP Precinct 16	Community Uses Limited to: ▪ Park ▪ Public Access Club Facility	Maximum Height 3 storeys	Community Uses • Public Access Club Facility having a total gross floor area not exceeding 2,500m^2
Land Use Area 6 - Open Space			
Open Space	Community Uses Limited to: ▪ Park ▪ Public Purpose ▪ Public Utility (excluding Telecommunications Facilities)	Maximum Height 1 storeys	

4.2 General Development Criteria

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

4.2.1 Flood Immunity

4.2.1.1 To facilitate the achievement of an appropriate level of flood immunity, taking into account current predictions for climate change impacts, the required minimum fill level for all proposed allotments is RL 3.2 AHD.

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

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

4.2.2 Acid Sulfate Soils

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

4.2.3 Physical Urban Infrastructure

Movement Networks

4.2.3.1 Street Network

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

Street Type	Road Reserve Width	Carriage Width	Verge Width
Boulevard Street	31.0m	17.0m	4.0m & 10.0m
Main Access Type 1	26.0m	13.0m	4.0m & 5.0m
Main Access Type 2	26.0m	12.0	4.0 & 5.5m
Trunk Collector Type 1 (with median)	23.0m	12.0m	5.5m
Trunk Collector Type 2 & 3	23.0m	14.6m	4.2m
Beach Frontage	21.0m	16.5m	4.5m
Residential Access Street (17m)	17.0m	6.5m	5.25m
Residential Access Street	16.0m	5.5m	5.25m

Access Street Boulevard Parking	15.8m	7.8m	5.35m & 2.65m
Residential Laneway	6.5m	5.5m	0.5m
Access Laneway	9.0m	7.0m	1.0m

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

4.2.3.1.2 Formal on-street parking is provided adjacent to key tourist areas in accordance with the 'Boulevard Parking' locations notated on Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.

4.2.3.2 Pedestrian / Cycle Movement Network

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

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

4.2.3.2.3 Pedestrian and cycle networks provided within the Detailed Planning Area are linked to the network within the developed areas to the north and south, the future Coastal Pathway alignment located along the site's eastern periphery and the existing pathway network within Detailed Planning Area 1 to the west.

4.2.3.2.4 A pedestrian and cycle connection is to be constructed under the Nicklin Way to link the pedestrian and cycle network within Detailed Planning Area 2 with the existing pedestrian network within Detailed Planning Area 1 to the west, generally as shown on Map 5 (Pedestrian and Cycle Movement Plan) of this document. The connection, which is to be constructed within 12 months of registration of the 100th lot, is to be designed such that it has a minimum clear height of 2.5m and clear width of 3.0m.

4.2.3.2.5 The pedestrian and cycle connection constructed under the Nicklin Way is to be designed using Crime Pretention through Environmental Design (CPTED) principles to ensure due consideration has been given to providing surveillance opportunities, legibility, clear sightlines, avoidance of entrapment spots and adequate lighting.

4.2.3.3 Open Space Network

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

4.2.3.3.1 The Open Space Network within Detailed Planning Area 2 is comprised of the following:

(a) A Village Park System measuring approximately 2.0 hectares in area, located centrally within the Planning Area and sited adjacent to the community facility offerings.

(b) A Linear Park measuring approximately 1.6 hectares in area (comprised of a combination of road reserve (measured from back of kerb) and land within the Detailed Planning Area boundary), situated along the northern, southern, eastern and western boundaries of the development area.

Village Park System

4.2.3.3.2 The Village Park System is provided in two (2) distinct sections, separated by the north-south collector street. The easternmost portion of the Village Park System measures approximately 2.0 hectares in area and is intended to provide the following key facilities and embellishments, to ensure its identified function and purpose is achieved:

(a) A public toilet block situated proximate to the adjacent community facilities;

(b) Playground equipment for children aged 4 to 9, to accommodate up to 20 children at any one time;

(c) A fenced playground area for children aged 1 to 3, to accommodate up to 20 children at any one time;

(d) Pathways to provide edges to play spaces and provide linkages to adjacent community, residential, commercial and retail areas as indicated on Map 5 (Pedestrian and Cycle Movement Plan) of this document;

(e) A flat area of 5,000m^2 to cater for village scale activities;

(f) On-site car parking for 15 vehicles;

(g) Garden areas and tree planting with a botanical display;

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

(i) 3 BBQ and 3 picnic tables/shelters;

(j) Water tap connection(s);

(k) Drinking fountain(s);

(l) Rubbish bin(s);

(m) Bike rack(s);

(n) Informal play area of a minimum 1,200m^2;

(o) Opportunities for areas to accommodate kiosks and markets;

(p) Formalised meeting/seating area for up to 10 people with an overflow capacity of up to 40 people; and

(q) Lighting for public safety and wayfinding to enhance the functionality and create interest.

4.2.3.3.3 The Village Park System is designed generally in accordance with the design principles outlined on Map 36 (Village Park 03 (Public Access Domain Mall Interface) Cross Section), Map 37 (Village Park & Community Facilities Cross Section), Map 38 (Village Park East & Community Facilities – Design Principles) and Map 39 (Village Park West – Design Principles) of this document.

4.2.3.3.4 A minimum width of 10 metres is to be achieved around the waterbodies (wetland and entrance lake), and an average width of 15 metres.

4.2.3.3.5 Landscaping within the Village Park System is in accordance with Map 41 (Planting Palette) of this document.

4.2.3.3.6 Hardscape elements, park furniture and play equipment within the Village Park System is generally in accordance with Map 40 (Materials Palette – Streetscape and Village Park) of this document.

4.2.3.3.7 The Village Park System is to incorporate public art in accordance with an agreed and adopted Public Art Strategy.

4.2.3.3.8 The Village Park System is to incorporate a connection to the proposed pedestrian underpass linking the Detailed Planning Area with Detailed Planning Area 1 (Eastbank) to the west, generally in accordance with the location identified on Map 5 (Pedestrian and Cycle Movement Plan) of this document.

Linear Park

4.2.3.3.9 The Linear Park will serve as a pedestrian thoroughfare along the external frontages of the Detailed Planning Area whilst also conveying stormwater during major rainfall events.

4.2.3.3.10 Water connections are to be made available for maintenance and park users, as well as rubbish bins and defined entry points.

4.2.3.4 Stormwater and Water Sensitive Urban Design (WSUD) Infrastructure

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

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

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

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

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

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

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

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

Table 2 – Minor Storm Event Criteria

Land use Type	Design AEP (%)	Design Tail Water Level (m AHD)
Land Use Area 1 – Residential A	50%	RL0.93
Land Use Area 2 – Mixed Use & Tourism	10%	RL1.38
Land Use Area 3 – Residential B	10%	RL1.38
Land Use Area 4 – Community Facilities	10%	RL1.38

Land Use Area 5 – Public Access Club Facility	10%	RL1.38
Land Use Area 6 – Open Space	100%	RL0.65

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

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

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

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

4.2.3.5 Water and Sewerage Infrastructure

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

4.2.3.6 Power and Telecommunications Infrastructure

4.2.3.6.1 Power and telecommunications infrastructure is provided within the Detailed Planning Area such that all allotments are serviced by underground power and

telecommunications infrastructure. Any pad-mount electricity transformers must be located within locally widened sections of road reserve so that they do not impact upon the functionality of the verges, public open space or located in visually prominent areas.

4.2.3.7 Street Lighting

4.2.3.7.1 To minimise increases in ambient lighting impacts on the beach and foreshore areas, all street lighting must utilise luminaires which emit no light above the horizontal plane (e.g. 'aeroscreen' luminaires).

4.2.4 Landscaping (Streetscape)

Collector Streets

4.2.4.1 Landscaping along Trunk Collector, Collector, Boulevard Streets and the Beach Boulevard is generally restricted to street trees with the use of low planted gardens utilising sub-tropical plant species selected from Map 41 (Planting Palette) of this document. Low gardens are limited to areas around street trees, gather nodes, park edges, pedestrian crossing points at roundabouts, and uncovered WSUD devices.

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

4.2.4.3 Landscaping along the Main Access Street, Trunk Collector, Boulevard Streets and the Beach Boulevard is in general accordance with the following:

(a) Street trees are of a species type that offers a clear trunk with a high canopy and are compatible with buildings, hard paved areas, overhead and underground services;
(b) Street trees are planted within the median and adjacent to the kerb along the Main Access Street;
(c) Street trees are planted within kerb build-outs (approximately every 5 spaces) along the Trunk Collector, Boulevard Streets and the Beach Boulevard in locations where marked kerbside car parking spaces are provided;

(d) Street trees on the Boulevard Street are planted with a spacing of approximately 9m on both sides of the street and within the centre median, having regard to the location of marked car parking spaces;
(e) Street tree species should be capable of creating closed linear canopy along the footpath verge;
(f) Feature tree plantings are catered for in all roundabouts;
(g) Street trees are permitted within open bio-pods where required to deliver desired streetscape continuity and spatial canopy requirements.

4.2.4.4 Street furniture and verge treatments are installed generally in accordance with Map 40 (Materials Palette – Streetscape and Village Park) of this document.

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

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

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

4.2.4.8 Water sensitive urban design devices are installed generally in accordance with Map 9C (Urban Infrastructure Network: Stormwater Drainage) of this document.

Access Streets

4.2.4.9 The following street tree species are to be incorporated into the streetscape design, and distributed throughout the residential neighbourhood such that a ratio of one (1) tree for every

lot is achieved, with placement having regard to infrastructure locations and preservation of site lines:

- *Acmena hemilampra* (Broad-leaved Lilly Pilly);
- *Agathis robusta* (Kauri Pine);
- *Bauhinia variegate* (Orchid Tree);
- *Buckinghamia celisissima* (Ivory Curl Tree);
- *Grevillea baileyana* (White Oak);
- *Harpullia pendula* (Tulipwood);
- *Hibiscus tiliaceus* (Cottonwood);
- *Lophostemon confetus* (Brush Box);
- *Melalecula leucadendra* (Weeping Paperbark)
- *Tristaniopsis laurina* (Water Gum).

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

4.2.5 Community Facilities

4.2.5.1 Community facilities are provided within the Detailed Planning Area in accordance with the requirements of DCP-1, the Kawana Waters Development Agreement, the Community Development Strategy and Map 8 (Community Facilities Sites - Location) of this document.

4.2.5.2 The network of Community Facilities within Land Use Area 4 is to include the following, with each having frontage to a Collector Road (or equivalent):

(a) a Public Access Domain (Mall) measuring a minimum 5,000m^2 in area;

(b) Community Facilities Land measuring a minimum 3,000m^2 in area; and

(c) Land intended for a Surf Club Facility measuring a minimum 5,000m^2 in area.

4.2.5.3 Community facilities within Land Use Area 4 are to include:-

(a) Land identified for a Child Care Centre or Respite Centre measuring 1,500m^2 in area (or less if contained within another building envelope within Land Use Area 2).

4.2.5.4 All community facility land is to have frontage to a public road.

5.0 URBAN DESIGN PERFORMANCE CRITERIA

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

<table>
<tr><th>Specific Outcome</th><th>Probable Solution</th></tr>
<tr><td colspan="2">Lot Size</td></tr>
<tr><td>O1 Lot size and dimensions provide for building envelopes suited to the intended form of development and do not compromise the functionality of the street network, infrastructure and streetscape landscaping.</td><td>S1.1 Varied lot sizes and frontages are distributed such that functionality of the street network as well as the ability to provide infrastructure and landscaping is maintained:

Land Use Area 1 – Residential A:-

<table>
<tr><th>Dwelling Type</th><th>Minimum Lot Size</th><th>Frontage Width</th></tr>
<tr><td>Dwelling House</td><td>180m^2</td><td>≥ 8.5m</td></tr>
<tr><td>Terrace House</td><td>180m^2</td><td>≤ 8.5m</td></tr>
<tr><td>Duplex Dwelling</td><td>500m^2</td><td>≥ 15m</td></tr>
</table>

The range of residential lot sizes within the Detailed Planning Area are to be distributed such that at least 70% of detached housing lots have a frontage ≥ 12.5m, with at least 15% of these lots having a frontage ≥ 15m.

Land Use Area 2 – Mixed Use & Tourism:-

<table>
<tr><th>Precinct</th><th>Minimum Lot Size</th></tr>
<tr><td>5</td><td>3,000m^2</td></tr>
<tr><td>6</td><td>~~6,000m^2~~ 5,500m^2</td></tr>
<tr><td>7</td><td>5,000m^2</td></tr>
<tr><td>8</td><td>3,500m^2</td></tr>
</table>
</td></tr>
</table>

<table>
<tr><th>Specific Outcome</th><th>Probable Solution</th></tr>
<tr><td></td><td>
<u>Land Use Area 3 – Residential B</u>
<table>
<tr><th>Precinct</th><th>Minimum Lot Size</th></tr>
<tr><td>9</td><td>3,000m^2</td></tr>
<tr><td>10</td><td>3,000m^2</td></tr>
<tr><td>11</td><td>4,000m^2</td></tr>
</table>
<u>Land Use Area 4 – Community Facilities:-</u>
<table>
<tr><th>Precinct</th><th>Minimum Lot Size</th><th>Minimum Frontage Width</th></tr>
<tr><td>12 (Child Care)</td><td>1,500m^2</td><td></td></tr>
<tr><td>13 (PADM)</td><td>5,000m^2</td><td>Not Applicable</td></tr>
<tr><td>14 (Comm. Fac.)</td><td>3,000m^2</td><td>30m</td></tr>
<tr><td>15 (SLSC)</td><td>5,000m^2</td><td>40m</td></tr>
</table>
<u>Land Use Area 5 – Public Access Club Facility:-</u>
<table>
<tr><th>Precinct</th><th>Minimum Lot Size</th></tr>
<tr><td>16</td><td>1 hectare</td></tr>
</table>
S1.2 No Probable Solution prescribed for Land Use Area 5 (Open Space).
</td></tr>
<tr><td colspan="2">Stormwater Management (On-Site)</td></tr>
<tr><td>O2 Development on allotments within Land Use Areas 2, 3, 4 & 5 is to provide for stormwater quality management infrastructure that is designed and constructed in accordance with contemporary best practice standards for water sensitive urban design.</td><td>S2.1 Stormwater quality management infrastructure associated with development within Land Use Areas 2, 3, 4 & 5 complies with the Deemed to Comply – Stormwater Quality Management (South East Queensland) Version 1.0 May 2010 Water by Design and the Water Sensitive Urban Design Technical Design Guidelines (South East Queensland Healthy Waterways Partnership) and is designed and constructed in accordance with Council's adopted Engineering Standards.</td></tr>
<tr><td>O3 Development on allotments within Land Use Areas 2, 3, 4 & 5 is to comply with the stormwater quality management objectives set out in the relevant State Government regulations in force at the time of development.</td><td>S3.1 Development within these Land Use Areas complies with State Planning Policy 04/10 Healthy Waters (where applicable) and South East Queensland Regional Plan 2009-2031 Implementation Guideline # 7 Water Sensitive Urban design.</td></tr>
</table>

Specific Outcome		Probable Solution	
O4	Development on allotments within Land Use Areas 2, 3, 4 & 5 avoids discharging [1]'treated' stormwater into [2]'un-treated' stormwater within the public stormwater network.	**S4.1**	'Treated' stormwater discharged from development within these Land Use Areas, accords with the following: (a) connects to a lawful point of discharge; and (b) connects to a dedicated 'treated' stormwater network (where provided); or (c) connects directly into the nearest public stormwater pit (where there is no dedicated 'treated' stormwater network provided).
		S4.2	Development ensures that under no circumstances shall a development's 'treated' stormwater discharge to the footpath, kerb and channel, or pavement surface of a public road.
Car Parking & Access			
O5	The layout and design of parking bays, manoeuvring areas, queuing areas, set down/pickup areas, and driveways ensures that on-site parking and servicing areas are clearly defined, safe, easily accessible and meet user requirements, including people with disabilities, pedestrians, cyclists and public transport services, where relevant.	**S5.1**	Vehicular access is provided in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.
		S5.2	Vehicular crossings are designed in accordance with Council's adopted standard drawings.
		S5.3	Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in: (a) *AS2890.1 – Parking Facilities: Off-street Car Parking*; and (b) *AS2890.2 – Parking Facilities: Off-street Commercial Vehicles facilities*.
		S5.4	On-site parking and manoeuvring areas (excluding Dwelling Houses and Terrace Houses) provide for vehicles to enter and leave the site in

[1] 'treated' stormwater is stormwater that has been treated to a standard commensurate with the relevant State Government regulations in force at the time.

[2] 'un-treated' stormwater is all stormwater from a development that has bypassed a stormwater treatment device designed and constructed to current best practice standards.

<table>
<tr><th>Specific Outcome</th><th>Probable Solution</th></tr>
<tr><td></td><td>a forward motion.

S5.5 Engineering design of all parking and manoeuvring areas is in accordance with Council’s adopted standards.</td></tr>
<tr><td>O6 Residential development provides on-site car parking at a rate that adequately services the needs of the use, without encouraging or reinforcing reliance on private vehicles.</td><td>S6.1 The minimum number of on-site residential car parking spaces provided is in accordance with the rates nominated in Table 3 below:

Table 3 – Residential Car Parking Rates
<table>
<tr><th>Use</th><th>Minimum Rate</th></tr>
<tr><td>Residential Uses (limited to Accommodation Building, Motel and Multiple Dwelling only):</td><td></td></tr>
<tr><td>- Dwelling Unit comprising 1 or 2 bedrooms*</td><td>1 space per unit</td></tr>
<tr><td>- Dwelling Unit comprising 3 or more bedrooms*</td><td>1.25 spaces per unit</td></tr>
<tr><td>- On-site Visitor Spaces (limited to Multiple Dwelling only)</td><td>0.25 spaces per unit</td></tr>
<tr><td>* Any room which is reasonably capable of being used as a bedroom will be regarded as a bedroom for the purposes of calculating on site car parking requirements (e.g. study, media room).</td><td></td></tr>
<tr><td>Dwelling House, Terrace House and Duplex Dwelling</td><td>2 spaces per dwelling unit,
with at least one space capable of being covered (parking spaces may be provided in tandem)</td></tr>
<tr><td>Caretaker’s Residence</td><td>1 space per residence</td></tr>
<tr><td>Bed and Breakfast - Homestay</td><td>1 additional space per guest suite in addition to the Dwelling House requirement</td></tr>
</table></td></tr>
</table>

<table>
<tr><th colspan="2">Specific Outcome</th><th>Probable Solution</th></tr>
<tr><td colspan="2"></td><td>
<table>
<tr><td>Display Home</td><td>2 spaces which may be provided in tandem</td></tr>
<tr><td>Home Occupation</td><td>1 visitor space in addition to dwelling requirements</td></tr>
</table>
S6.2 The minimum number of on-site cycle parking spaces provided is in accordance with the rates nominated in Table 4 below:

Table 4 – Residential Cycle Parking Rates
<table>
<tr><th>Use</th><th>Minimum Rate</th></tr>
<tr><td>Multiple Dwelling</td><td>1 resident space / dwelling + 1 visitor space / 4 dwellings</td></tr>
</table>
</td></tr>
<tr><td>O7</td><td>Visitor parking spaces are accessible at all times.</td><td>S7.1 No Probable Solution prescribed.</td></tr>
<tr><td>O8</td><td>Sufficient on-site car parking is provided for the number and type of vehicles likely to be generated by the commercial activity.</td><td>S8.1 The minimum number of on-site commercial car parking spaces provided is in accordance with the rates nominated in Table 5 below:

Table 5 – Non-Residential Car Parking Rates
<table>
<tr><th>Use</th><th>On-Site Rates</th></tr>
<tr><td>Child Care Centre</td><td>1 / employee and 1 customer space / 5 children</td></tr>
<tr><td>Commercial Premises</td><td>1 / 30m^2 total use area</td></tr>
<tr><td>Food Outlet</td><td>1 / 10m^2 total use area</td></tr>
<tr><td>Function Room</td><td>1 / 15m^2 total use area</td></tr>
<tr><td>Heath Care Premises</td><td>1 / 20m^2 gross floor area</td></tr>
<tr><td>Hotel</td><td>1 / guest room</td></tr>
<tr><td>Local Store</td><td>1 / 30m^2 total use area</td></tr>
<tr><td>Restaurant</td><td>1 / 15m^2 dining area</td></tr>
<tr><td>Shop</td><td>1 / 20m^2 total use area</td></tr>
</table>
</td></tr>
<tr><td>O9</td><td>For Land Use Areas 2, 3, 4 & 5 sufficient on-site parking and manoeuvring area is provided to accommodate the</td><td>S9.1 For Land Use Areas 2 & 3 provision is made for on-site manoeuvring and service areas to accommodate on-site refuse collection in addition</td></tr>
</table>

Specific Outcome		Probable Solution	
	number and type of service vehicles generated by the development activity.		to a service bay for one medium rigid vehicle, designed in accordance with *AS2890.2 Parking Facilities: Off-street commercial vehicle facilities* and Council's adopted Engineering Standards. **S9.2** For Land Use Areas 4 & 5 provision is made for on-site manoeuvring and service areas to accommodate on-site refuse collection only, designed in accordance with *AS2890.2 Parking Facilities: Off-street commercial vehicle facilities* and Council's adopted Engineering Standards
O10	For Land Use Areas 2, 3, 4 & 5 provision is made for a reasonable portion of the total number of on-site car parking spaces to be wheelchair accessible spaces (with at least one space per site) and identified and reserved for such access.	**S10.1**	The number of car parking spaces provided for people with disabilities complies with the relevant provisions of the Building Code of Australia. **S10.2** Access to parking spaces for people with disabilities complies with *AS1428 – Design for Access and Mobility.* **S10.3** Car parking spaces for people with disabilities comply with the provisions of *AS2890.6 – Parking Facilities: Off-street parking for people with disabilities*.
O11	Mixed use development provides car parking for residents that is clearly marked and physically separated from the car parking provided for other uses within the building.	**S11.1**	Residential car parking is clearly nominated on the Site Development Plan.
O12	Development is designed to ensure that adequate provision is made for on-street car parking.	**S12.1**	Development in Land Use Area 1 (Residential A) provides on-street car parking at the following rates:- (a) 1 space per 2 dwelling houses for lots with an area of 300m^2 or less; and (b) 2 spaces per 3 dwelling houses for larger lots. These on-street car parks are to be provided generally in accordance with the locations identified on Map 14 (Proposed Car Parking Provision) of this document. **S12.2** Additional unallocated on-street car parking is provided adjacent to Land Use Areas 2 – 6 to cater to the demands generated by visitors to the Detailed Planning Area, generally in accordance with the locations

Specific Outcome	Probable Solution
	identified on Map 14 (Proposed Car Parking Provision) of this document.
Energy Efficiency	
O13 Development in Land Use Area 2 (Mixed Use and Tourism) is designed to respond to the local climatic conditions and thereby reduce reliance on artificial heating and cooling systems, energy and water consumption	**S13.1** The Development demonstrates achievement of current best practice and design energy efficiency, where buildings achieve at least an equivalent 4 Star Green Star Rating benchmarked against the Green Building Council of Australia's (GBCA) 'Green Star' rating system, or for buildings not addressed by the GBCA ratings system, buildings are designed to achieve a 4 star Australian Building Greenhouse Rating (ABGR). **S13.2** Development incorporates fundamental design features to engender an energy efficient built form, being: (a) appropriate building orientation; (b) adequate shading through the provision of appropriate building design elements including fenestration, roof projections, sun control devices and other vertical and horizontal façade projections. **S13.3** Multi-unit residential dwellings sited above podium level(s) are predominantly oriented east / north-east, to maximise climatic efficiencies.
Acid Sulfate Soils	
O14 Development works are managed to avoid or minimise the release of acid and metal contaminants into the environment.	**S14.1** The Development works do not disturb acid sulfate soils when undertaking excavation or filling works, or when extracting groundwater **S14.2** If acid sulfate soils or potential acid sulfate soils are disturbed by development works:- (a) the release of acid and metal contaminants into the environment is avoided by appropriate treatment and management of disturbed acid sulfate soils and drainage waters in accordance with the provisions of the Queensland State Planning Policy;

Specific Outcome	Probable Solution
	and (b) if the works involve excavation of more than 100m^3 of soil or sediment, or more than 500m^3 of filling, an acid sulfate soils management strategy outlining how the proposed works will comply with the required outcomes of the Queensland State Planning Policy is prepared in conjunction with the Site Development Plan, and is reviewed by Council in conjunction with its assessment of the Site Development Plan.
O15 Basements (where proposed) are designed and constructed as water excluding structures.	**S15.1** No Probable Solution prescribed.
Advertising Devices	
O16 Advertising Devices within the Detailed Planning Area: (a) are to compliment, or at least do not unreasonably detract from, the desirable characteristics of the natural and built environment; (b) are designed and integrated so as to minimise visual clutter; and (c) are constructed to satisfactory standards of public safety.	**S16.1** Advertising Devices are designed and located in accordance with Local Planning Policy PDLPP 7.0/01 – Siting and Design of Advertising Devices (Caloundra City Planning Scheme 1996). Assessment level to be determined by applicable Site Development Plan.
Acoustic Quality	
O17 Development is located, designed, constructed and operated to maintain appropriate levels of acoustic amenity for noise sensitive development.	**S17.1** Noise sensitive development is to be constructed in accordance with the relevant noise criteria outlined in State Development Assessment Provisions (SDAP) Module 1. Community Amenity 1.1 Managing Noise and Vibration Impacts from Transport Corridors state code.
O18 Mitigation measures incorporated into noise sensitive development to ameliorate road traffic noise achieves appropriate internal and external noise levels.	**S18.1** Noise sensitive development is constructed in accordance with *Australian Standard AS3671-1989 Acoustics – Road traffic noise intrusion – building siting and construction* to achieve the satisfactory internal noise levels stipulated in *Australian Standard AS2107-2000 Acoustics – Recommended design sound levels and reverberation*

Specific Outcome	Probable Solution
	times for building interiors. **S18.2** Noise affected lots are identified on the applicable Site Development Plan.
O19 For Land Use Areas 2, 3, 4 & 5 development involving live entertainment or amplified music and voices maintains a satisfactory level of amenity for surrounding noise sensitive development.	**S19.1** From 10pm to 6am -The sound pressure level L_{OCT10}, in a full octave band with centre frequencies from 63 Hz to 2000 Hz. does not exceed the background level, L_{OCT90}, by more than 8 dB in any octave band when measured at any noise sensitive development. **S19.2** From 6am to 10pm - The adjusted maximum sound pressure level L10, plus adjustments for tonal and impulse components, does not exceed the background level L90 by more than 10 dB(A) when measured at any noise sensitive development.
O20 For development in Land Use Areas 2, 3, 4 & 5 which includes: (a) industrial plant – fixed or mobile; (b) commercial plant – air-conditioning, refrigeration, deliveries, waste storage and collection; or (c) residential air conditioning; and where there is a potential for: (a) noise emissions to affect existing (or proposed) potentially noise sensitive development; or (b) noise emissions from existing development to adversely affect a proposed potentially noise sensitive development; a satisfactory level of amenity is achieved.	**S20.1** Development complies with the Noise Impact Assessment Criteria provided in Table 6 below at all nearby and adjacent noise sensitive places. **OR** Where the noise levels specified in Table 6 cannot be achieved, mitigation measures are adopted to achieve an appropriate degree of acoustic amenity at the affected sensitive place. Such measures, in order of preference, include one or more of the following: (a) reduction of source noise levels to prevent the impact occurring (this includes provision of additional sound insulation to the building housing the noise source); (b) redesign of building layouts and orientation to maximise buffer distances and noise shielding; (c) provision of noise barriers to provide noise reductions to external and internal spaces; and (d) acoustic treatment of buildings achieves satisfactory design sound levels for internal occupancies, as specified in *AS 2107:2000 Acoustics – Recommended Design Sound Levels and Reverberation*

Table 6 - Noise Impact Assessment Criteria

Time	Noise Sensitive Place	Commercial Place

Specific Outcome		Probable Solution
7 am – 6 pm	$L_{Amax,adj}$ <= L_{Abg} + 5 dB	$L_{Amax,adj}$ <= L_{Abg} + 10 dB
6 pm – 10 pm	$L_{Amax,adj}$ <= L_{Abg} + 5 dB	$L_{Amax,adj}$ <= L_{Abg} + 10 dB
10 pm – 7 am	$L_{Amax,adj}$ <= L_{Abg} + 3 dB	$L_{Amax,adj}$ <= L_{Abg} + 8 dB
10 pm – 7 am (sleep disturbance criteria)	The FICAN 1997 sleep threshold of 5% awakenings must be complied with. The sleep disturbance curve is represented by the following equation: Percentage awakenings = 0.0087 x (L_{Abg} – 30)[179].	n/a
Notes *(a) L_{Abg} is the minimum average background sound pressure level for the time period nominated.* *(b) $L_{Amax,adj,T}$ is the maximum 15-minute adjusted sound pressure level for the time period nominated from the noise source of interest.* *(c) Refer to the definitions presented in the Noise Measurement Manual (Environmental Protection Agency 2000) for further details.*		

Air Quality			
O21	Development in Land Use Areas 2, 3, 4 & 5 is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause an environmental nuisance either: (a) in the surroundings of the proposed development; or (b) at the proposed development.	**S21.1**	The *Air Quality Objectives* specified in Schedule 1 of the *Environmental Protection (Air) Policy 2008* are achieved.
Lighting			
O22	Where development in Land Use Areas 2, 3, 4 & 5 has the potential to cause a loss of amenity as a result of light spillage, lighting devices are suitably located, designed and installed to:- (a) minimise light spillage on surrounding premises; (b) preserve an acceptable degree of lighting amenity at surrounding premises; (c) provide covers or shading around lights; (d) direct lights downwards; (e) position lights away from potentially affected areas; and	**S22.1**	Compliance with *AS4282-1997: Control of the Obtrusive Effects of Outdoor Lighting* is achieved.

Specific Outcome	Probable Solution
(f) enable brightness of lights to be adjusted to low levels.	
O23 Car Park lighting and pedestrian walkway lighting is located, designed and constructed to mitigate adverse amenity impacts.	**S23.1** Lighting levels are in accordance with *AS1158.3.1:1999: Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements*. **S23.2** In achieving the above, *AS4282 – 1997: Control of the Obtrusive Effects of Outdoor Lighting* is also met.
Refuse Management	
O24 Development is located, designed, constructed and operated with appropriate waste management facilities which achieves the following: (a) development provides opportunities to minimise waste generation and increase re-use and recycling; (b) development provides for waste management facilities which are conducive to the storage of waste in an environmentally acceptable, nuisance free and aesthetically appropriate manner; (c) waste storage facilities are functionally appropriate for users of the facilities; and (d) waste collection services are undertaken in a safe, efficient and unobstructed manner.	**S24.1** No Probable Solution prescribed.
O25 Adequate provision is made for refuse collection for all lots.	**S25.1** Lots that do not have a frontage readily serviceable by a refuse collection vehicle or have an irregular frontage are allocated concrete bin pads to enable ease of access by refuse collection vehicles

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

Specific Outcome	Probable Solution
Dwelling Houses and Terrace Houses	
Building Envelopes	
O1 Dwelling Houses and Terrace Houses are positioned on lots to achieve optimum urban design and liveability outcomes, relevant to the size of the dwelling lot.	**S1.1** Terrace Houses comply with the following Development Control Table 1:

Development Control Table 1

Built Form	Minimum Setback Requirement
First storey setback to Laneway	1.0m where a double garage provided or 5.5m where a single garage provided
2nd & 3rd storey setback to Laneway	0.0m
First storey setback to frontage other than a laneway	3.0m where POS centrally located 4.0m where POS located at street frontage
2nd & 3rd storey setback to frontage other than a laneway	2.0m where POS centrally located 3.0m where POS located at street frontage
Side Boundary Setback	Mandatory 0.0m for 80% of building length
Side Boundary Setback for Semi-detached Terrace Lots	1.5m
Minimum Built Form Second Storey	Minimum 50% lot width
Minimum Building Height	2 storeys
Maximum Building Height	3 storeys
Private Open Space (POS)	Private open space is provided that is at least $16m^2$ in area with a minimum dimension of 4m and accessible from a living area of the dwelling. Where this area is provided in a central location to the dwelling / building envelope the minimum dimension may be 3m.

Specific Outcome	Probable Solution

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

Development Control Table 2	
Control	**Lot Size**
	Detached Lots **< 300m^2 & ≥ 8.5m frontage**
Front Setback	
- to habitable room	3.0m
- to garage door	5.5m
Rear Setback to habitable room	
- first storey	1.5m
- second storey	3.0m
- third storey	3.0m
Side Setback (Mandatory Built to Boundary)	
- first storey	0.0m [1]
- second storey	0.0m [2]
- third storey	0.0m [2]
[1] up to 15m in length or 50% of the property boundary, whichever is greater [2] up to 7.5m in length. Must be located at the front of the dwelling and above a first storey built to boundary wall.	
(Non-built to Boundary) Side Setback	
- first storey	1.0m
- second storey	1.0m
- third storey	1.0m
Side setback for corner lots (secondary frontage)	
- first storey	2.0m
- second storey	2.0m
- third storey	2.0m
Site Cover	
Maximum	60%

Specific Outcome	Probable Solution

Building Height	
Maximum	3 storeys, unless otherwise nominated in a subsequent Site Development Plan
Private Open Space	
Private open space is provided at ground level that: • is at least 16m^2 in size (excluding rainwater tanks); • has no dimension less than 4.0m; and • enables access from a living area of the house.	

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

Development Control Table 3	
Control	**Lot Size**
	Detached Lots **> 300m^2 & > 8.5m frontage**
Front Setback	
- to habitable room	3.0m
- to garage door	5.5m
Rear Setback to habitable room	
- first storey	1.5m
- second storey	3.0m
- third storey	3.0m
Side Setback (Built to Boundary-Optional & Mandatory)	
- first storey	0.0m [1]
- second storey	0.0m [2]
- third storey	0.0m [2]
[1] up to 15m in length or 50% of the property boundary, whichever is greater [2] up to 7.5m in length. Must be located at the front of the dwelling and above a first storey built to boundary wall. Where optional built to boundary walls are not adopted, standard side	

Specific Outcome	Probable Solution

setbacks apply as follows:

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

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

Development Control Table 4	
Control	**Lot Size**
	Detached Lots **> 300m^2 & ≥ 12.5m frontage**
Front Setback to Street	
- to habitable room	3.0m
- to garage door	5.5m
Rear Setback to habitable room	

Specific Outcome	Probable Solution	
	- first storey	1.5m
	- second storey	3.0m
	- third storey	3.0m
	Side Setback (Built to Boundary Optional)	
	- first storey	0.0m [1]
	- second storey	0.0m [2]
	- third storey	0.0m [2]
	[1] up to 15m in length or 50% of the property boundary, whichever is greater [2] up to 7.5m in length. Must be located at the front of the dwelling and above a first storey built to boundary wall. Where optional built to boundary walls are not adopted, standard side setbacks apply as follows:	
	(Non-built to Boundary) Side Setback	
	- first storey	1.0m
	- second storey	1.0m
	- third storey	1.0m
	Side setback to corner lots (secondary frontage)	
	- first storey	2.0m
	- second storey	2.0m
	- third storey	2.0m
	Site Cover	
	Maximum	60%
	Building Height	
	Maximum	3 storeys, unless otherwise nominated in a subsequent Site Development Plan
	Private Open Space	
	Private open space is provided at ground level that: • is at least 16m^2 in size (excluding rainwater tanks); • has no dimension less than 4.0m; and • enables access from a living area of the house.	

Specific Outcome	Probable Solution
	S1.5 Lots with a frontage less than 12.5m are only permitted double garages where the second storey extends over the garage towards the street frontage by a minimum of 1.0m for a minimum width of 50% of the garage width. **S1.6** Side and rear boundary setbacks for Terrace Houses and Dwelling Houses are measured to the wall of the building. Eaves should not encroach closer than 450mm to the lot boundary. **S1.7** Built to boundary walls for Terrace Houses and Dwelling Houses: (i) comply with building design and construction requirements under the Building Code of Australia (where two or more dwellings are constructed at the same time they may share a common boundary wall); and (ii) contain no windows or openings to the side boundary. Note: Building and other structures (including swimming pools) are to ensure the structural integrity of retaining wall(s) is maintained.
Terrace House Lots and Semi-detached Terrace House Lots	
O2 Terrace House lots and Semi-detached Terrace House lots are to be located and designed to enhance diversity of housing choice and frame key thoroughfares by establishing consistency in linear built form, without adversely impacting on the functionality of the street network or the amenity of neighbouring dwellings.	**S2.1** Terrace House lots are not to be delivered in a continuous row of more than 9 adjoining lots, without providing intermittently spaced Semi-detached Terrace House lots to the purpose of providing breaks in the otherwise continuous, linear built form; **S2.2** No combined row of Terrace House lots and Semi-detached Terrace House lots is to be longer than 9 adjoining lots; **S2.3** Corner lots are to contain Semi-detached Terrace Houses, to the purpose of framing any row of Terrace House lots (including Semi-detached Terrace House lots) and presenting a desirable address to street corners; **S2.4** Terrace House lots and Semi-detached Terrace House lots are developed with adequate drainage infrastructure to enable the flow of stormwater captured on-site to the lawful point of discharge in

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

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

<table>
<tr><th>Specific Outcome</th><th>Probable Solution</th></tr>
<tr><td colspan="2">Duplex Dwellings</td></tr>
<tr><td colspan="2">Site Suitability</td></tr>
<tr><td>O9 Duplex Dwellings are located on sites whereby the development is complementary to adjacent development and limited to the sites nominated in a subsequent Site Development Plan.</td><td>S9.1 Duplex Dwelling lot locations are as nominated by a subsequent Site Development Plan.

S9.2 Site-specific setback plans are to be provided for each Duplex Dwelling Lot in a subsequent Site Development Plan.</td></tr>
<tr><td colspan="2">Building Envelopes</td></tr>
<tr><td>O10 Duplex dwelling sites have a minimum site area of 500m^2 clear of any access strip or easement.</td><td>S10.1 No probable solution prescribed.</td></tr>
<tr><td>O11 The duplex dwelling is sited and designed so that it does not unduly prejudice the daylight or privacy available to any adjoining land that is used or is intended to be used for residential purposes.</td><td>S11.1 Minimum building setbacks are as follows:

<table>
<tr><td colspan="2">Setback to all road frontages (applicable to all storeys)</td></tr>
<tr><td>– to habitable room</td><td>3.0m</td></tr>
<tr><td>– to garage door</td><td>5.5m</td></tr>
<tr><td colspan="2">Setback to all other boundaries</td></tr>
<tr><td>– first storey</td><td>1.0m</td></tr>
<tr><td>– second storey</td><td>1.0m</td></tr>
<tr><td>– third storey</td><td>1.0m</td></tr>
<tr><td>Building Height</td><td></td></tr>
<tr><td>Maximum</td><td>3 storeys</td></tr>
<tr><td>Private Open Space</td><td></td></tr>
<tr><td colspan="2">Private open space is provided to each dwelling unit at ground level that:
• is at least 16m^2 in size (excluding rainwater tanks);
• has no dimension less than 4.0m; and
• enables access from a living area of the dwelling unit.</td></tr>
</table>

S11.2 Side and rear boundary setbacks are measured to the wall of the</td></tr>
</table>

Specific Outcome		Probable Solution	
			building. Eaves should not encroach closer than 450mm to the lot boundary. Note: Building and other structures (including swimming pools) are to ensure the structural integrity of retaining wall(s) is maintained.
O12	The design of the duplex dwelling is of a high standard and contributes to the streetscape character of the locality.	**S12.1**	Each dwelling unit has a distinct layout that is not a mirror image of the adjoining dwelling unit.
Building Design (Sub-Tropical Elements)			
O13	Dwellings are to incorporate sub-tropical design features to maximise energy efficiency and user comfort.	**S13.1**	Sub-tropical design elements are incorporated within residential design, including but not limited to: (a) The maximising of natural light and cross-ventilation; (b) The provision of fixed and adjustable sun shading devices to control direct solar access; (c) The provision of roof eave overhangs to walls, wall openings and balconies.
Car Parking / Access / Driveway Location			
O14	On-site car parking is provided at a rate that adequately services the needs of the use, without encouraging or reinforcing reliance on private vehicles.	**S14.1**	Car Parking for Duplex Dwellings is provided at a rate of 2 spaces per dwelling, with at least one space capable of being covered (parking spaces may be provided in tandem).
O15	Access to lots is provided in an orderly manner which does not compromise service, on-street car parking, street trees and refuse collection.	**S15.1**	Driveway locations are detailed on the relevant Site Development Plan.
O16	Garages do not dominate the street frontage.	**S16.1**	Garages have a maximum width of 6 metres.
O17	For each dwelling unit garages are to be accessed via a single width driveway across the verge which is a maximum width of 3.5 metres at the kerb line and 4.0	**S17.1**	No Probable Solution prescribed.

Specific Outcome		Probable Solution	
	metres at the property boundary.		
Home Occupation			
O18	The premises is managed and operated as a bona fide working from home activity.	**S18.1**	The Home Occupation is conducted within a Dwelling House or within another enclosed structure such as a shed or a garage on the same site.
		S18.2	An occupant of the Dwelling House conducts the Home Occupation.
		S18.3	The conduct of the Home Occupation cannot include the employment of persons on the site other than the residents.
O19	A Home Occupation is limited in size and scale so that the amenity of the existing neighbourhood is protected and the home based business remains ancillary to the residential use of the dwelling.	**S19.1**	The total gross floor area used for the Home Occupation does not exceed 50m².
		S19.2	No more than 2 customers or clients are present at any one time and no more than 6 customers or clients are present in any one day.
O20	The activities conducted on the premises are appropriate to a residential location.	**S20.1**	The Home Occupation does not interfere with the amenity of the neighbourhood from the operation of machinery or electrical equipment, or from light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference or otherwise.
		S20.2	There is no public display or offering for retail sale of goods on the premises.
		S20.3	Materials used or goods manufactured, serviced or repaired are stored within a building on the premises.
		S20.4	The Home Occupation does not involve any activity defined as an Environmentally Relevant Activity in the *Environmental Protection Regulation 1998*.
O21	The Home Occupation is conducted within a building that has a predominantly residential amenity and character.	**S21.1**	The external appearance and character of the dwelling is not modified to accommodate the home based business.

Specific Outcome	Probable Solution
	S21.2 The internal layout of the dwelling: (a) is designed to enable the reversion of the home based business to a residential use without modification; or (b) is not modified to accommodate the home based business to the extent that it cannot be reverted back to a residential use without further works.
Display Home, Temporary House and Land Sales Office	
O22 Lots identified for Display Homes and Temporary House and Land Sales Offices are to be identified in a subsequent Site Development Plan.	**S22.1** Site Development Plan is to demonstrate compliance with Part 4 Section 4.5 and Local Planning Policy PDLPP 4.5/01 – Display Homes of Caloundra City Planning Scheme 1996.
Bed & Breakfast – Homestay	
O23 Accommodation is provided for short-term stay only.	**S23.1** Guests stay no more than 14 consecutive nights.
O24 The total use area within a dwelling house used for accommodation does not: (a) compromise the primary use of the dwelling house as a private permanent residence (i.e. the use remains ancillary to the dwelling house); and (b) adversely impact upon the residential amenity of the locality.	**S24.1** At least one bedroom within the dwelling is excluded from use by guests. **S24.2** The maximum number of bedrooms used to accommodate guests is 2.
O25 The appearance of the development is consistent with the style and character of the surrounding local area.	**S25.1** The bed and breakfast operates from the dwelling house.
O26 Guest accommodation and facilities are contained in a dwelling house.	**S26.1** Bedrooms provided for guests are in the same building as the kitchen, bathing and toilet facilities utilised by the residents of the detached house. **S26.2** The only cooking facilities available to guests are those within and used by the residents of the dwelling house. **S26.3** Guests are provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host family or other guests.

Specific Outcome	Probable Solution
	S26.4 A separate bathroom and toilet facility is provided within the dwelling house for the exclusive use of guests.

5.3 Urban Design Performance Criteria specific to Land Use Area 2 – Mixed Use and Tourism

Specific Outcome	Probable Solution
Built Form	
O1 Development ensures the delivery of built form that: (a) incorporates differential vertical and horizontal architectural treatments into the building façade to avoid the presentation of extensive blank walls; and (b) is adequately articulated vertically and horizontally to break up building bulk and mass.	**S1.1** Built form incorporates vertical and horizontal articulation to ensure that no unbroken elevation is greater in length than 15 metres. Such articulation should incorporate structures and façade projections that may have a practical as well as aesthetic function, including but not limited to the use of the following design elements: (a) sun protection devices; (b) recessing of windows behind the penetrated planes of the building façade; (c) balconies; (d) artwork; (e) structural framing; (f) balustrades.
O2 Podium and tower elements located over Precincts 5 – 8 are to deliver built form projecting toward their respective Primary, Pedestrian Laneway and Secondary Active Frontages nominated on Map 11 (Active Frontages) of this document, in accordance with the controls identified on Map 13A (Precincts 5-8 – Frontage Controls) and Map 13B (Precinct 8-10 – Frontage Controls) of this document.	**S2.1** No Probable Solution prescribed.
O3 Where adjacent to land within Land Use Area 1 (Residential A), Precincts 5 – 7 are to provide a distinct and recognisable transition down to 3 storeys of residential development along that non-principal (southern) frontage in accordance with Map 13C	**S3.1** No Probable Solution prescribed.

Specific Outcome		Probable Solution	
	(Precincts 5-10 – Height Controls) and Map 13D (Precincts 5-10 – Setback Controls) of this document.		
Building Setbacks			
O4	Buildings setbacks are to be in accordance with Map 13D (Precincts 5-10 – Setback Controls) of this document, to ensure adequate separation between buildings, with particular regards to maximising residential amenity and preservation of key view lines.	**S4.1**	No Probable Solution prescribed.
O5	Tower elements located over Precincts 5 – 8 are to be setback from their southern property alignment in accordance with Map 13D (Precincts 5-10 – Setback Controls) such that overshadowing of the adjacent Land Use Area 1 is eliminated between 9am and 3pm.	**S5.1**	No Probable Solution prescribed.
O6	In the event Precincts 5 – 10 (or part thereof) are amalgamated, the boundary setbacks nominated for podium and tower elements on Map 13D (Precincts 5-10 – Setback Controls) of this document are to be maintained.	**S6.1**	No Probable Solution prescribed.
O7	Development encourages overlooking and passive engagement between residential dwelling units and the principal site frontage to streets, public spaces, the beach and Village Park.	**S7.1**	Balconies orientated to a Primary Active Frontage, as notated on Map 11 (Active Frontages) of this document, may extend beyond the minimum setback dimension nominated on Map 13D (Precincts 5-10 – Setback Controls) (i.e. beyond 3 metres and up to the front property alignment).
O8	Adequate separation is maintained between tower balconies, to ensure appropriate levels of privacy and amenity for visitors and residents.	**S8.1**	Balconies to adjacent towers are not to be located closer than 15 metres.
Building Height, Siting and Design			
O9	Building heights within Land Use Area 2 do not to exceed those nominated on Map 12 (Building Heights Plan) and Map 13C (Precincts 5-10 – Height Controls) of this document, in accordance with Local Planning Policy –	**S9.1**	No Probable Solution prescribed.

Specific Outcome		Probable Solution	
	Building Height PDLPP 3.7/01.		
O10	Site coverage for tower elements over Precinct 5 – 8 is to be in accordance with Map 13A (Precincts 5-8 – Frontage Controls) of this document to ensure appropriate building massing and retention of key view lines above podium.	**S10.1**	No Probable Solution prescribed.
O11	All buildings over Precincts 5 – 8 are to be constructed such as to be capable of maintaining operational facilities which enable and encourage the use of the building for the purpose of short-term accommodation, by incorporating within the development: (a) foyers at ground level that are capable of functioning as Motel reception areas, concierge desks and restaurant facilities; (b) defined vehicle access and short-term set down areas located adjacent to foyers/reception areas (e.g. porte-cochere); (c) sufficient utility rooms/areas located in building basement or elsewhere within the building that enable self-contained Motel (short-term / holiday accommodation) operations such as room servicing (housekeeping etc.).	**S11.1**	No Probable Solution prescribed.
O12	Design and layout provides: (a) a visible clear pedestrian entrance to and from the building; (b) minimal potential for pedestrian and vehicular conflict; (c) opportunities to promote casual surveillance of public spaces.	**S12.1**	The building is sited and designed such that:- (a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage; (b) access from the street to the entrance of the building(s) or individual dwellings is easily discerned; (c) vehicular access to the site is separate from the pedestrian access; and (d) street and parkland frontages comprise “semi-active uses/spaces” such as habitable rooms of dwelling units, common recreation

Specific Outcome		Probable Solution	
			areas (indoor and outdoor) and landscaped areas, to facilitate and promote casual surveillance.
O13	Development addresses the public realm, contributes to a residential character and achieves a high level of amenity for dwellings within the site.	**S13.1**	The number of dwelling units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open space is optimised.
O14	The total number of dual key units in a precinct is not to exceed 20% of the total allocated dwelling yield for that precinct.	**S14.1**	No Probable Solution prescribed.
O15	Development is designed to ensure car parking areas, services and mechanical plant do not detrimentally impact on the amenity of the dwelling units and streetscape.	**S15.1**	Services and mechanical plant, including individual air conditioning equipment for dwelling units is visually integrated into the design and finish of the building, or effectively screened from public view.
Mixed Use Development			
O16	Mixed use developments comprising both a residential and commercial component provide reasonable standards of amenity, privacy and security for residents and visitors.	**S16.1**	Entries are clearly defined, signposted and well lit for safety. **S16.2** Safe and secure parking areas are provided for residential uses that are clearly marked, easily accessible and distinguishable from non-residential building users. **S16.3** Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by: (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; (b) locating site service facilities and refuse storage/collection areas away from residential dwelling units; (c) designing and locating ventilation and mechanical plants so that prevailing breezes do not direct undesirable noise and odours toward nearby dwelling units.
O17	Ground floor development over Precincts 5, 6, 7 and 8 is to provide through-site pedestrian links, generally as	**S17.1**	No Probable Solution prescribed.

Specific Outcome		Probable Solution	
	shown on Map 5 (Pedestrian & Cycle Movement Plan) and Map 13D (Precincts 5-10 – Setbacks Controls) of this document.		
O18	The through-site pedestrian links are to be provided at-grade to enable all-hours access and are to be a minimum 9.0m wide (combined) in accordance with Map 13D (Precincts 5-10 – Setbacks Controls) of this document.	**S18.1**	No Probable Solution prescribed.
O19	Development over Precinct 5 – 8 is to contain active ground floor uses with a frontage to the through-site pedestrian link (Pedestrian Laneway) for a minimum length of 30m for Precincts 5 – 7 and 15m for Precinct 8 in accordance with Map 11 (Active Frontages) and Map 13A (Precincts 5-8 – Frontage Controls) of this document.	**S19.1**	No Probable Solution prescribed.
O20	Car parking and servicing areas which are incorporated into development as partial / semi-basement or at-grade, are to be contained within the building and appropriately screened from public view.	**S20.1** **S20.2** **S20.3**	Car parking structures and servicing areas constructed as partial basement or at ground level are sleeved by appropriate commercial and retail uses such that they are effectively concealed from the active frontages nominated on Map 11 (Active Frontages) of this document and the Primary, Pedestrian Laneway or Secondary active frontages identified on Map 13A (Precinct 5-8 – Frontage Controls). All other car parking is effectively screened from public view by the use of appropriate building materials which have a low degree of visual permeability and high aesthetic quality. Partial / semi-basement car parking does not protrude more than 1m above finished ground level, when measured to underside of the slab which constitutes the roof of the car park structure.
O21	Where addressing a Primary Active Frontage: At ground level, buildings with frontages identified on Map 11 (Active Frontages) of this document: (a) comprise activities that are likely to foster casual, social and business interaction for extended periods	**S21.1**	No Probable Solution prescribed.

Specific Outcome	Probable Solution
(such as shop fronts, indoor/outdoor cafes and restaurants) to the full length of the identified frontages; (b) present a minimum of 80% of building frontage as openings and windows; (c) present clear or relatively clear windows to the street frontage; (d) where required for security purposes, provide grills or translucent security screens rather than solid shutters, screens or roller-doors; (e) provide the primary pedestrian entry to the building from the identified frontage.	
O22 <u>Where addressing a Primary Active Frontage:</u> Development above the ground storey facilitates casual surveillance of adjoining streets and public spaces from buildings through the provision of verandahs, balconies, windows and other openings orientated to the identified frontage(s).	**S22.1** No Probable Solution prescribed.
O23 <u>Where addressing a Secondary Active Frontage or Pedestrian Laneway Active Frontage:</u> At ground level, buildings with frontages identified on Map 11 (Active Frontages) of this document: (a) incorporate foyers that interface with the public domain / footpath and contain activities and spaces that attract activity (such as reception desks, foyers/seating areas, cafes, shop front galleries and display spaces). (b) where required for security purposes, provide grills or translucent security screens rather than solid	**S23.1** No Probable Solution prescribed.

Specific Outcome	Probable Solution
shutters, screens or roller-doors; (c) provide the primary pedestrian entry to the building from the identified frontage.	
O24 <u>Where addressing a Secondary Active Frontage or Pedestrian Laneway Active Frontage:</u> Development above the ground storey where not accommodating car parking facilitates casual surveillance of adjoining streets and public spaces from buildings, through the provision of verandahs, balconies, windows and other openings orientated to the identified frontage(s).	**S24.1** No Probable Solution prescribed.
O25 Dining opportunities provided to ground floor uses are located in the following areas, generally as depicted on Maps 16 - 18 of this document: (a) where not situated internally within a ground floor tenancy, within the 0.0m – 5.0m variable ground floor building setback; and (b) beyond the 5.0 metre wide pedestrian zone.	**S25.1** No Probable Solution prescribed.
O26 Ground floor tenancies are to have the same floor level as the adjoining pedestrian thoroughfares, to present consistency in streetscape, and reduce the incidence of trip hazards for patrons and pedestrians.	**S26.1** No Probable Solution prescribed.
Building Design (Sub-Tropical Elements)	
O27 Elements of sub-tropical design are integrated into the design of dwellings and structures.	**S27.1** Sub-tropical design elements are incorporated within residential design, including but not limited to: (a) The maximising of natural light and cross-ventilation; (b) The provision of fixed and adjustable sun shading devices to control direct solar access; (c) The provision of roof eave overhangs to walls, wall openings and

Specific Outcome	Probable Solution
	balconies.
Awnings	
O28 Continuous cantilevered awnings are provided for the entire length of the Primary and Secondary Active Frontages identified for Precincts 5 – 8 and defined on Map 11 (Active Frontages) and represented on Map 13A (Precincts 5-8 – Frontage Controls) and Map 13B (Precincts 8-10 – Frontage Controls) of this document being: (a) A 4.0m awning width extending from the building podium where fronting the Primary Active Frontage along Bokarina Boulevard and 3.0m awning width where fronting Longboard Parade; and (b) A minimum awning height of ~~3.5m~~ 3.4m to a maximum height of 4.5m, when measured from the finished footpath level to the outer edge of the awning.	**S28.1** No probable solution prescribed
Ground Storey Height	
O29 Development over Precincts 5 – 8 is to provide a minimum ground storey height of ~~3.5m~~ 3.4m between floor level and underside of the floor above for the entire length of the Primary and Secondary Active Frontages as shown on Map 11 (Active Frontages) of this document, for the purpose of facilitating the adaptability of the use of the ground floor tenancies and a consistent built form for the entire length of these relevant street frontages.	**S29.1** No probable solution prescribed
Podium Elements	
O30 The maximum podium level height (i.e. when measured to the top of parapet or balustrade rail, etc.) provided to Precincts 5 – 8 is not to exceed 6.0m from footpath level, in accordance with Map 13C (Precincts 5-10 – Height	**S30.1** No probable solution prescribed

Specific Outcome	Probable Solution
Controls) of this document.	
O31 Car parking and servicing areas which are provided within podium levels constructed above ground are to be contained within the building and appropriately screened from public view.	**S31.1** Car parking and servicing areas incorporated into a podium level presenting to a Primary, Pedestrian Laneway or Secondary Active Frontage are to be sleeved by appropriate commercial and retail uses, resulting in the effective concealment of the car park structure and servicing area from the frontages identified by Map 11 (Active Frontages).
Parking and Access	
O32 Vehicle access points are to be located in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.	**S32.1** No probable solution prescribed
O33 Adequate on-site car parking is provided to cater to the demands generated by the residential and commercial uses, as applicable.	**S33.1** Car parking for residential and commercial uses is provided on-site in accordance with the rates nominated in Section 5.1 of this Master Plan.
O34 Development is designed to ensure car parking and servicing areas do not detrimentally impact on the amenity of the streetscape, adjacent parkland or proximal dwelling units.	**S34.1** Car parking areas and other associated car parking structures are integrated into the design of the development such that:- (a) they are screened from view from frontages to streets, parks, pathways and adjoining land; (b) they are not located between the building and the street address; and (c) basement or semi-basement car parking areas do not protrude above the adjacent ground level by more than 1 metre, when measured to underside of the slab which constitutes the roof of the car park structure.
O35 Uncovered at-grade car parking areas are to contain adequate landscaping to deliver sun protection for vehicles, and to provide visual relief to the hardscape area.	**S35.1** Large canopy shade trees are provided at regular intervals throughout uncovered surface car parking areas and along exposed internal roadways. Trees are provided within a minimum planting area of 1.2m^2 and at a minimum interval of one tree per 6 car parking bays, where appropriate.

Specific Outcome	Probable Solution
	S35.2 Trees and planting areas provided within uncovered surface car parks are protected from vehicles by either raised kerbs or where surface runoff is directed into planters as WSUD initiatives, wheel stops, bollards or alternative restriction devices may be used.
Feature Lighting	
O36 Feature lighting that supports and enhances the functionality of the public realm and creates visual interest is encouraged for developments within Land Use Area 2, where fronting the 'Boulevard Street' identified on Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.	**S36.1** No probable solution prescribed
O37 Lighting and signage adjacent to the dune area is designed to minimise disruption to adjacent turtle breeding grounds as follows: (a) External feature lighting is positioned below 10 metres in height; (b) Smart lighting technology (including dimming control) is incorporated in levels above 10 metres in height, in order to allow Council the ability to reduce light emissions during critical turtle breeding periods; (c) The use of illuminated external signage on the eastern (seaward) sides of the buildings is restricted; (d) Be accompanied by a substantial vertical shielding to reduce sky glow; (e) Avoid the use of halogen, metal halide, or fluorescent lights, and use only white lights contained areas where colour rendition is required; (f) The number and wattage of lights is minimised, and lights are recessed into structures wherever possible;	**S37.1** No Probable Solution prescribed.

Specific Outcome	Probable Solution
(g) The use of timers or motion activated light sensors is maximised; (h) Low Pressure Sodium lighting is used as a first choice light source, and high pressure sodium lights where low pressure is not practical; and (i) Reflective materials are used to delineate pathways, and embedded lighting is used wherever possible.	
Open Space/Landscaping and Fencing	
O38 Development incorporates communal and private open space and landscaping such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces and accommodate visitors.	**S38.1** Open space areas are incorporated into development as follows: (a) A minimum of 25% of the site area is provided as communal open space with each space having a minimum dimension of 4 metres; (b) Each ground storey dwelling unit is provided with a private landscaped courtyard or similar open space area accessible from the main living area of the dwelling unit with a minimum area of 16m^2 and a minimum dimension of 3 metres; (c) Each dwelling unit above ground storey is provided with a balcony as follows:- (i) 1 bedroom unit – minimum 9m^2 (minimum dimension 3m); (ii) 2 bedrooms and greater – minimum 16m^2 (minimum dimension 3m). Note: any room which is reasonably capable of being used as a bedroom will be regarded as a bedroom for the purposes of determining minimum balcony requirements (e.g. study, media room)
O39 Landscaping is to enhance the quality of streetscapes and adjoining development without unduly restricting opportunities for casual surveillance of public and communal areas and facilities.	**S39.1** No Probable Solution prescribed.

Specific Outcome		Probable Solution	
O40	The development is to integrate well-designed landscape areas, pedestrian spaces, courtyards and/or recreation areas that are usable and appropriate for the built form in terms of scale, composition, character, safety and privacy.	**S40.1**	No Probable Solution prescribed.
O41	Plant selections for Landscape areas must address functional issues of the development, its character and privacy needs by considering: (a) watering requirements; (b) screening and buffering needs; (c) street frontage and kerb appeal; (d) shading and potential overshadowing; (e) limb, foliage or seed drop issues.	**S41.1**	No Probable Solution prescribed.
O42	Fences and walls in landscaping are to: (a) assist the development to address the street and/or walkable waterfront; (b) assist safety and surveillance; (c) enable the use of private open space abutting the street; (d) provide an acoustic barrier for traffic noise; (e) assist in highlighting entrances; (f) maintain important views from the street; (g) assist in allowing access for cooling breezes; and (h) do not unduly impact upon the amenity of the site and surrounding area.	**S42.1** **S42.2**	High solid fences or walls are avoided along street frontages. Front fences and walls have a maximum height of: (a) 1.8 metres if 50% transparent; or (b) 1.2 metres if solid.
O43	The location, height, extent and materials of retaining walls must be designed to minimise visual impact.	**S43.1** **S43.2**	Combined height of retaining wall and fence does not exceed 2.0 metres, except where balustrading is required to prevent falls from a drop greater than 1.0 metres. Retaining walls, including those situated adjacent to a trunk collector street, do not exceed 1m in height unless stepped or terraced so that landscaping can soften visual impact.
Privacy and Amenity			
O44	Dwelling units and associated private open spaces are	**S44.1**	Windows of one dwelling unit are not located directly opposite windows

<table>
<tr><th>Specific Outcome</th><th>Probable Solution</th></tr>
<tr><td>provided with a reasonable level of privacy.</td><td>of another dwelling unit, unless views are controlled by screening devices, landscaping or design of the opening.

S44.2 Where habitable room windows look directly at habitable room windows in an adjacent dwelling unit, privacy is protected by:

(a) window sill heights being a minimum of 1.5 metres above floor level; or

(b) fixed opaque glazing being applied to any part of a window below 1.5 metres above floor level; or

(c) fixed external screens.

S44.3 For development up to and including 3 storeys in height, the outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas is screened, where direct view would otherwise be available into private open space of an adjacent, existing dwelling.</td></tr>
<tr><td colspan="2">End of Trip Facilities</td></tr>
<tr><td>O45 Provision is made for secure and convenient bicycle parking or storage, that:
(a) is located close to each building’s pedestrian entrance;
(b) is obvious, easily and safely accessible;
(c) is secure;
(d) is dispersed on large sites for easy access to destination;
(e) does not impact adversely on visual amenity; and
(f) does not impede the movement of pedestrians or other vehicles.</td><td>S45.1 All development is to provide bicycle parking at the following rates:
<table><tr><th rowspan="2">Land Use</th><th>Rate</th></tr><tr><th>Minimum</th></tr><tr><td>Commercial & Mixed Use</td><td>1 per 200m² of GFA</td></tr><tr><td>Other Uses</td><td>No Probable Solution prescribed</td></tr></table></td></tr>
<tr><td>O46 Each Commercial Premises is to provide for end of trip facilities that encourage the end user to utilise alternative transport modes, particularly cycling and walking.</td><td>S46.1 Each Commercial Premises is to provide end of trip facilities (change rooms, toilets and lockers for both males and females) with shower cubicles at the following rates:
<table><tr><th>Land Use</th><th>Rate</th></tr></table></td></tr>
</table>

Specific Outcome	Probable Solution
	Minimum
	Commercial & Mixed Use • 1 cubicle up to 500m² GFA, 1 unisex; • 2 cubicles up to 1,000m² GFA, 1 male & 1 female in separate change rooms; • 4 cubicles up to 3, 000m² GFA, 2 male and 2 female in separate change rooms; • 6 cubicles up to 6,000m² GFA, 3 male and 3 female in separate change rooms • 8 cubicles up to 10,000m² GFA, 4 male and 4 female in separate change rooms • Greater than 10,000m² GFA, an additional shower facilities will be required at a rate of 1 female and 1 male shower for every 5,000m² GFA. **AND** 1 employee locker per 2 bicycle parking spaces
	Other Uses - No Probable Solution prescribed
Site Facilities	
O47 Adequate on-site facilities are provided for storage and collection of refuse in a manner which provides reasonable standards of amenity for residents.	**S47.1** A communal refuse storage area for wheelie bins (9 units or less) or a suitable single refuse bin collected by a contractor (10 units or more), is located and designed such that it: (a) is provided within an appropriately designed and well-ventilated part of a building situated close to the likely point of collection; or (b) if this is not reasonably practicable and an outdoor area is provided, such an area is: (c) no closer than 3 metres to any frontage and 1.5 metres to any other site boundary; (d) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles; (e) screened by dense planting with or without mounding; and

Specific Outcome		Probable Solution	
			(f) adequately separated from dwellings so as to avoid any undesirable impact of odour or noise from refuse collection services.
O48	Communal clothes drying facilities are provided where dwelling units are not provided with individual drying facilities.	**S48.1**	One or more outdoor clothes drying areas are provided in an accessible location, calculated at $5m^2$ per dwelling unit, with a minimum area of $15m^2$ to a maximum area of $60m^2$, and of a minimum dimension of 2 metres, equipped with robust clothes lines.
Requirements for a Caretakers Residence			
O49	Caretakers Residence is only provided where demonstrated to be a legitimate support for other activities on the site.	**S49.1**	Site Development Plan is to demonstrate compliance with Local Planning Policy PDLPP 4.3/01 – Caretakers Residence

5.4 Urban Design Performance Criteria specific to Land Use Area 3 – Residential B

Specific Outcome		Probable Solution	
Built Form			
O1	Building form demonstrates 3-dimensional modelling that reduces: (a) building scale and bulk; and (b) the appearance of continuous blank walls.	**S1.1**	The building incorporates vertical and horizontal articulation to ensure that no unbroken elevation is longer than 15 metres.
		S1.2	The building incorporates most or all of the following design elements: (a) variations in plan shape, such as curves, steps, recesses, projections or splays; (b) variations in vertical profile, with steps or slopes at different levels; (c) variations in the treatment and patterning of windows, sun protection devices, or other elements of a façade treatment at a finer scale than the overall building structure; (d) a layered façade effect, where the planes containing most windows are recessed behind penetrated planes, structural framing, balustrades, friezes, grilles or sun shading devices;

Specific Outcome	Probable Solution
	(e) balconies, verandahs or terraces; and (f) planting, particularly on podiums, balconies, terraces and low level roof decks.
Building Setbacks	
O2 Development over Precinct 9 & 10 is to be setback from site boundaries in accordance with Map 13D (Precincts 5-10 – Setback Controls) of this document to ensure the preservation of view lines.	**S2.1** No Probable Solution Prescribed.
O3 Development over Precinct 11 is to be setback from site boundaries in accordance with Map 13E (Precincts 11 and 16 – Setbacks) of this document.	**S3.1** No Probable Solution Prescribed.
O4 Adequate separation is maintained between separate tower balconies, to ensure appropriate levels of privacy and amenity for visitors and residents.	**S4.1** Balconies to separate, adjacent towers are not to be located closer than 15 metres, when measured from the balustrade of each balcony.
Building Height, Siting and Design	
O5 Building heights within Land Use Area 3 do not to exceed eight (8) storeys for Precinct 9, six (6) storeys for Precinct 10 and four (4) storeys for Precinct 11, in accordance with Map 12 (Building Heights Plan) and Map 13C (Precincts 5-10 – Height Controls) of this document.	**S5.1** No probable solution prescribed.
O6 Site coverage over Precinct 9 & 10 is to be in accordance with Map 13B (Precincts 8-10 – Frontage Controls) of this document to ensure appropriate building massing.	**S6.1** No probable solution prescribed.
O7 Design and layout provides: (a) a visible clear pedestrian entrance to and from the building; (b) minimal potential for pedestrian and vehicular conflict; (c) an active frontage to the street or adjacent parkland	**S7.1** The building is sited and designed such that:- (a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage; (b) access from the street to the entrance of the building(s) or

Specific Outcome	Probable Solution
or other parkland areas; and (d) opportunities to promote casual surveillance of public and semi-public spaces.	individual dwellings is easily discerned; (c) vehicular access to the site is separate from the pedestrian access; and (d) street and parkland frontages comprise "semi-active uses/spaces" such as habitable rooms of dwelling units, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance.
O8 Development addresses the public realm, contributes to a residential character and achieves a high level of amenity for dwellings within the site.	**S8.1** The number of dwelling units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open space is optimised.
O9 The total number of dual key units in a precinct is not to exceed 20% of the total allocated dwelling yield for that precinct.	**S9.1** No probable solution prescribed.
O10 Development is designed to ensure car parking areas, services and mechanical plant do not detrimentally impact on the amenity of the dwelling units and streetscape.	**S10.1** Services and mechanical plant, including individual air conditioning equipment for dwelling units is visually integrated into the design and finish of the building, or effectively screened from view.
Lighting	
O11 Lighting and signage adjacent to the dune area is designed to minimise disruption to adjacent turtle breeding grounds as follows: (a) External feature lighting is positioned below 10 metres in height; (b) Smart lighting technology (including dimming control) is incorporated in levels above 10 metres in height, in order to allow Council the ability to reduce light emissions during critical turtle breeding periods; (c) The use of illuminated external signage on the eastern (seaward) sides of the buildings is restricted;	**S11.1** No probable solution prescribed.

Specific Outcome	Probable Solution
(d) Be accompanied by a substantial vertical shielding to reduce sky glow; (e) Avoid the use of halogen, metal halide, or fluorescent lights, and use only white lights contained areas where colour rendition is required; (f) The number and wattage of lights is minimised, and lights are recessed into structures wherever possible; (g) The use of timers or motion activated light sensors is maximised; (h) Low Pressure Sodium lighting is used as a first choice light source, and high pressure sodium lights where low pressure is not practical; and (i) Reflective materials are used to delineate pathways, and embedded lighting is used wherever possible.	
Parking and Access	
O12 Vehicle access points are to be located in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.	**S12.1** No probable solution prescribed
O13 Adequate on-site car parking is provided to cater to the demands generated by the particular use.	**S13.1** Car parking is provided on-site in accordance with the rates nominated in Section 5.1 of this Master Plan.
O14 Development is designed to ensure car parking and servicing areas do not detrimentally impact on the amenity of the dwelling units and streetscape.	**S14.1** Car parking areas or other associated structures are integrated into the design of the development such that:- (a) they are screened from view from frontages to streets, parks, pathways and adjoining land; (b) they are not located between the building and the street address; and

Specific Outcome	Probable Solution
	(c) basement or semi-basement car parking areas do not protrude above the adjacent ground level by more than 1 metre, when measured to underside of the slab which constitutes the roof of the car park structure.
O15 Resident and visitor car parking is sited and designed so as to minimise the visual impact of car parks provided at-grade.	**S15.1** Car parking areas for residential developments are distributed as follows: (a) Resident car parking is provided in either a basement or sub-basement or podium arrangement; (b) Remaining visitor parking is to be accessible at all time.
O16 At-grade car parking areas are to contain adequate landscaping to deliver sun protection for vehicles, and to provide visual relief to the hardscape area.	**S16.1** Large canopy shade trees are provided at regular intervals throughout surface car parking areas and along exposed internal roadways. Trees are provided within a minimum planting area of $1.2m^2$ and at a minimum interval of one tree per 6 car parking bays. **S16.2** Trees and planting areas provided within surface car parks are protected from vehicles by either raised kerbs or where surface runoff is directed into planters as WSUD initiatives, wheel stops, bollards or alternative restriction devices may be used.
Privacy and Amenity	
O17 Dwelling units, private open spaces and adjoining residential uses are provided with a reasonable level of privacy.	**S17.1** Windows of one dwelling unit are not located directly opposite windows of another dwelling unit, unless views are controlled by screening devices, landscaping or design of the opening. **S17.2** Where habitable room windows look directly at habitable room windows in an adjacent dwelling unit within 2 metres at the ground storey or 9 metres at levels above the ground storey, privacy is protected by:- (a) window sill heights being a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing being applied to any part of a window below

Specific Outcome	Probable Solution
	1.5 metres above floor level; or (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 1.5 metres. **S17.3** For development up to and including 3 storeys in height, the outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas is screened, where direct view would otherwise be available into private open space of an adjacent, existing dwelling.
O18 Noise from communal open space areas, service areas or plant and equipment does not unreasonably impact upon residents of dwelling units or on neighbouring residential properties or other noise sensitive uses.	**S18.1** The *Acoustic Quality Objectives* specified in Schedule 1 of the *Environmental Protection (Noise) Policy 2008* are achieved.
O19 Development is designed to ensure mechanical plants do not detrimentally impact on the visual amenity of the dwelling units and streetscape.	**S19.1** Services and mechanical plant, including individual air conditioning equipment for dwelling units is visually integrated into the design and finish of the building or effectively screened from view.
Building Design (Sub-Tropical Elements)	
O20 Elements of sub-tropical design are integrated into the design of dwellings and structures	**S20.1** Sub-tropical design elements are incorporated within residential design, including but not limited to: (a) The maximising of natural light and cross-ventilation; (b) The provision of fixed and adjustable sun shading devices to control direct solar access; (c) The provision of roof eave overhangs to walls, wall openings and balconies.
Open Space/Landscaping and Fencing	
O21 Development incorporates communal and private open space and landscaping such that residents have sufficient	**S21.1** Development provides the following:

Specific Outcome		Probable Solution	
	area to engage in communal activities, enjoy private and semi-private spaces and accommodate visitors.		(a) A minimum of 20% of the site area is provided as communal open space with each space having a minimum dimension of 4 metres; (b) Each ground storey dwelling unit is provided with a private landscaped courtyard or similar open space area accessible from the main living area of the dwelling unit with a minimum area of 16m^2 and a minimum dimension of 4 metres; (c) Each dwelling unit above ground storey is provided with a balcony as follows:- (iii) 1 bedroom unit – minimum 9m^2 (minimum dimension 3m); (iv) 2 bedrooms and greater – minimum 16m^2 (minimum dimension 3m). Note: Clothes drying areas, driveways, private open space, and landscape buffering requirements do not form part of the communal open space requirement. Note: any room which is reasonably capable of being used as a bedroom will be regarded as a bedroom for the purposes of determining minimum balcony requirements (e.g. study, media room)
O22	Landscaping enhances the quality of streetscapes and adjoining development without unduly restricting opportunities for casual surveillance of public and communal areas and facilities.	**S22.1**	A minimum 2m wide landscaping buffer is provided to the full frontage/s of the site.
O23	The development is to integrate well-designed landscape areas, pedestrian spaces, courtyards and/or recreation areas that are usable and appropriate for the built form in terms of scale, composition, character, safety and privacy.	**S23.1**	No probable solution prescribed.
O24	Plant selections for Communal Open Space areas must address functional issues of the development, its character and privacy needs by considering: (a) watering requirements; (b) screening and buffering needs; (c) street frontage and kerb appeal; (d) shading and potential overshadowing;	**S24.1**	No probable solution prescribed.

Specific Outcome	Probable Solution
(e) limb, foliage or seed drop issues.	
O25 Fences and walls in landscaping are to: (a) assist the development to address the street and/or walkable waterfront; (b) assist safety and surveillance; (c) enable the use of private open space abutting the street; (d) provide an acoustic barrier for traffic noise; (e) assist in highlighting entrances; (f) maintain important views from the street; (g) assist in allowing access for cooling breezes; and (h) do not unduly impact upon the amenity of the site and surrounding area.	**S25.1** High solid fences or walls are avoided along street frontages. **S25.2** Front fences and walls have a maximum height of: (a) 1.8 metres if 50% transparent; or (b) 1.2 metres if solid.
O26 The location, height, extent and materials of retaining walls must be designed to minimise visual impact.	**S26.1** Combined height of retaining wall and fence does not exceed 2.0 metres, except where balustrading is required to prevent falls from a drop greater than 1.0 metres. **S26.2** Retaining walls, where not provided as an interface between development sites and the walkable waterfront, do not exceed 1m in height unless stepped or terraced so that landscaping can soften visual impact.
Site Facilities	
O27 Adequate on-site facilities are provided for storage and collection of refuse in a manner which provides reasonable standards of amenity for residents.	**S27.1** A communal refuse storage area for wheelie bins (9 units or less) or a suitable single refuse bin collected by a contractor (10 units or more), is located and designed such that it: (a) is provided within an appropriately designed and well-ventilated part of a building situated close to the likely point of collection; or (b) if this is not reasonably practicable and an outdoor area is provided, such an area is: (c) no closer than 3 metres to any frontage and 1.5 metres to any other site boundary; (d) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles;

Specific Outcome	Probable Solution
	(e) screened by dense planting with or without mounding; and (f) adequately separated from dwellings so as to avoid any undesirable impact of odour or noise from refuse collection services.
O28 Communal clothes drying facilities are provided where dwelling units are not provided with individual drying facilities.	**S28.1** One or more outdoor clothes drying areas are provided in an accessible location, calculated at $5m^2$ per dwelling unit, with a minimum area of $15m^2$ to a maximum area of $60m^2$, and of a minimum dimension of 2 metres, equipped with robust clothes lines.
Home Occupation	
O29 The premises is managed and operated as a bona fide working from home activity.	**S29.1** The Home Occupation is conducted within a dwelling unit or within another enclosed structure such as a shed or a garage on the same site. **S29.2** An occupant of the dwelling unit conducts the Home Occupation.
O30 A Home Occupation is limited in size and scale so that the amenity of the existing neighbourhood is protected and the home based business remains ancillary to the residential use of the unit.	**S30.1** The total gross floor area used for the Home Occupation does not exceed $50m^2$. **S30.2** No more than 2 customers or clients are present at any one time and no more than 6 customers or clients are present in any one day.
O31 The activities conducted on the premises are appropriate to a residential location.	**S31.1** The Home Occupation does not interfere with the amenity of the neighbourhood from the operation of machinery or electrical equipment, or from light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, grit, oil, dust, waste water, waste products, electrical interference or otherwise. **S31.2** There is no public display or offering for retail sale of goods on the premises. **S31.3** Materials used or goods manufactured, serviced or repaired are stored within a building on the premises. **S31.4** The Home Occupation does not involve any activity defined as an Environmentally Relevant Activity in the *Environmental Protection Regulation 1998*.

Specific Outcome		Probable Solution	
O32	The Home Occupation is conducted within a dwelling unit that has a predominantly residential amenity and character.	**S32.1**	The external appearance and character of the dwelling unit is not modified to accommodate the home based business.
		S32.2	The internal layout of the dwelling unit house: (a) is designed to enable the reversion of the home based business to a residential use without modification; or (b) is not modified to accommodate the home based business to the extent that it cannot be reverted back to a residential use without further works.
Requirements for a Caretakers Residence			
O33	Caretakers Residence is only provided where demonstrated to be a legitimate support for other activities on the site.	**S33.1**	Site Development Plan is to demonstrate compliance with Local Planning Policy PDLPP 4.3/01 – Caretakers Residence
Requirements for a Display Home and Temporary House and Land Sales Office			
O34	Display Homes and Temporary House and Land Sales Offices are appropriately located so as to ensure they do not adversely affect the amenity of the residential neighbourhood.	**S34.1**	Site Development Plan is to demonstrate compliance with Local Planning Policy PDLPP 4.5/01 – Display Homes

5.5 Urban Design Performance Criteria specific to Land Use Area 4 – Community Facilities

Specific Outcome		Probable Solution	
Building Address, Building Setbacks and Active Frontages			
O1	Development over Precinct 12 for a Child Care Centre is to be adequately setback from adjoining residential properties to ensure residential amenity is not	**S1.1**	Buildings are set back at least 4 metres from any adjoining sensitive receivers.

Specific Outcome		Probable Solution
	compromised.	
O2	Development over Precinct 15 is to ensure all key building frontages are appropriately designed with consideration to the surrounding uses and functions.	**S2.1** Built form over Precinct 15 is to have a principal frontage presenting toward the main 'Boulevard Street' whilst also taking advantage of the preferred eastern orientation toward the beach and northern orientation toward the Village Park. **S2.2** Storage areas associated with the surf life saving function of the facility are to be located in a manner that allows for ease of access to the preferred beach access point, whilst ensuring general public pedestrian access to the beach is not compromised. **S2.3** All servicing and 'back of house' areas associated with the facility are to be adequately screened by the built form and /or dense landscaping to ensure limited visibility from the adjacent Village Park system.
O3	Development over Precinct 14 is to primarily address the main 'Boulevard Street' adjacent to the southern boundary of the site, whilst also respecting the western interface with the Public Access Domain (Mall) and northern interface with the Village Park.	**S3.1** The main pedestrian access to the development is accessed from the main 'Boulevard Street' with a secondary recognisable pedestrian entry provided to the western facade to promote wayfinding from the adjacent Public Access Domain (Mall). **S3.2** A minimum 50% of the length of the southern boundary and 30% of the western boundary is occupied by built form. **S3.3** Openings are to be provided to the northern facade of the facility to enable spill out activities to occur within the adjacent Village Park.
O4	Development within Precinct 13 is to be primarily comprised of landscaping and street furniture embellishments that reflect a contemporary coastal centre and contribute to the creation of a focal tourist node central to the Detailed Planning Area.	**S4.1** The Public Access Domain (Mall) is to be developed generally in accordance with the design principles reflected on Map 38 (Village Park East & Community Facilities – Design Principles) of this document.
Car Parking & Access (On-Site)		
O5	Access to the Child Care Centre is to have regard to the protection of adjoining residential amenity and the hierarchy of the surrounding road network.	**S5.1** Access to the Child Care Centre is to ensure separation of access from adjoining residential development and if located in Site Development Plan Precinct 12 is to be provided generally in accordance with the location identified on Map 7 (Vehicle Movement Network & Driveway

Specific Outcome		Probable Solution	
			Location Plan).
O6	Car parking and vehicle access to Community Facilities is rationalised where possible to protect the pedestrian environment.	**S6.1**	Access to on-site car parking areas for Precincts 14 & 15 is in accordance with the Access point indicated on Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.
		S6.2	Opportunities to co-locate parking and vehicular access between the community facilities provided over Precincts 14 and 15 and the adjacent Village Park is encouraged to enable a reduction in the amount of hardstand surface area and limit the number of crossovers from the main 'Boulevard Street'.
		S6.3	On-site car parking and servicing areas are effectively visually screened from the Village Park by appropriate landscaping.
		S6.4	No direct vehicular access is permitted to Precinct 13, other than as required by Council (or the Master Developer) for maintenance purposes.

5.6 Urban Design Performance Criteria specific to Land Use Area 5 – Public Access Club Facility

Specific Outcome		Probable Solution	
Building Address, Building Setbacks and Active Frontages			
O1	Development in Land Use Area 5 is to be sited such that it forms a nexus with the adjacent Public Access Domain (Mall) (Precinct 13) and Village Park system, whilst	**S1.1**	Development is to be setback a minimum 3 metres from all street frontages and 38m from the southern boundary in accordance with Map 13E (Precincts 11 and 16 – Setbacks) to ensure the retention of

Specific Outcome		Probable Solution	
	preserving the key sightline between the two principal areas of open space.		viewlines from the Nicklin Way through to the Village Park East.
		S1.2	Built form is to be located such that it promotes activation and visual surveillance of the Village Park System, Public Access Domain Mall and primary street frontage
Car Parking & Access (On-Site)			
O2	Car parking and vehicle access is to be located with adequate separation from proximate intersections to prevent conflicts with the local street network.	**S2.1**	Access to on-site car parking areas is in accordance with the Access point indicated on Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.
		S2.2	On-site car parking and servicing areas that are provided at-grade are to be located such that they are not visually prominent from the Village Park or Public Access Domain (Mall).
O3	Parking areas must not be visually prominent external to the site.	**S3.1**	Adequate landscape screening is to be provided to all vehicle parking and manoeuvring areas to limit their visibility from the surrounding parklands, streetscape and adjacent residential neighbourhoods.

6.0 SITE DEVELOPMENT PLAN REQUIREMENTS

6.1 Requirements for Site Development Plan

6.1.1 Following approval of this Detailed Planning Area Plan, a subsequent Site Development Plan(s) will be required for each of the Site Development Plan Precincts 1 – 16 identified on Map 4 (Site Development Plan (SDP) Precincts) of this document, delivered in accordance with the Master Planned Community Development Process of DCP 1;

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

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

Alternatively, provision can be made for the Supplementary Table of Development Assessment to nominate land uses and development works over Precincts 9 - 11 as being subject to subsequent development applications for Material Change of Use and Operational Works, where a reduced level of design detail is contained within the Site Development Plan.

6.1.3 A Site Development Plan may apply over multiple precincts.

7.0 MAPS AND TABLES

This Detailed Planning Area Plan comprises the following:

Maps

Map 1 – Locality Plan
Map 2 – Land Subject of Master Plan
Map 3 – Land Use Areas
Map 4 – Site Development Plan (SDP) Precincts
Map 5 – Pedestrian and Cycle Movement Plan
Map 6 – Open Space Plan
Map 7 – Vehicle Movement Network & Driveway Location Plan
Map 8 – Community Facilities Sites - Location
Map 9A – Urban Infrastructure Network: Water
Map 9B – Urban Infrastructure Network: Sewer

Map 9C – Urban Infrastructure Network: Stormwater
Map 9D – Urban Infrastructure Network: Electrical
Map 10 – Public Transport Network
Map 11 – Active Frontages
Map 12 – Building Heights Plan
Map 13A – Precincts 5-8 – Frontage Controls
Map 13B – Precincts 8-10 – Frontage Controls
Map 13C – Precincts 5-10 – Height Controls
Map 13D – Precincts 5-10 – Boundary Setback Controls
Map 13E – Precincts 11 and 16 – Setbacks
Map 14 – Proposed Car Parking Provision
Map 15 – Main Access Street Cross Section
Map 16 – Trunk Collector Transition Cross Section
Map 17 – Boulevard Street Cross Section 01
Map 18 – Boulevard Street Cross Section 02
Map 19A – Trunk Collector (with car parks) Cross Section 01
Map 19B – Trunk Collector Cross Section 02
Map 20A – Trunk Collector (with car parks and median) Cross Section 01
Map 20B – Trunk Collector (with median) Cross Section 02
Map 21 – Residential Access Street (17m) Cross Section 01
Map 22 – Beach Frontage (Boulevard Parking)
Map 23 – Residential Access Street Cross Section 02
Map 24 – Residential Laneway Cross Section
Map 25 – Trunk Collector (with car parks) Cross Section 03
Map 26 – Village Park 01 (Access Street Interface) Cross Section
Map 27 – Linear Park 01 (Acoustic Buffer)
Map 28A – Linear Park 02 (Nicklin Way and Lake) Cross Section
Map 28B – Linear Park 03 (Nicklin Way and Lake) Cross Section
Map 29 – Entrance Lake (Trunk Collector Interface) Cross Section
Map 30 – Linear Park 04 (Wurley Drive) Cross Section
Map 31A – Linear Park 05 (Beach Drive) Cross Section
Map 31B – Linear Park 06 (Beach Drive) Cross Section
Map 32 – Village Park 02 (Residential Lot Interface) Cross Section
Map 33 – Wetland 01 (Buffer Transition to Access Street) Cross Section

Tables

8.0 STATEMENT OF COMPLIANCE

8.1 DCP-1 Requirements

The Detailed Planning Area Plan must comply with:

(a) the Structure Plan Maps;
(b) approval of the Structure Plan;
(c) the Planning Scheme including DCP1;
(d) the Development Agreement;
(e) Development Lease No. 2; and
(f) The Transport Infrastructure Agreement – 1996.

8.2 The Structure Plan

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

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

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

8.3.1 it is consistent with the intent of the Focal Tourist Node as specified in Section 10.3 (Intent of Focal Tourist Node) of the Structure Plan Development Criteria;

8.3.2 it complies with the relevant structure of the Focal Tourist Node as specified in section 10.4 (Structure of the Focal Tourist Node) of the Structure Plan Development Criteria as it applies to that part of DPA2; and

8.3.3 it does not contain a development other than a public purpose or public utility provided for in Section 10.4, Structure of the Focal Tourist Node of the Structure Plan Development Criteria.

8.4 The Planning Scheme Including DCP 1

The Detailed Planning Area Plan complies with the Planning Scheme requirements including DCP1 in that:

8.4.1 It complies with the provisions of Section 7.4.3 of DCP1; and

8.4.2 It complies with the intent of section 4.10.2 (c) of DCP1.

8.5 Development Agreement

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

8.6 Development Lease No. 2

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

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

8.6.2 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 DCP1.

8.7 Transport Infrastructure Agreement - 1996

The Detailed Planning Area Plan complies with the requirements of the Transport Infrastructure Agreement in that no part of the Detailed Planning Area Plan is in conflict with any condition or requirement of the Transport Infrastructure Agreement.

8.8 Interpretation Rules

8.8.1 Terms used in this Detailed Planning Area Plan have the meaning given in Part 9 (Meaning of Words and Interpretation) of the Planning Scheme unless otherwise defined in this Detailed Planning Area Plan or DCP1;

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

8.8.3 The following are defined within the Planning Scheme, however are varied as follows for use within Detailed Planning Area 2:

(a) "Storey" means a vertical dimension within a building which is situated between one floor and the floor level next above it, or if there is no floor above it, the ceiling or roof.

There is no maximum vertical dimension for each storey, provided:

(a) The overall height of the building, measured to the ceiling of the top storey, does not exceed 3 metres multiplied by the number of storeys permitted (plus an additional metre where a semi-basement and/or ground floor commercial/retail uses are proposed).

Notwithstanding the above, a building located in Land Use Area 2 (Mixed Use and Tourism) may exceed the permitted height measured to the ceiling of the top storey, provided:

(i) part (but not all) of the roof of the building is raised for the purpose of providing an articulated skyline silhouette.

(ii) the building remains within the overall height limit when converted to a height in metres taking into account the additional roof height permitted in accordance with the 1996 Caloundra Planning Scheme Policy PDLPP3.7/01 – Building Height (e.g. the additional 3m of roof height permitted under the planning scheme policy must be measured from the hypothetical ceiling level of the top storey where calculated in accordance with part (a) of this definition.

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

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

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

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

8.8.4 "Dual-Key Unit" means a dwelling unit that is comprised of two (2) separately keyed areas that are accessed via a common entry foyer. Only one (1) of these areas is to be self-contained (i.e. containing food preparation/cooking facilities, washer, dryer and/or laundry). The non-self-contained area has the appearance and function of a bedroom and is limited to 35m^2 in area (excluding balcony areas and common foyer areas) such that it is not able to be fitted with individual food preparation/cooking facilities, washer, dryer and/or laundry.

Dual-key unit configurations are to be included on a single title and are not permitted to be subdivided by way of building format plan.

Any dwelling unit configuration presenting as two (2) individual self-contained unit is regarded as being two (2) individual dwelling units for the purpose of Table 1 of this document. A multiple dwelling containing dual-key units is not to be used for short-term accommodation and is not to have a common laundry facility.

8.9 Use Definitions

8.9.1 'Planning Scheme' – means the Planning Scheme of the City of Caloundra gazetted on 2 August 1996.

8.9.2 The following are not defined within the Planning Scheme or Structure Plan and, as such, the following definitions are:

(a) "Public Access Club Facility" means a premises, being privately or publicly operated, which services the community with facilities such as a licensed bar, restaurant and/or café, and may also contain ancillary or supporting services such as a community hall, meeting rooms, child care and community office space. Likely operators or user groups may include sporting and recreation clubs, service and social clubs and organizations and/or cultural or interest groups;

8.10 Supporting Information

As required under Annexure 1 of the Structure Plan Approval, the following Supporting Information is attached to this document to assist in its determination:

(a) Local Area Traffic Network Study;
(b) Acid Sulfate Soils Assessment;
(c) Acoustic Study;
(d) Water & Sewer Network Analysis;
(e) Stormwater Management Plan; and
(f) Urban Stormwater Quality Management Plan.

Legend

DPA 2 Boundary

Map 1 Locality Plan

0 10 20 30 40m
1:10000

Map 2 Land Subject of Master Plan

Map 3 Land Use Areas

SDP Precinct		Approximate Areas
Precinct 1	Residential A	20,491m²
Precinct 2	Residential A	31,541m²
Precinct 3	Residential A	26,237m²
Precinct 4	Residential A	48,989m²
Precinct 5	Mixed Use and Tourism	5,263m²
Precinct 6	Mixed Use and Tourism	5,664m²
Precinct 7	Mixed Use and Tourism	5,412m²
Precinct 8	Mixed Use and Tourism	3,977m²
Precinct 9	Residential B	3,314m²
Precinct 10	Residential B	3,214m²
Precinct 11	Residential B	3,882m²
Precinct 12	Child Care Centre	1,604m²
Precinct 13	Community Facilities (Public Access Domain Mall)	5,000m²
Precinct 14	Community Facilities	3,000m²
Precinct 15	Community Facilities (Surf Life Saving Club)	5,000m²
Precinct 16	Public Access Club Facility	10,000m²

Legend

DPA 2 Boundary

3 SDP Precincts

Map 4 Site Development Plan (SDP) Precincts

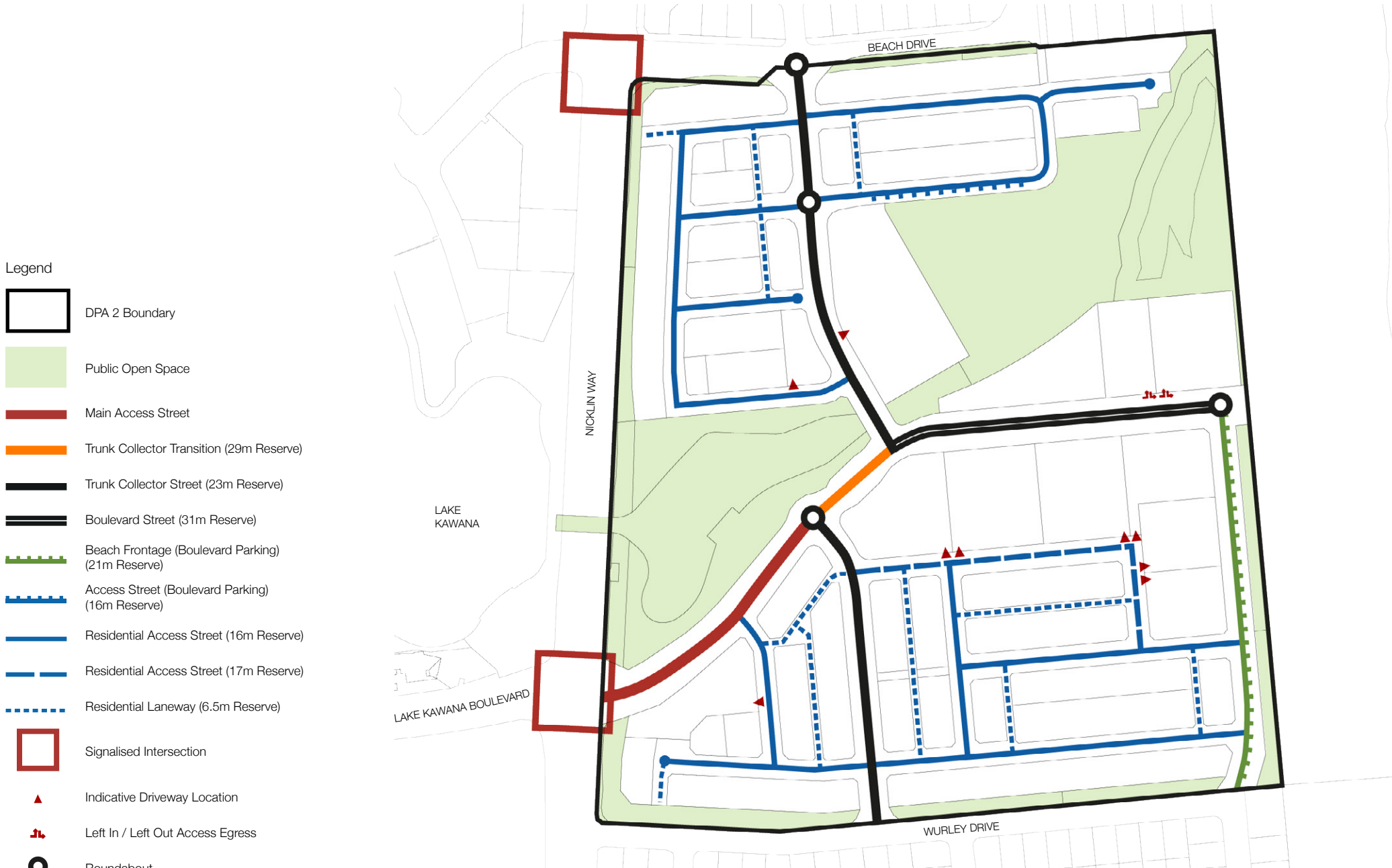
0 20 60 100 1:4000

Map 5 Pedestrian and Cycle Movement Plan

0 20 60 100
1:4000

Map 6 Open Space Plan

0 20 60 100
1:4000



Map 7 Vehicle Movement Network & Driveway Location Plan

0 20 60 100
1:4000

		Area
1	Child Care Centre	1,604m²
2	Public Access Domain Mall	5,000m²
3	Community Facilities	3,000m²
4	Surf Life Saving Club	5,000m²
5	Public Access Club Facilities	10,000m²

Legend

DPA 2 Boundary

Public Open Space

3 Community Facilities Sites

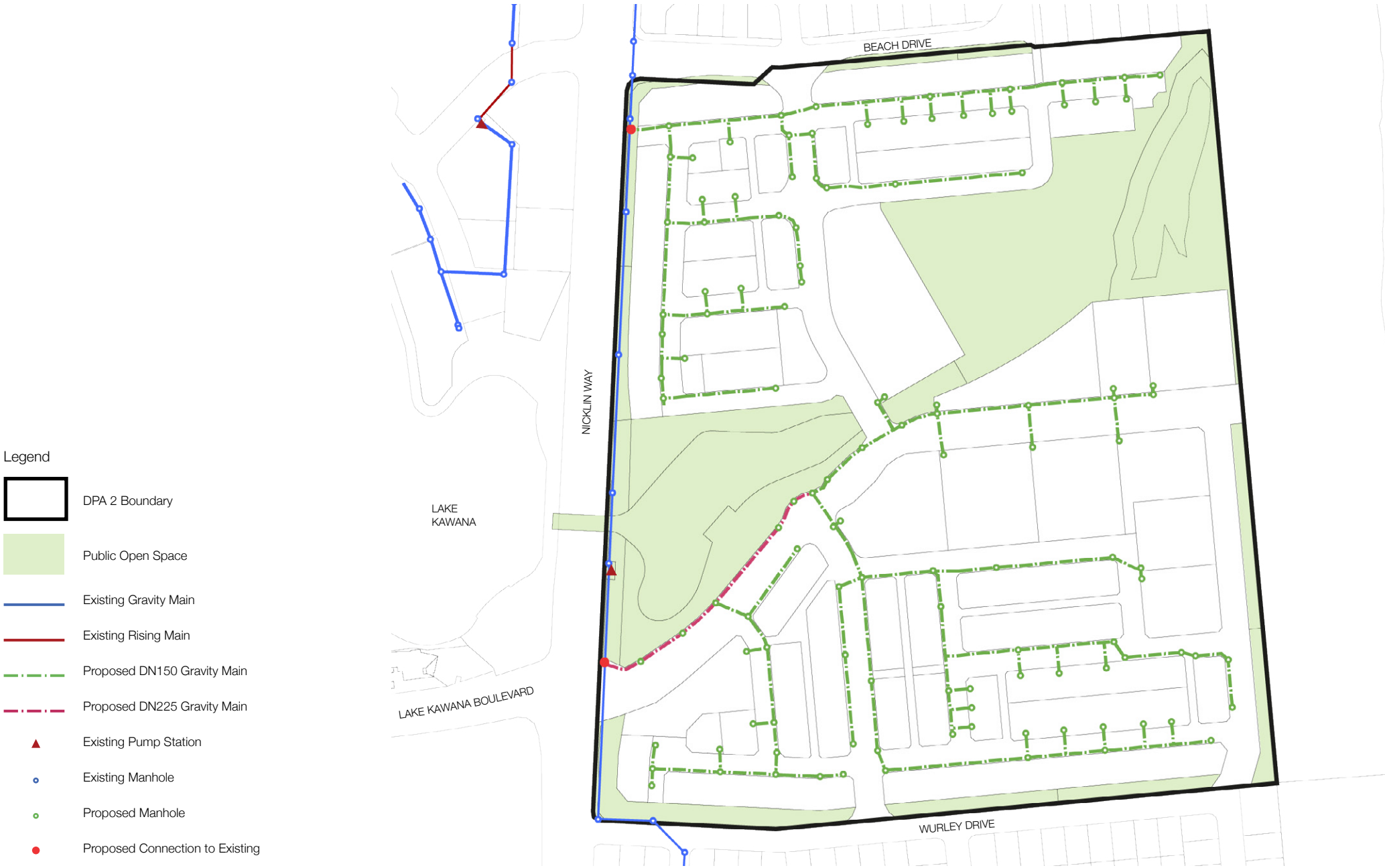
Map 8 Community Facilities Sites —Location

0 20 60 100

1:4000

Map 9A Urban Infrastructure Network: Water

0 20 60 100
1:4000



Map 9B Urban Infrastructure Network: Sewer

0 20 60 100
1:4000

Map 9C Urban Infrastructure Network: Stormwater

0 20 60 100
1:4000

Map 9D Urban Infrastructure Network: Electrical

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1:4000

Map 10 Public Transport Network

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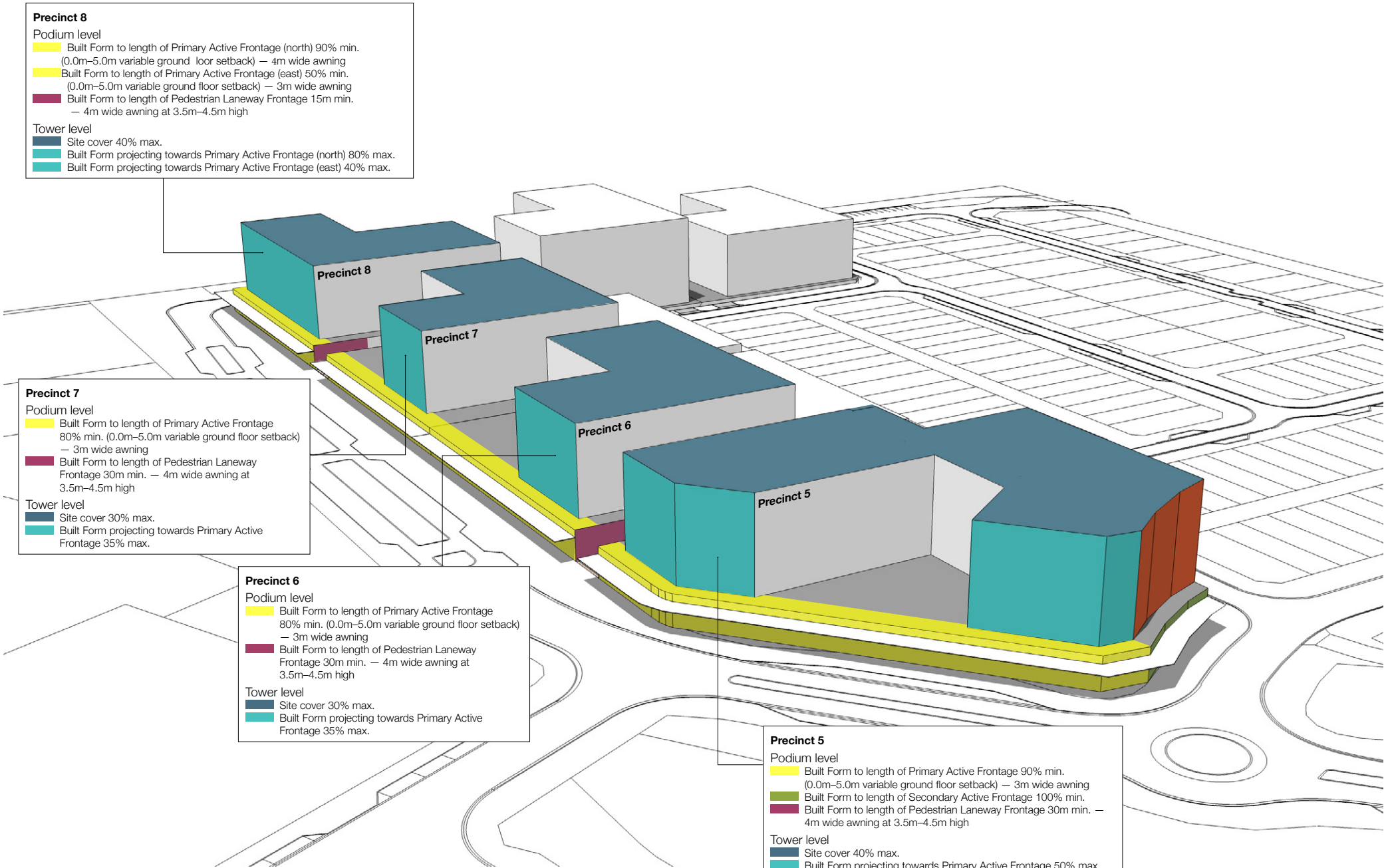
1:4000

Map 11 Active Frontages

Map 12 Building Heights Plan

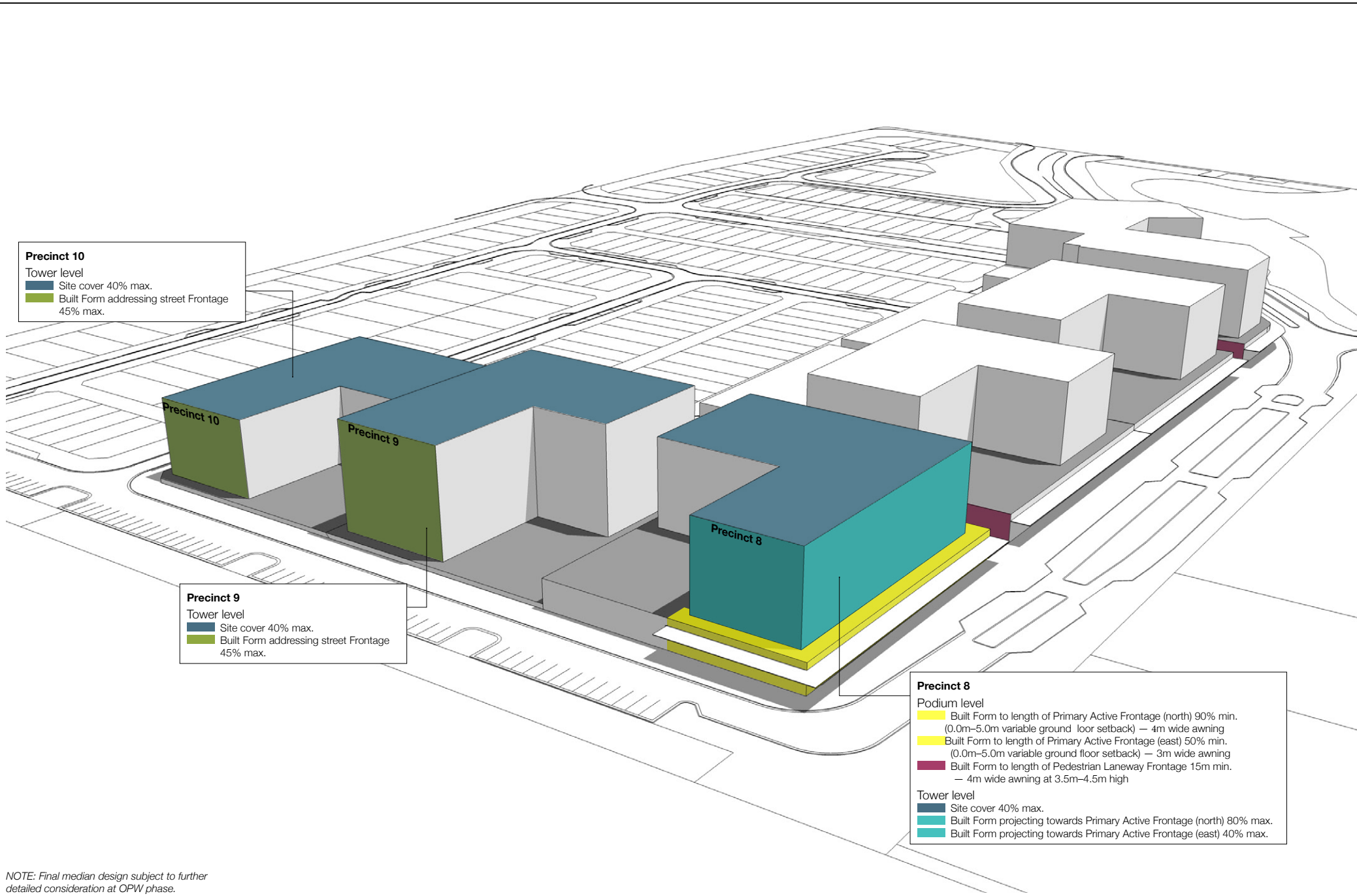
0 20 60 100
1:4000



NOTE: Final median design subject to further detailed consideration at OPW phase.

Map 13A Precincts 5-8 — Frontage Controls

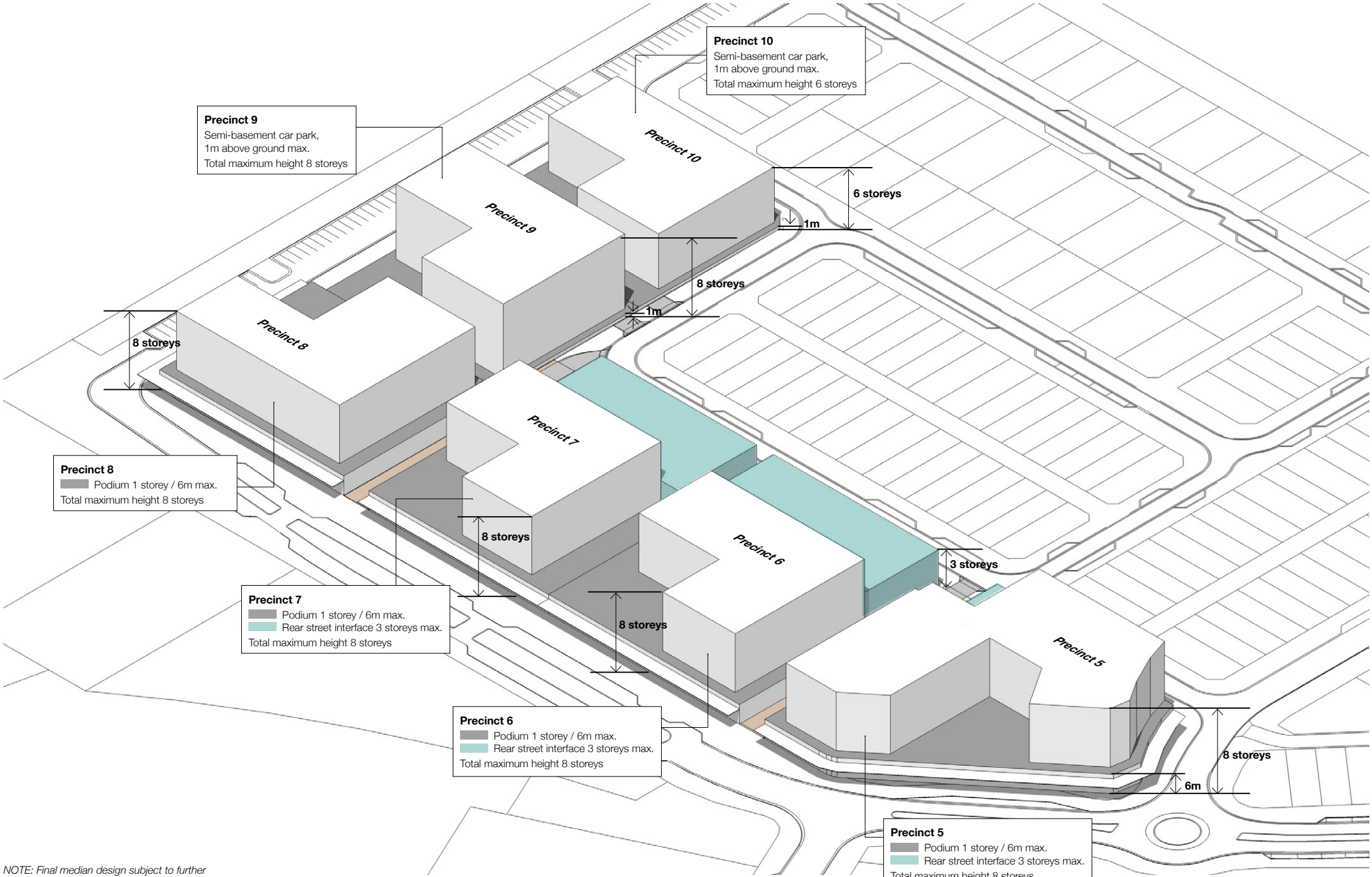
0 20 60 100 1:4000



NOTE: Final median design subject to further detailed consideration at OPW phase.

Map 13B Precincts 8-10 — Frontage Controls

0 20 60 100 1:4000



NOTE: Final median design subject to further detailed consideration at OPW phase.

Map 13C Precincts 5-10 — Height Controls

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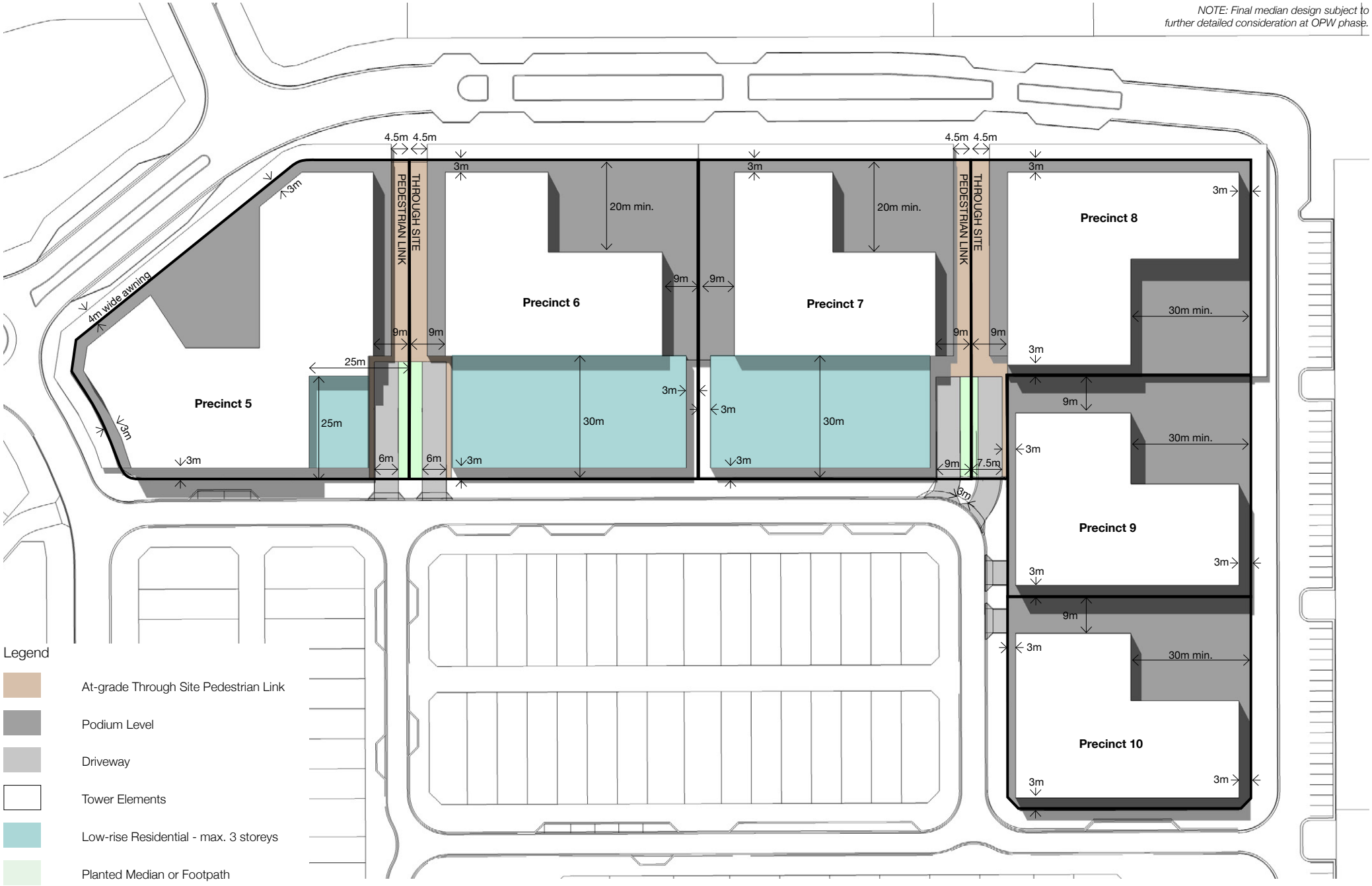
1:4000



Map 13D Precincts 5-10 — Boundary Setback Controls

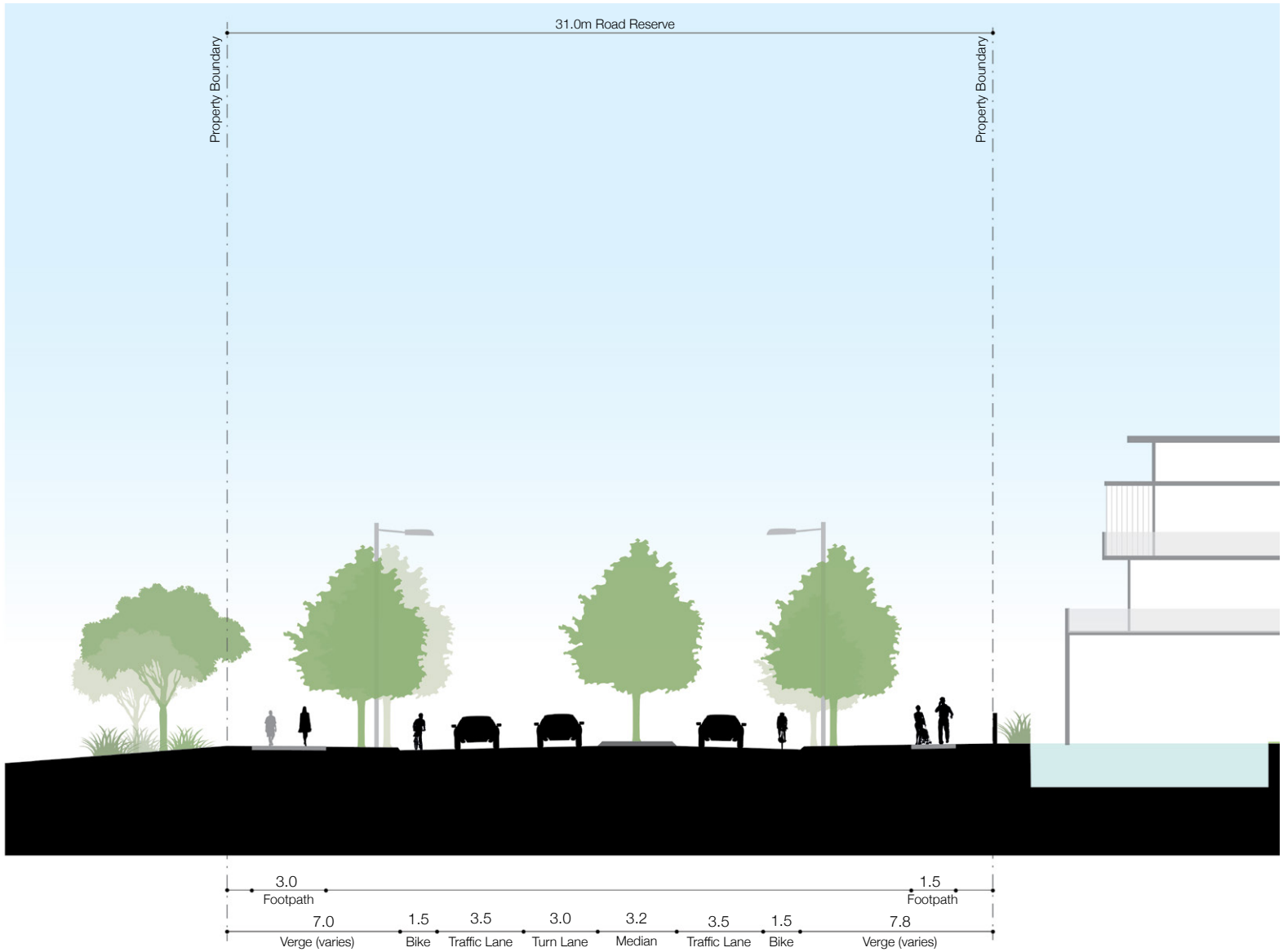
0 10 20 30 40m 1:1250

Map 13E Precincts 11 and 16— Setbacks

0 20 60 100
1:4000

Map 14 Proposed Car Parking Provision

Site location plan



Map 15 Main Access Street Cross Section

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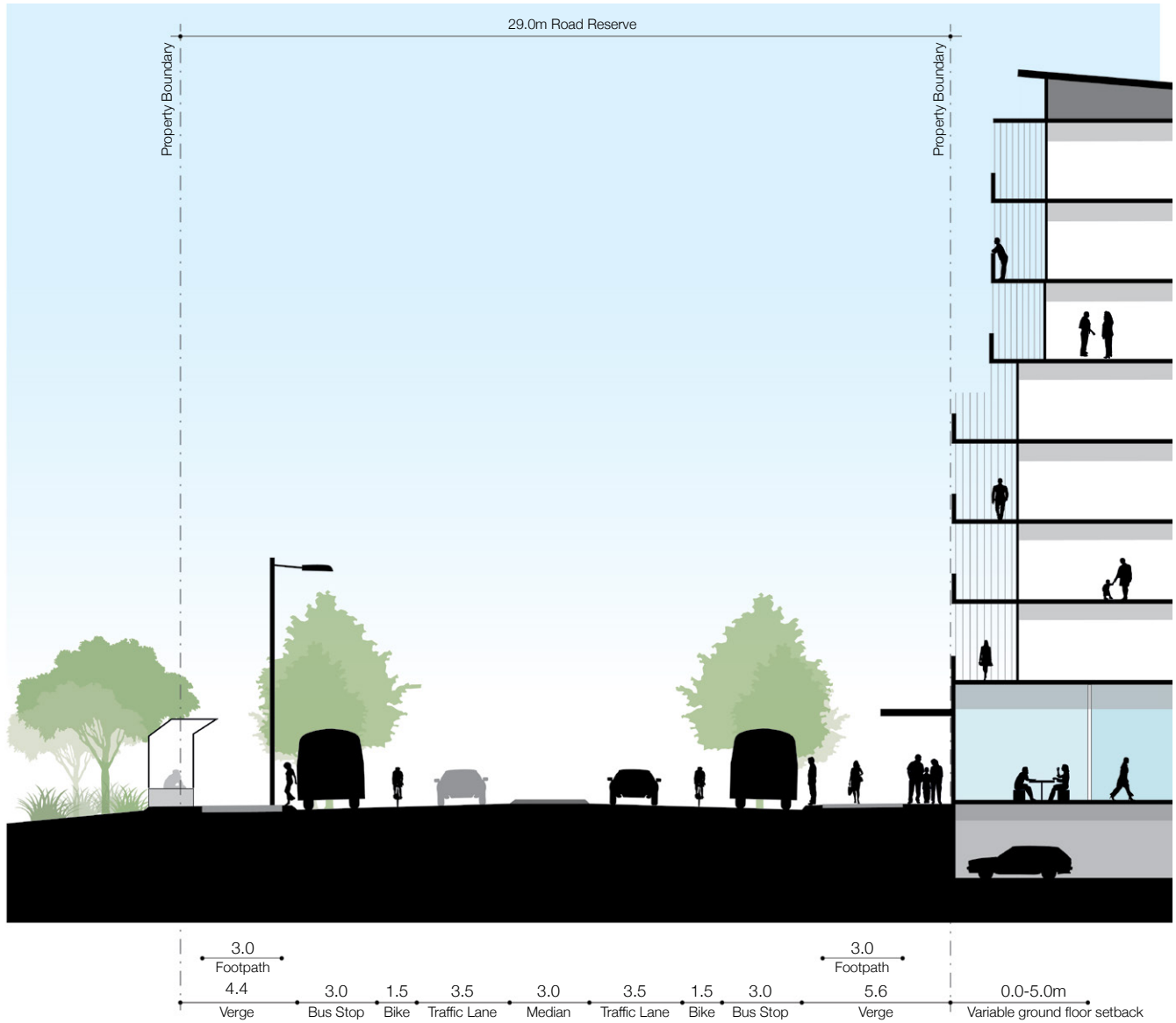
1:250

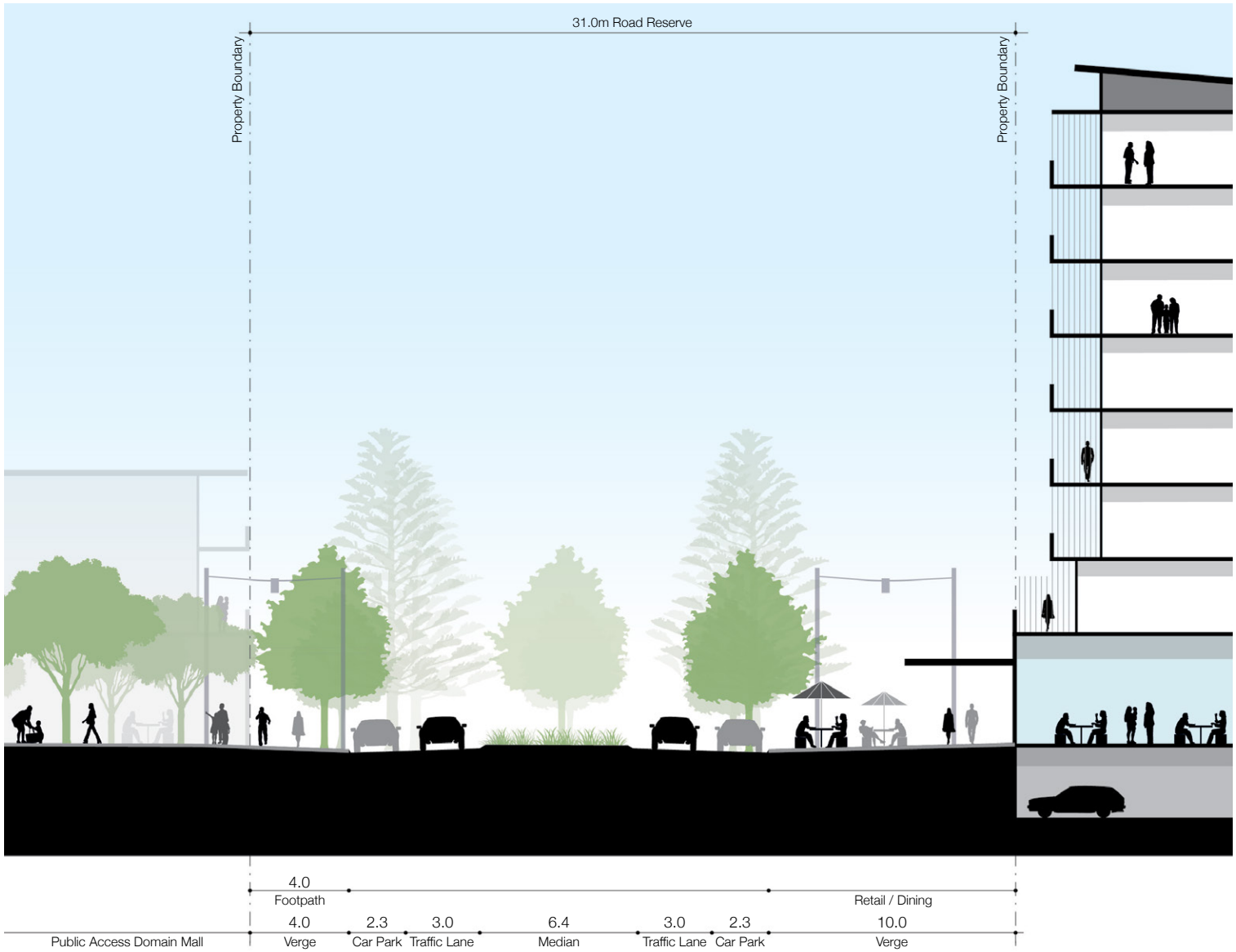
Site location plan



Map 16 Trunk Collector Transition Cross Section

0 1 2 3 4m
1:250

Site location plan

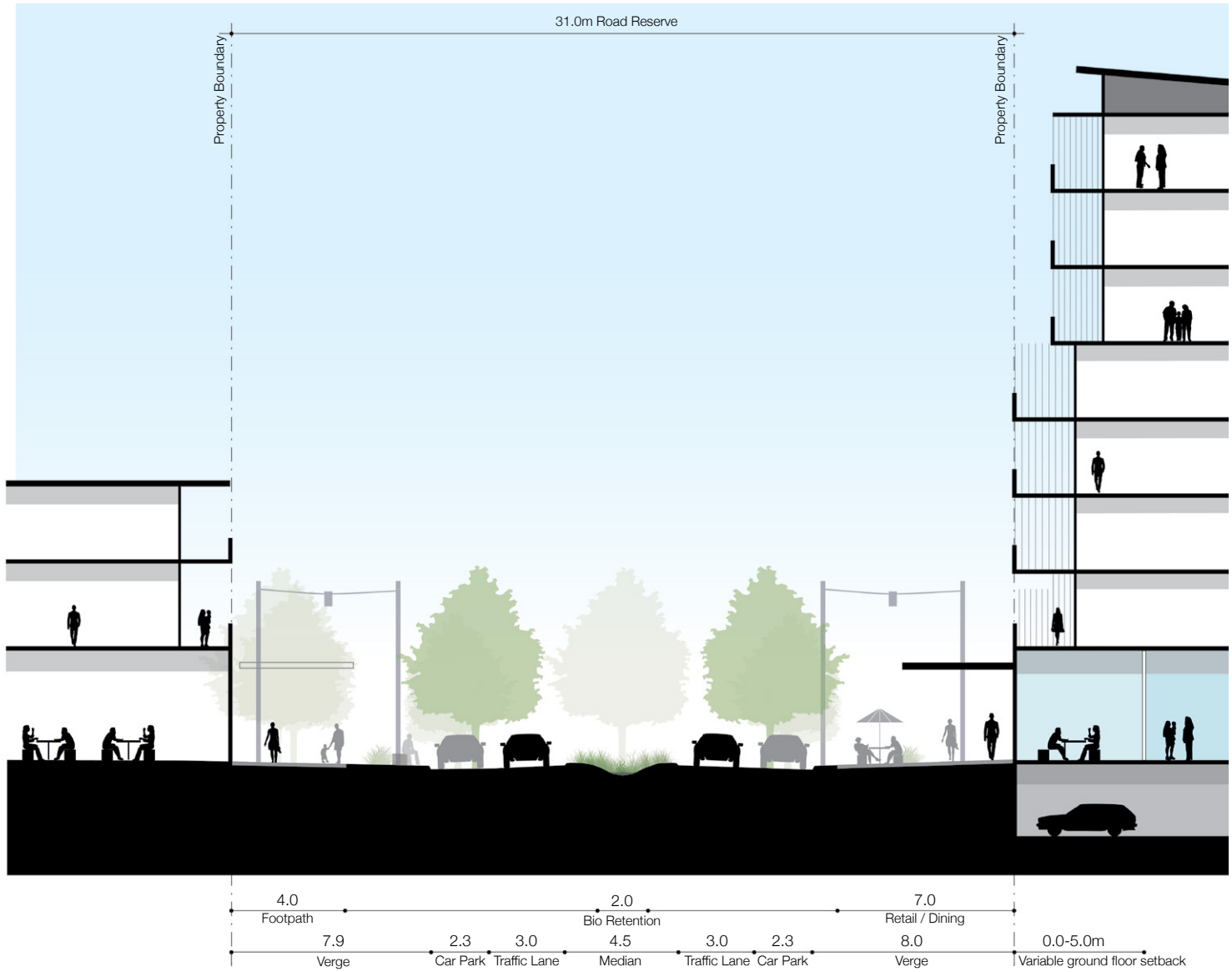


NOTE: Median profile to be determined as part of future OPW application.

Map 17 Boulevard Street Cross Section 01

0 1 2 3 4m
1:250

Site location plan

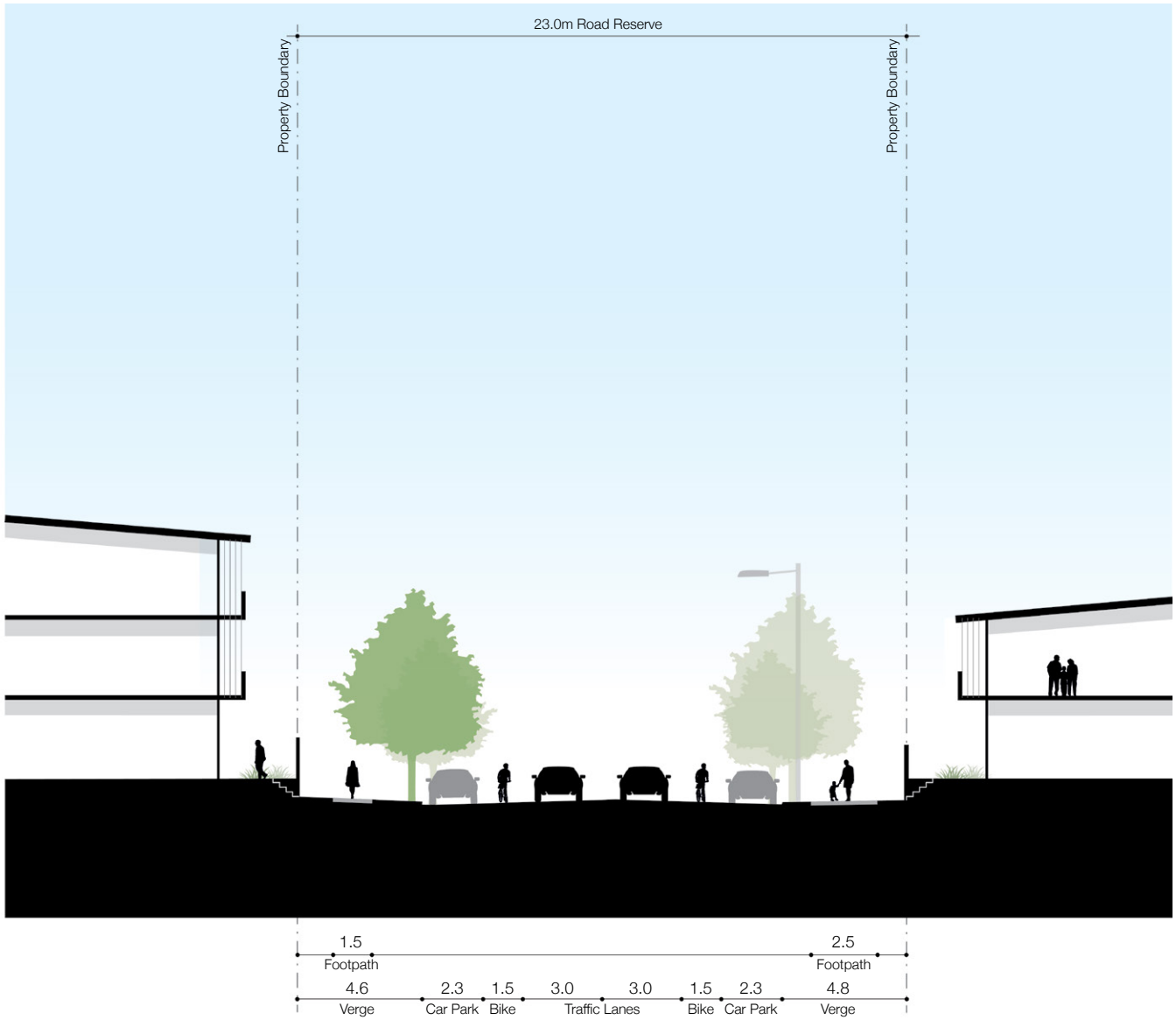


NOTE: Final median design subject to further detailed consideration at OPW phase.

Map 18 Boulevard Street Cross Section 02

0 1 2 3 4m
1:250

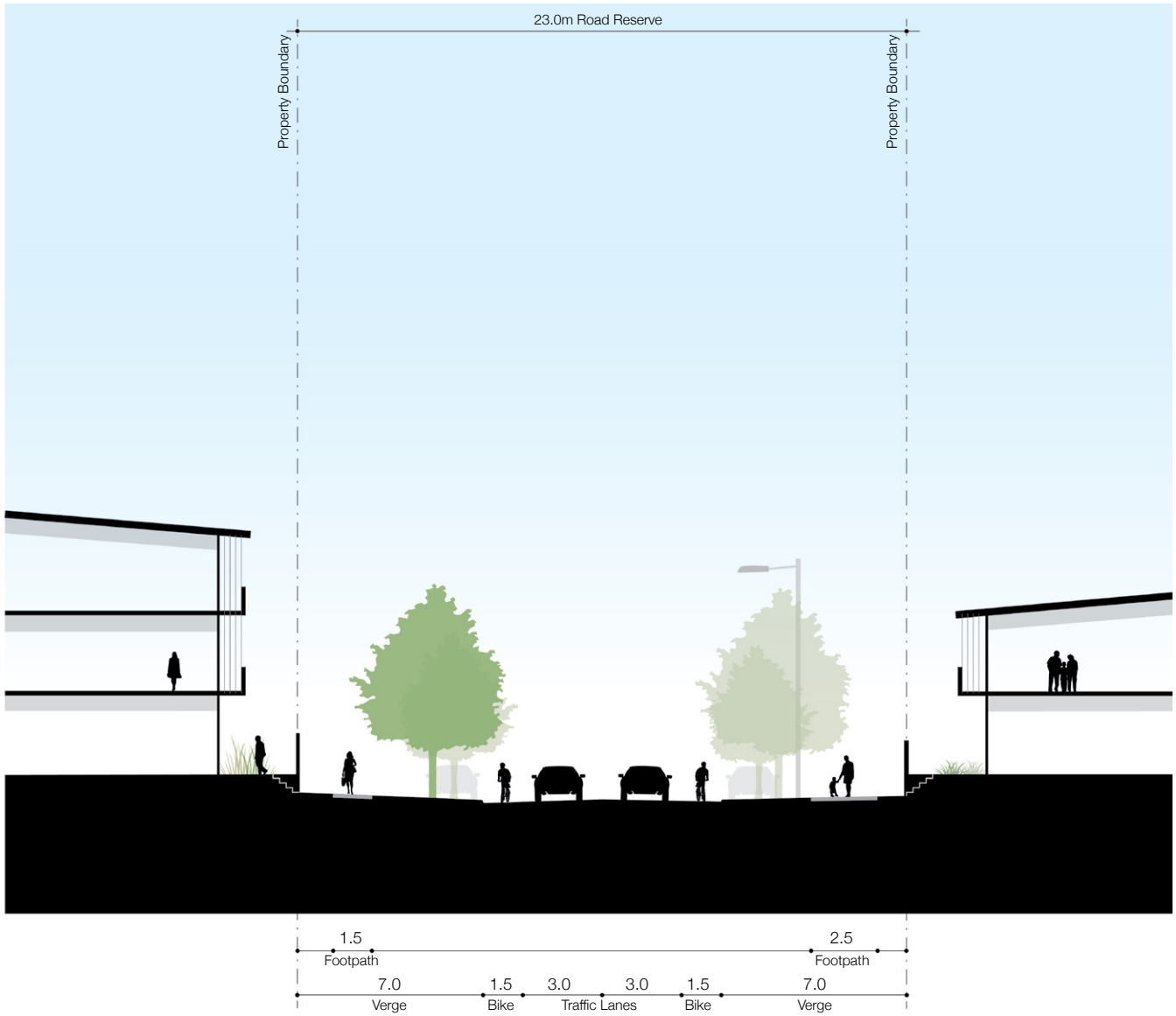
Site location plan



Map 19 A Trunk Collector (with car parks) Cross Section 01

0 1 2 3 4m
1:250

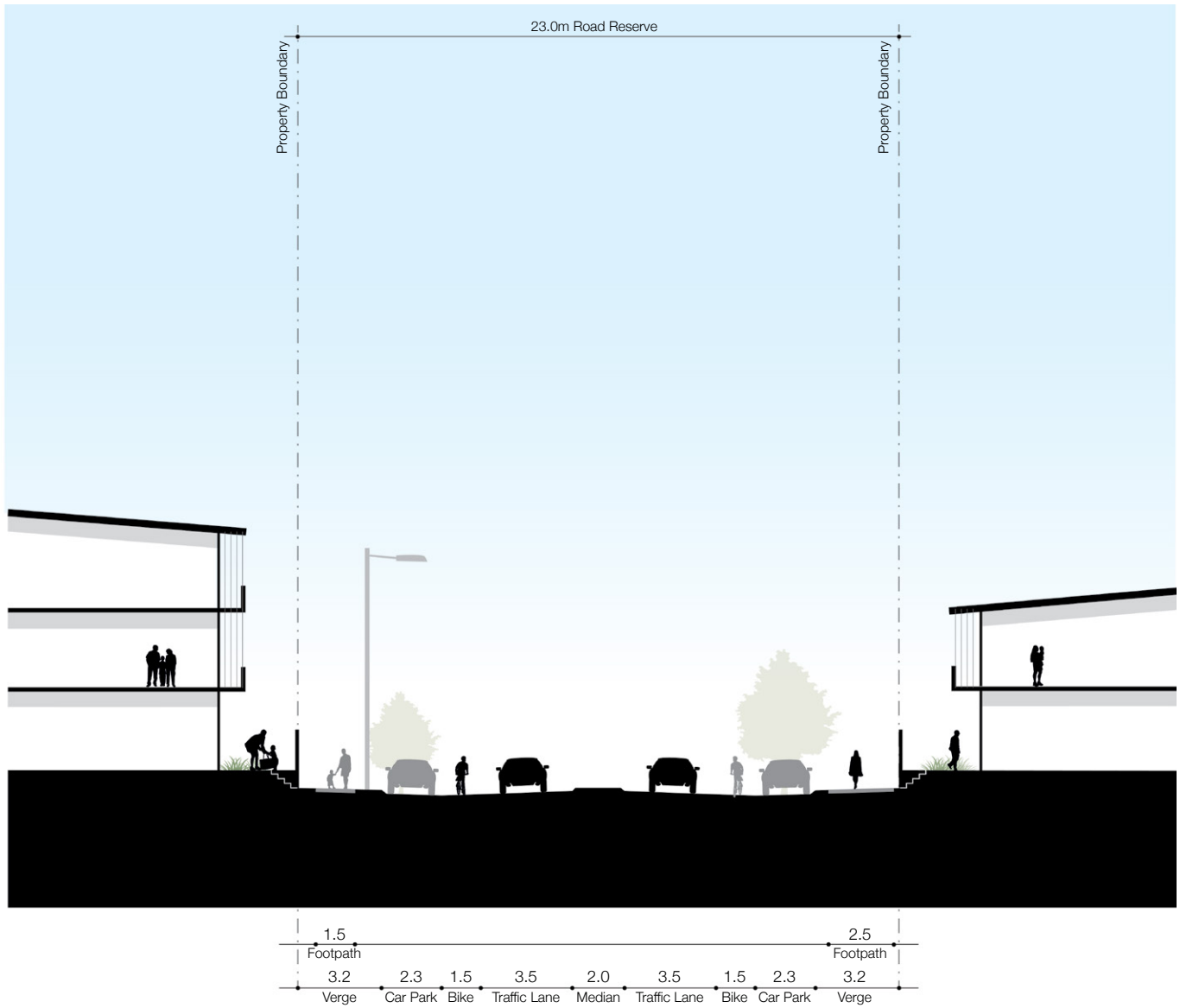
Site location plan



Map 19 B Trunk Collector Cross Section 02

0 1 2 3 4m
1:250

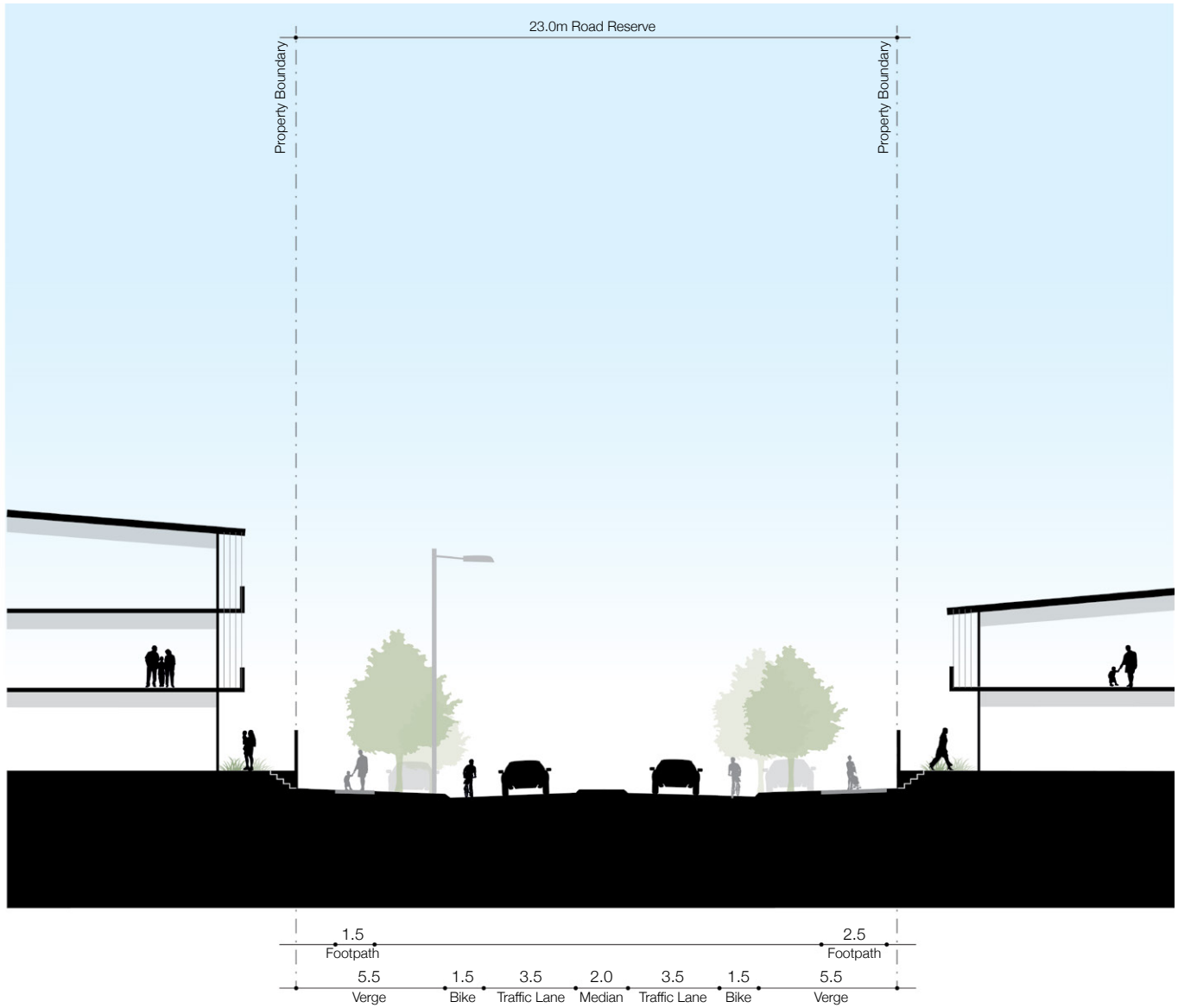
Site location plan



Map 20 A Trunk Collector (with car parks and median) Cross Section 01

0 1 2 3 4m
1:250

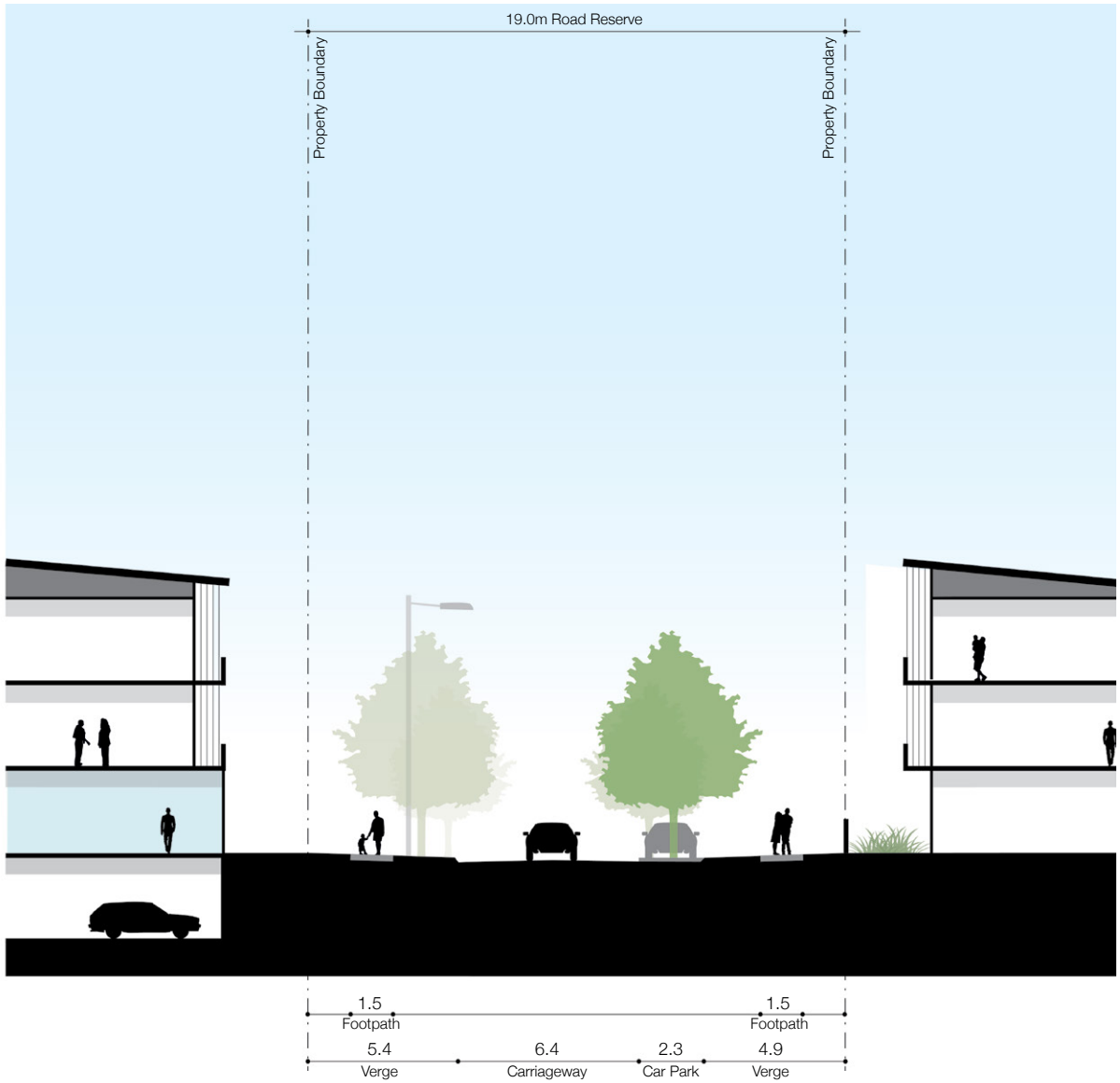
Site location plan



Map 20 B Trunk Collector (with median) Cross Section 02

0 1 2 3 4m
1:250

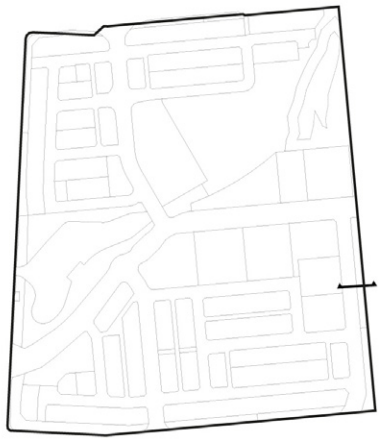
Site location plan

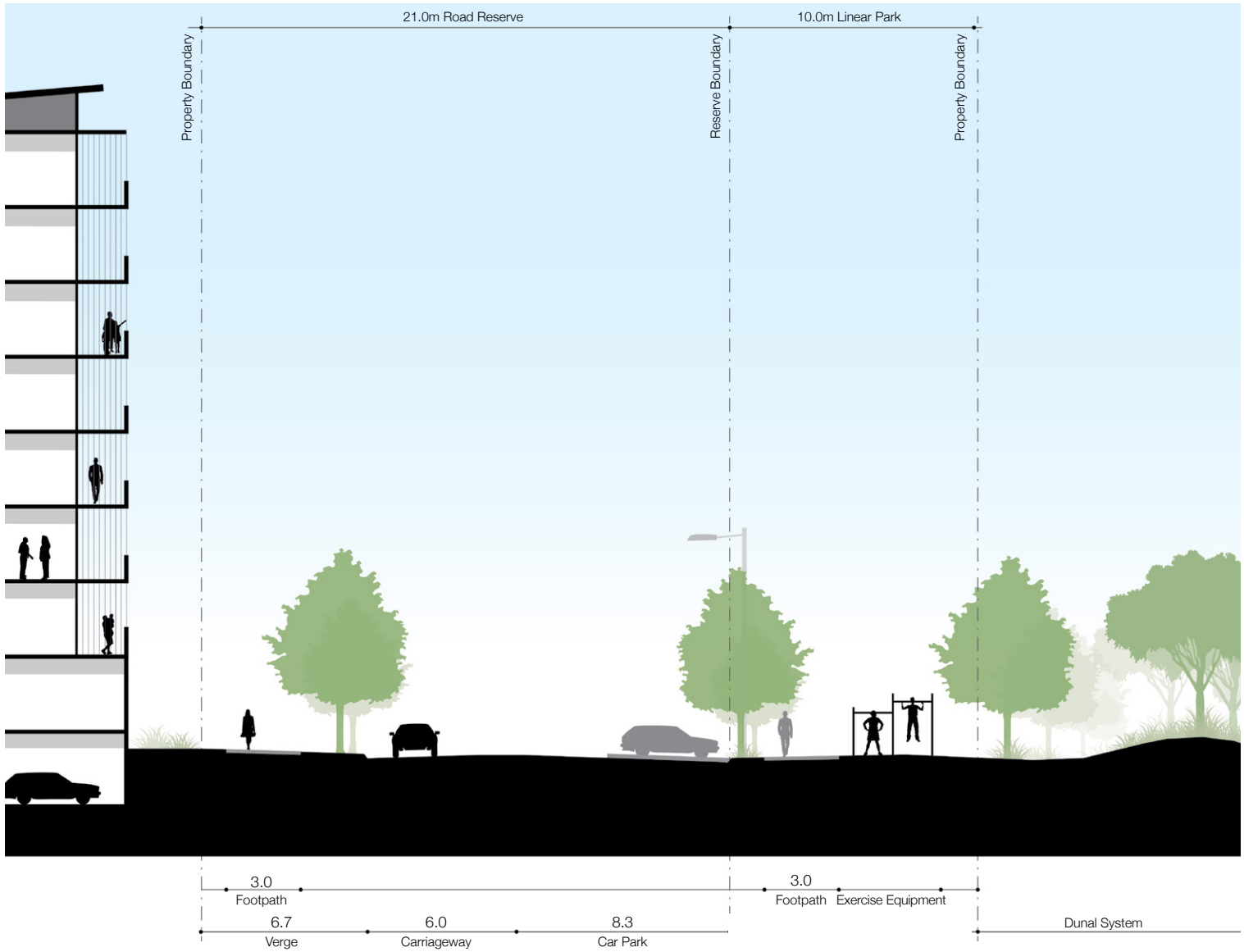


Map 21 Residential Access Street (17m) Cross Section 01

0 1 2 3 4m
1:250

Site location plan

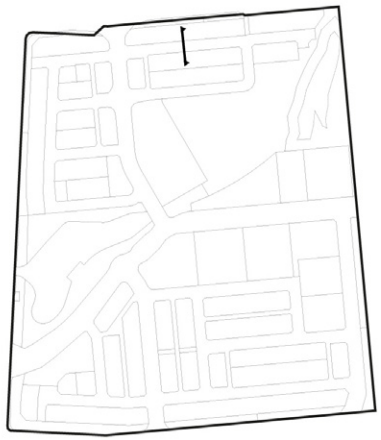


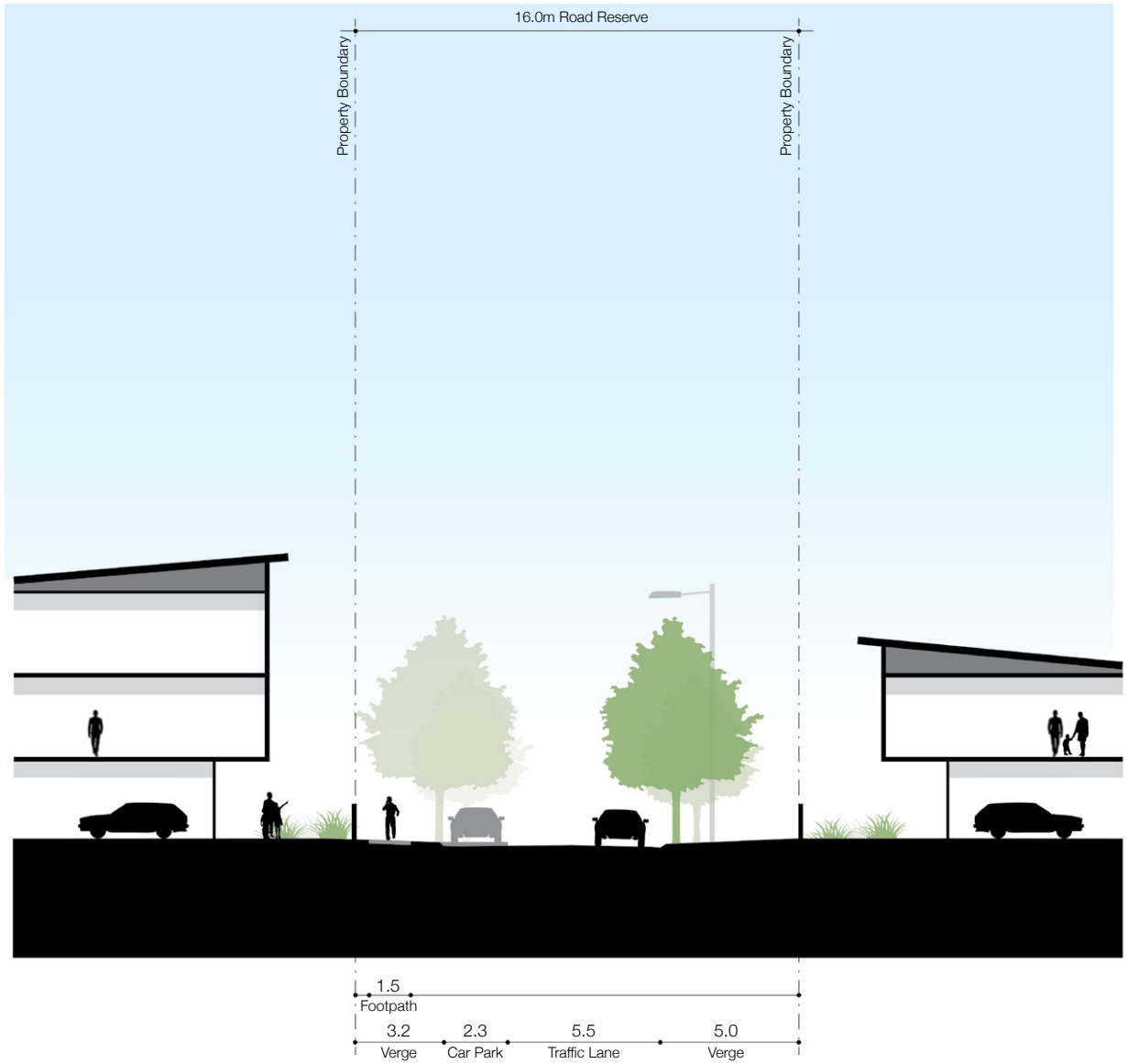


Map 22 Beach Frontage (Boulevard Parking)

0 1 2 3 4m
1:250

Site location plan

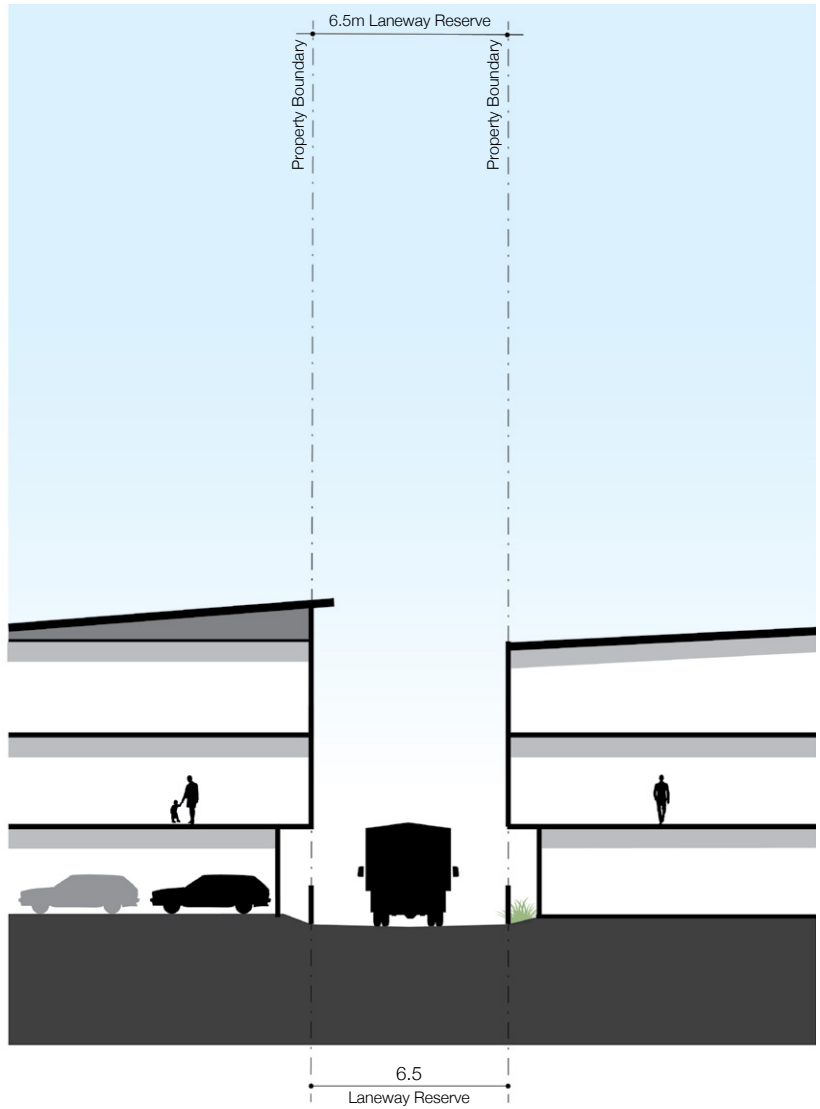




Map 23 Residential Access Street Cross Section 02

0 1 2 3 4m
1:250

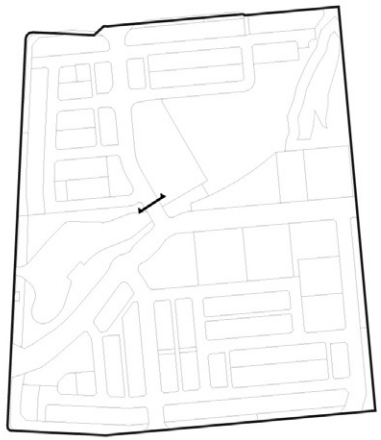
Site location plan

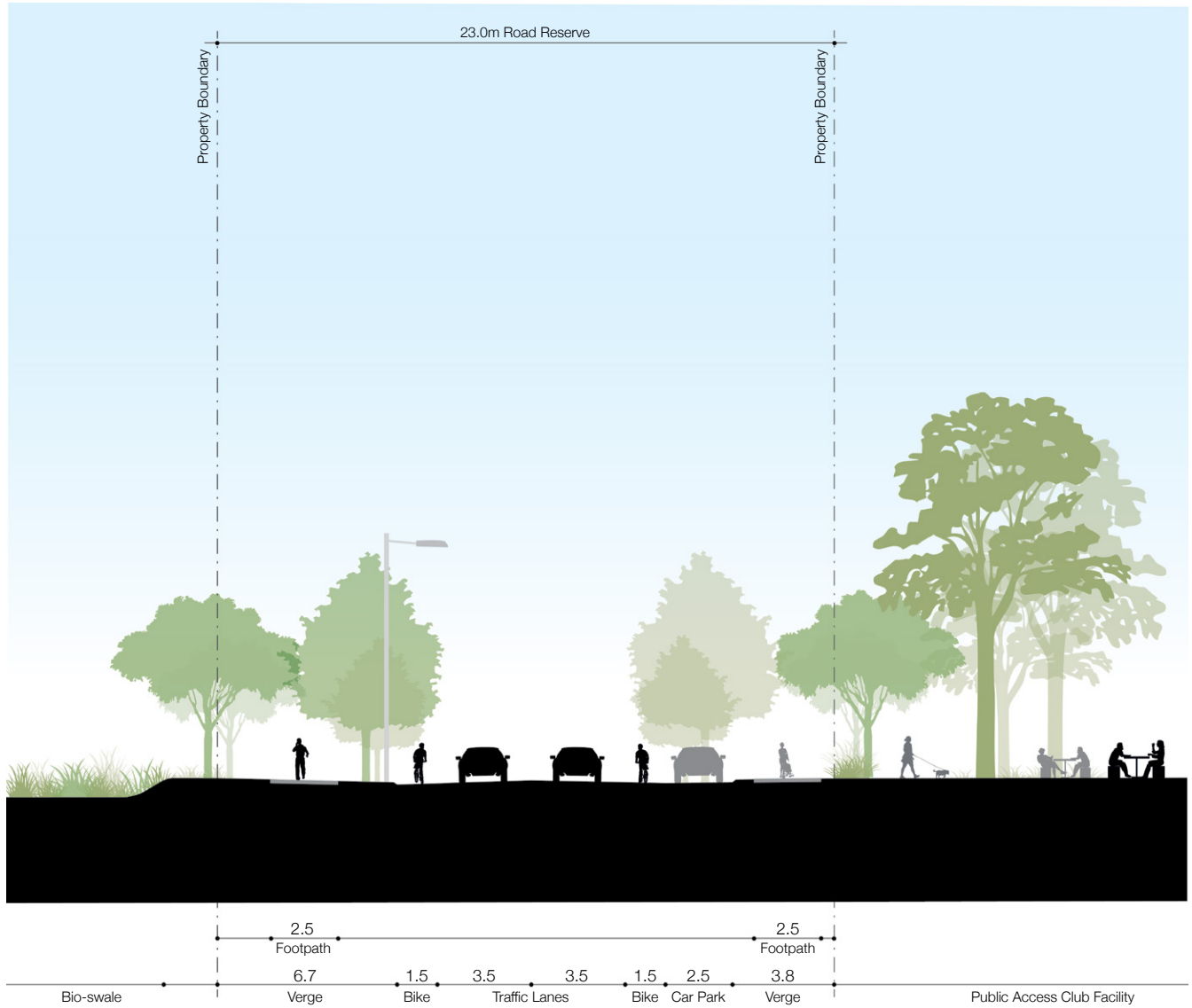


Map 24 Residential Laneway Cross Section

0 1 2 3 4m
1:250

Site location plan

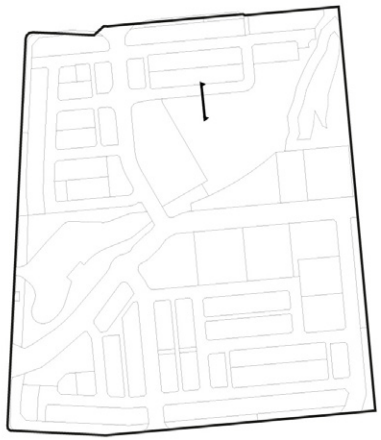


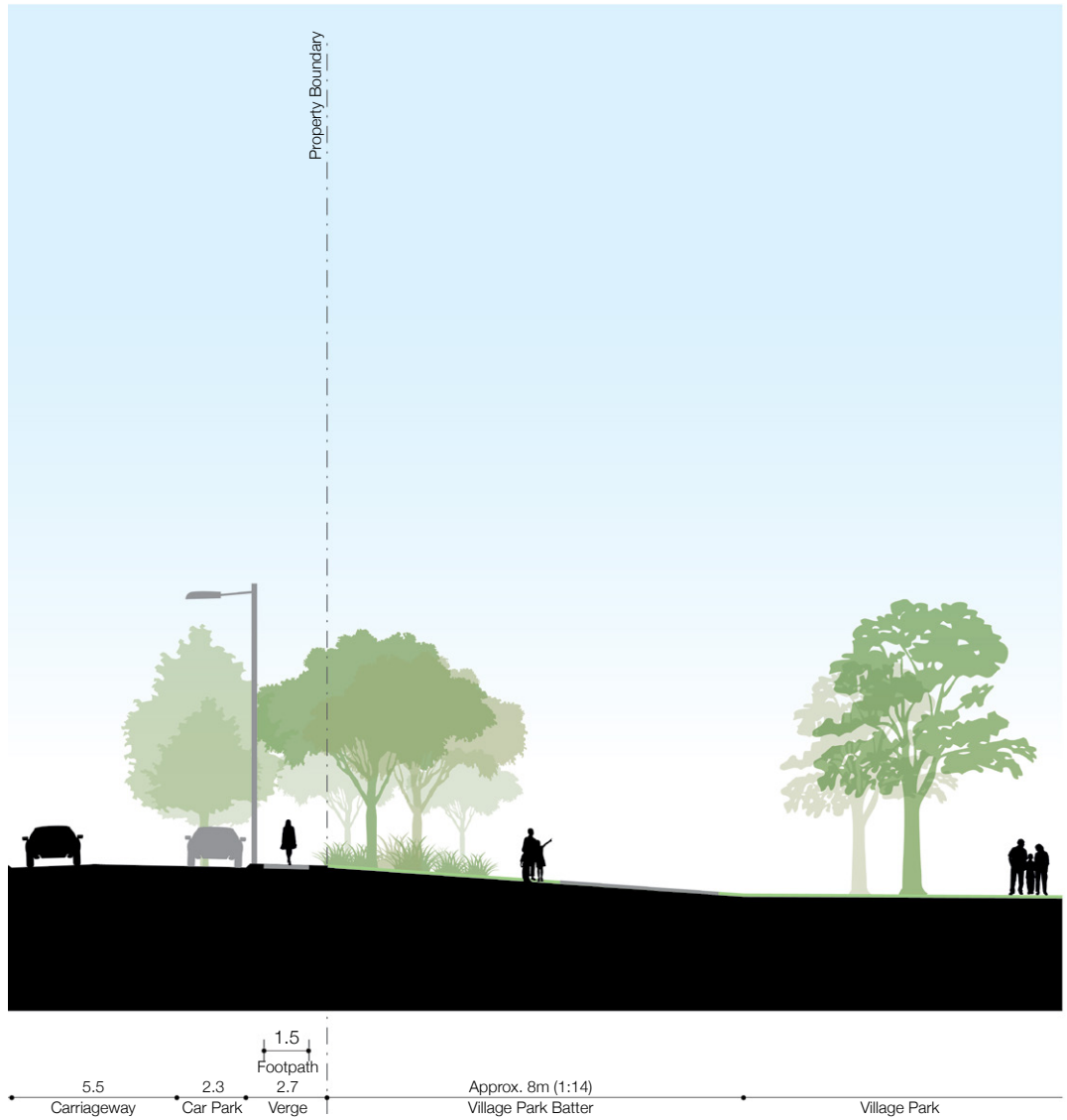


Map 25 Trunk Collector (with car parks) Cross Section 03

0 1 2 3 4m
1:250

Site location plan

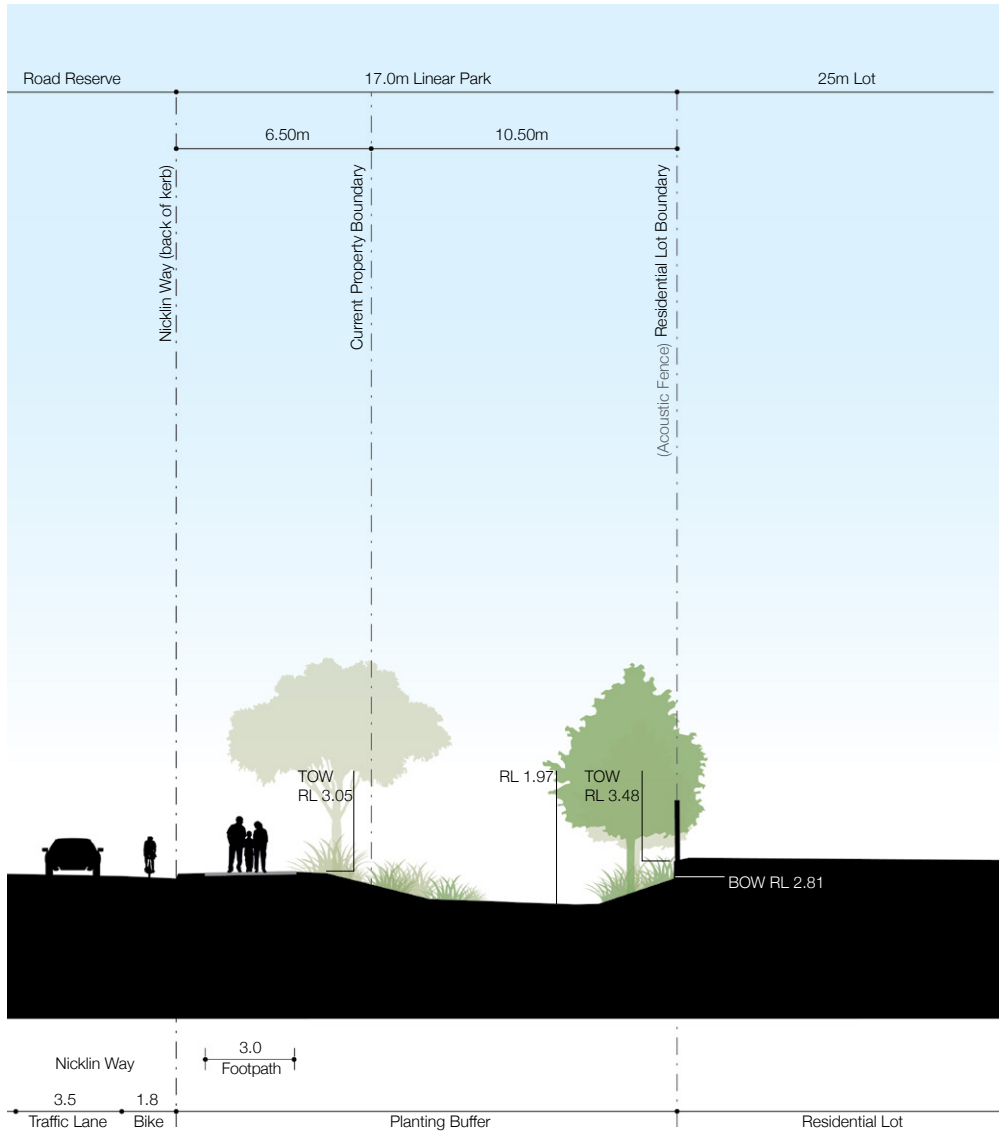




Map 26 Village Park 01 (Access Street Interface) Cross Section

0 1 2 3 4m
1:250

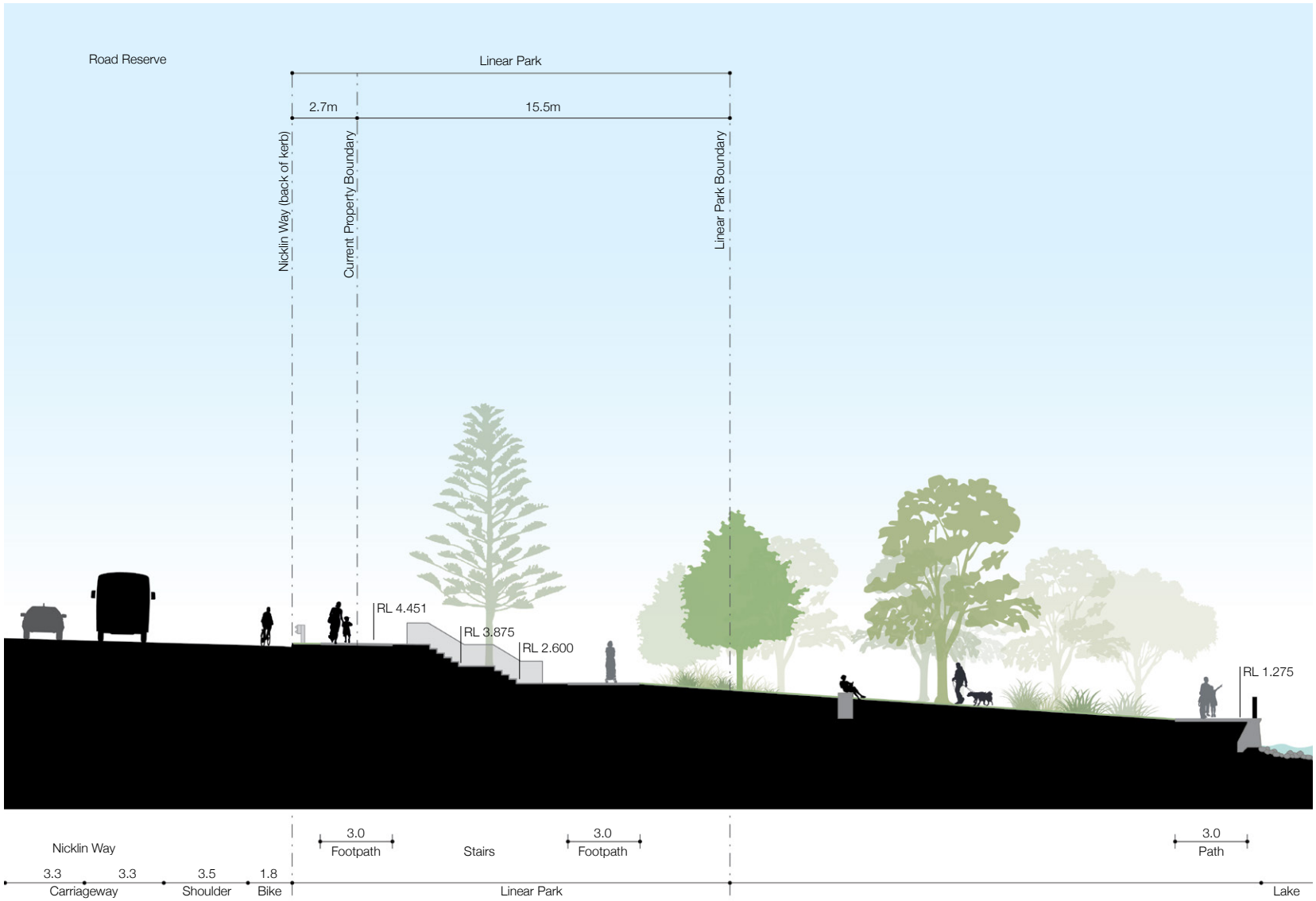
Site location plan



Map 27 Linear Park 01 (Acoustic Buffer)

0 1 2 3 4m
1:250

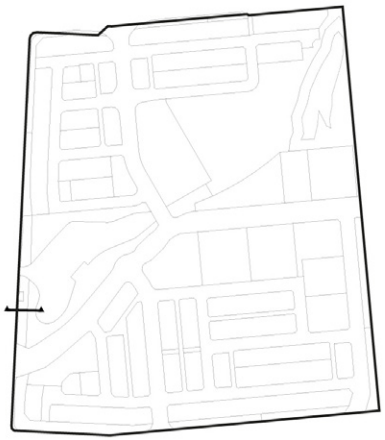
Site location plan

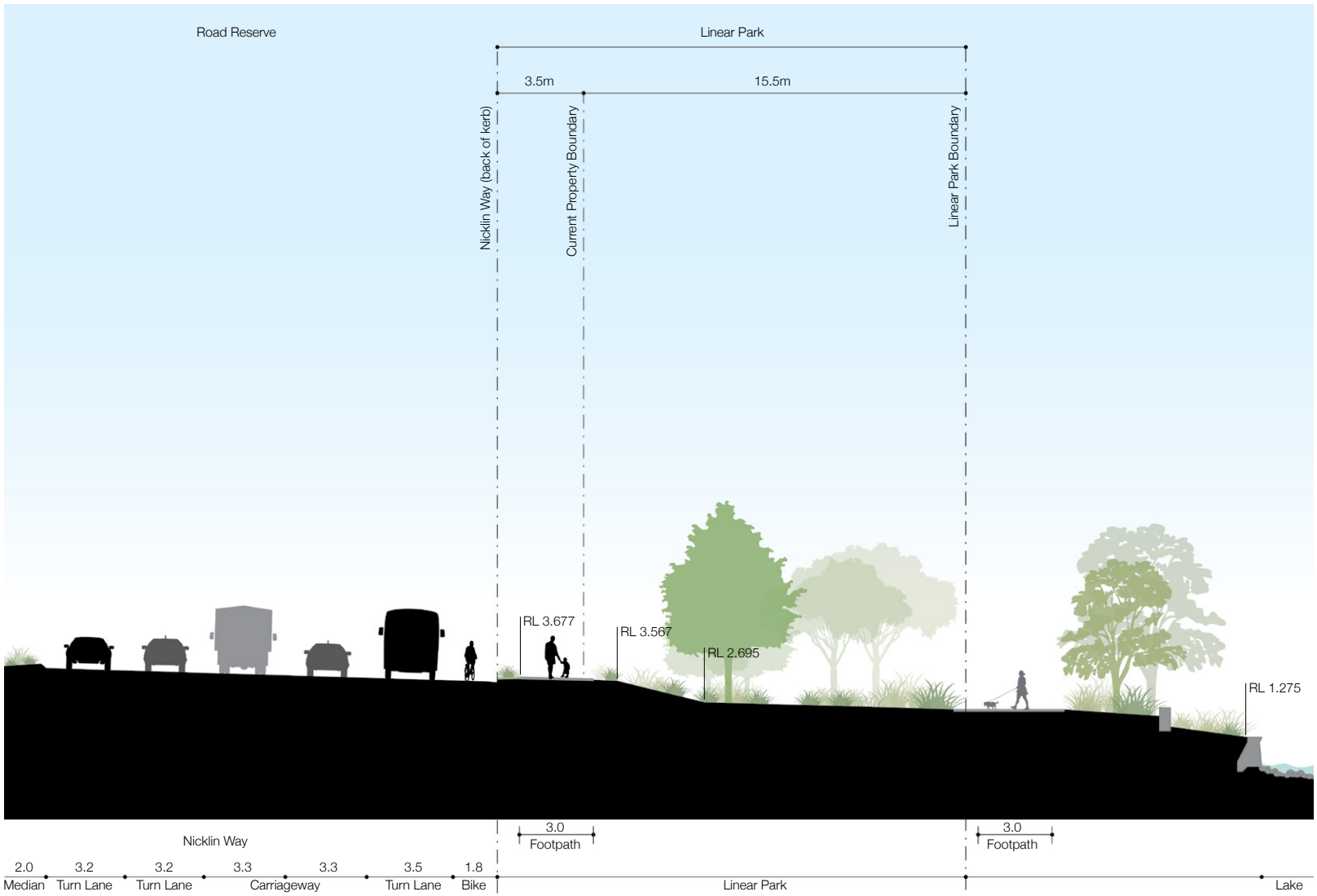


Map 28 A Linear Park 02 (Nicklin Way and Lake) Cross Section

0 1 2 3 4m
1:250

Site location plan

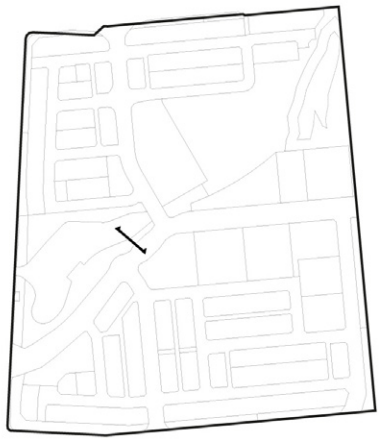


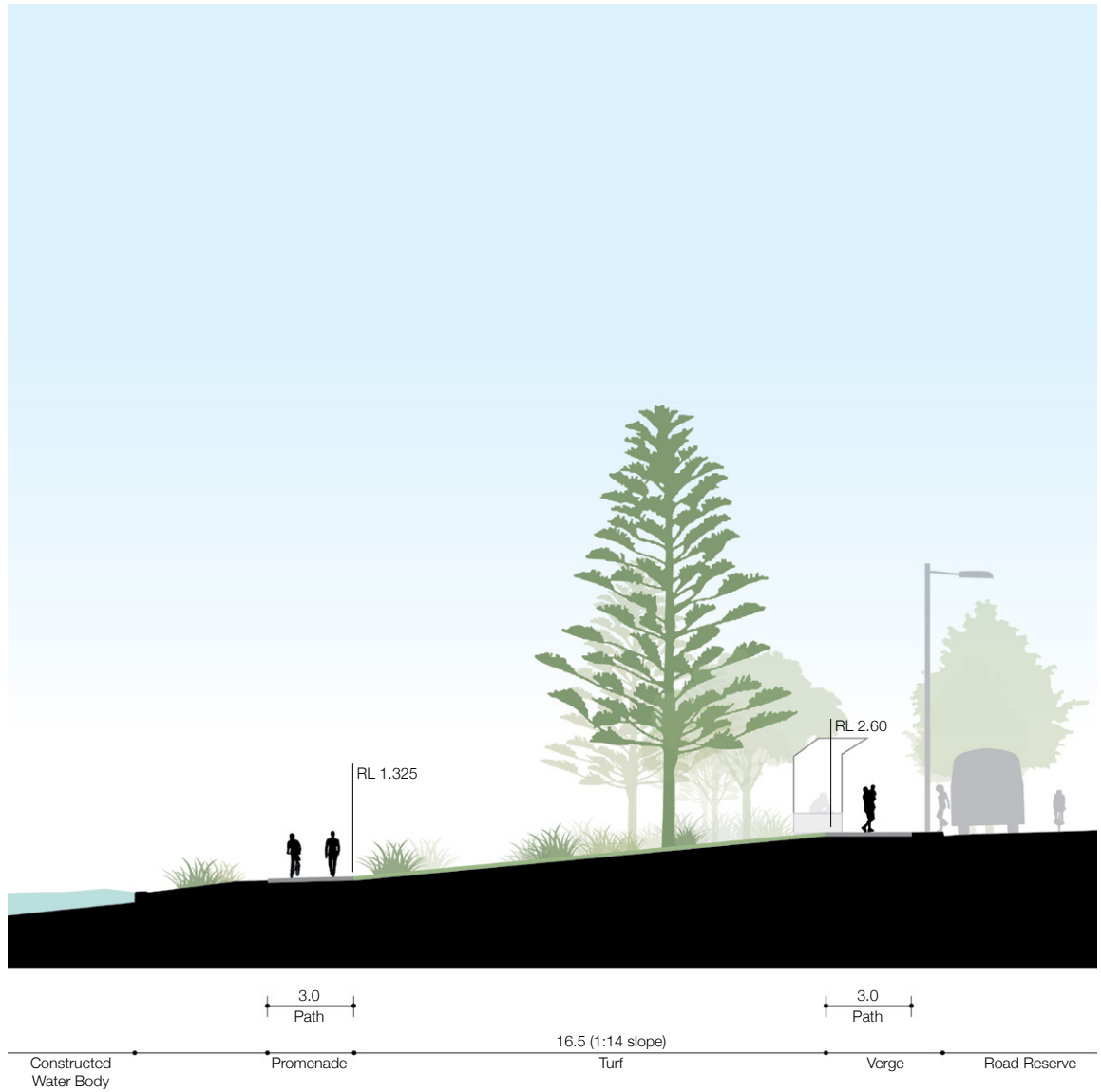


Map 28 B Linear Park 03 (Nicklin Way and Lake) Cross Section

0 1 2 3 4m
1:250

Site location plan

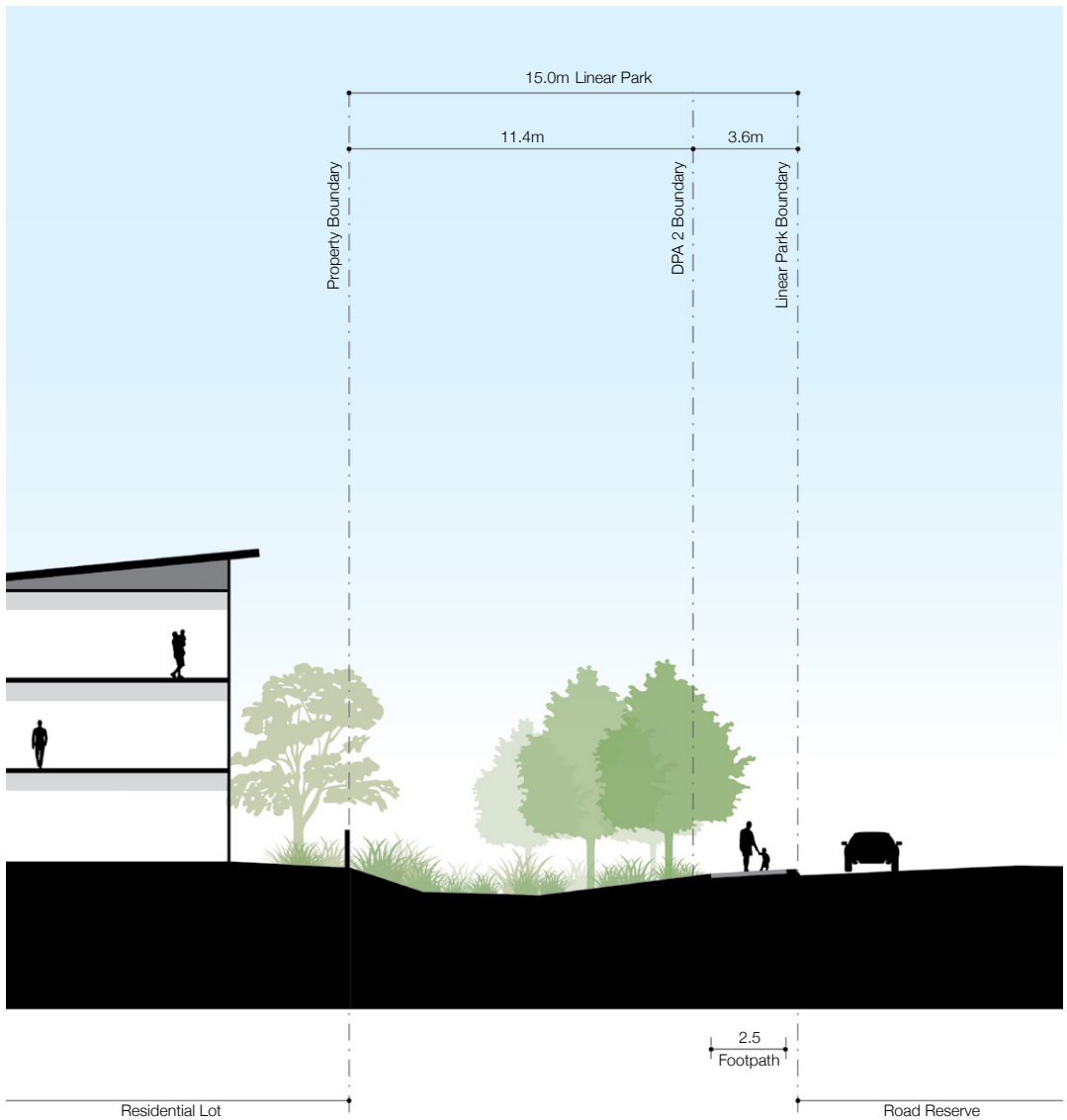




Map 29 Entrance Lake (Trunk Collector Interface) Cross Section

0 1 2 3 4m
1:250

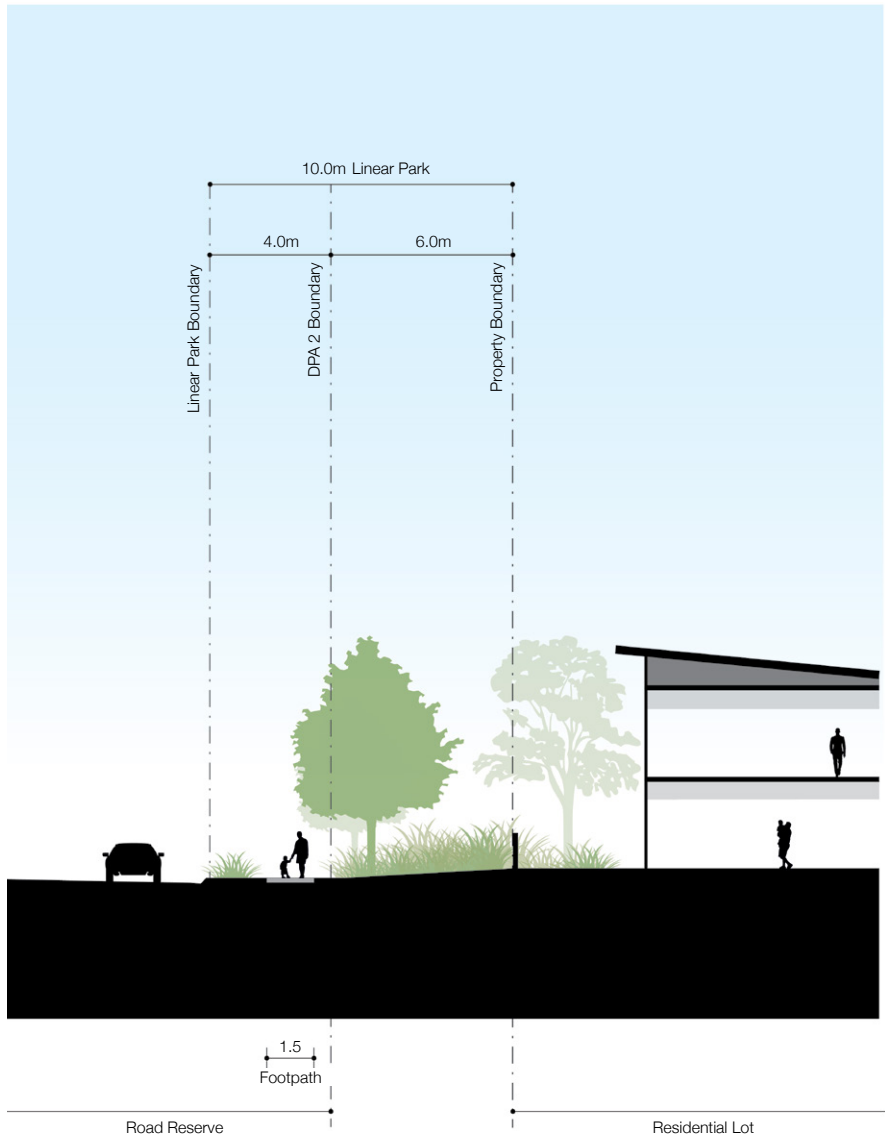
Site location plan



Map 30 Linear Park 04 (Wurley Drive) Cross Section

0 1 2 3 4m
1:250

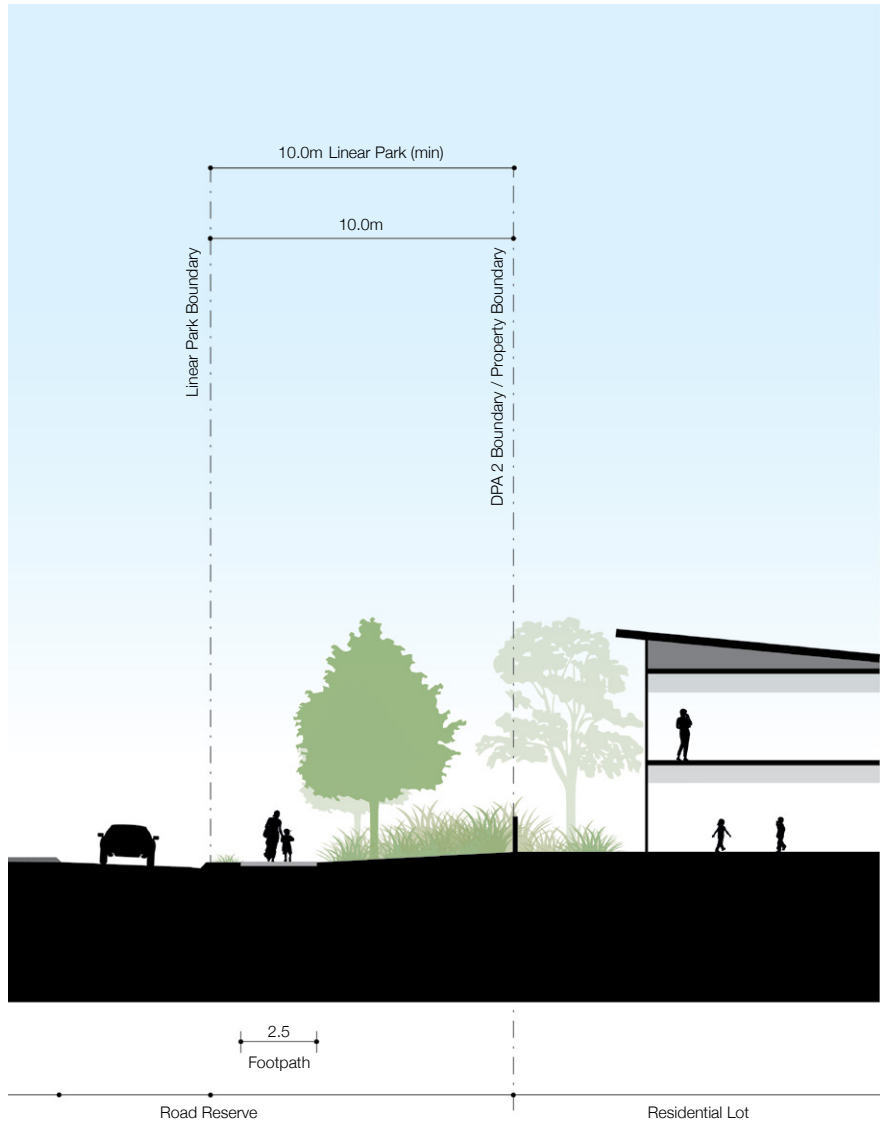
Site location plan



Map 31 A Linear Park 05 (Beach Drive) Cross Section

0 1 2 3 4m
1:250

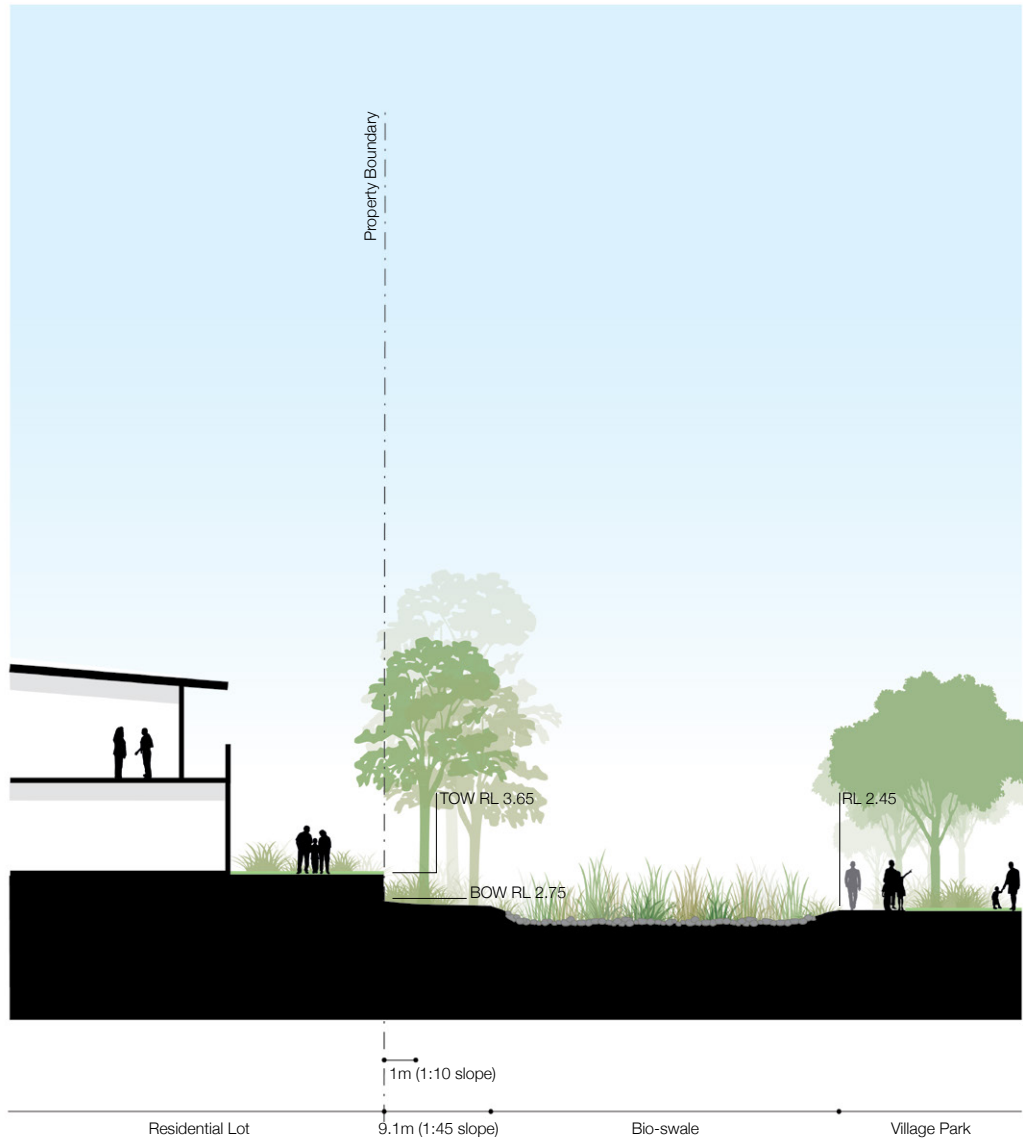
Site location plan



Map 31 B Linear Park 06 (Beach Drive) Cross Section

0 1 2 3 4m
1:250

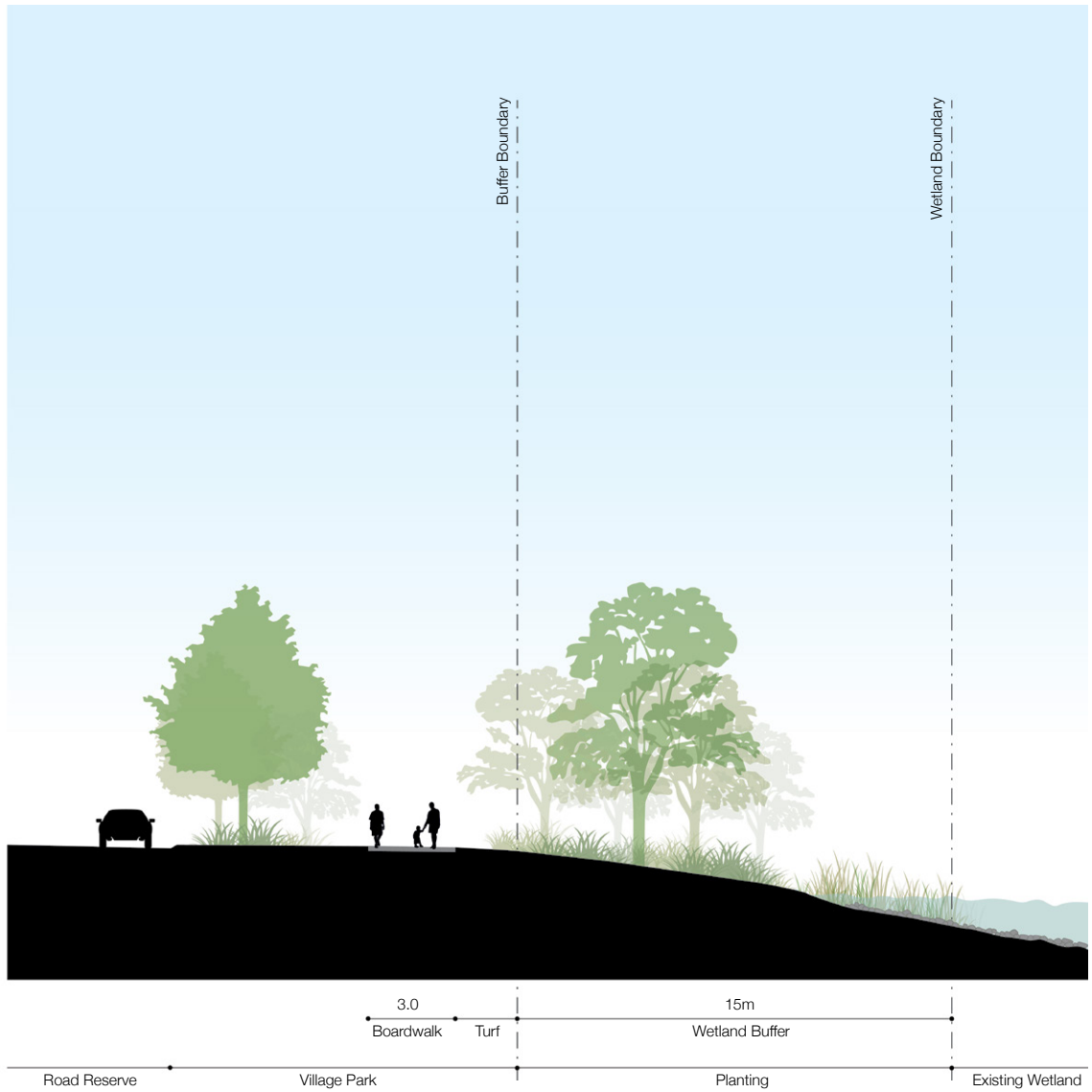
Site location plan



Map 32 Village Park 02 (Residential Lot Interface) Cross Section

0 1 2 3 4m
1:250

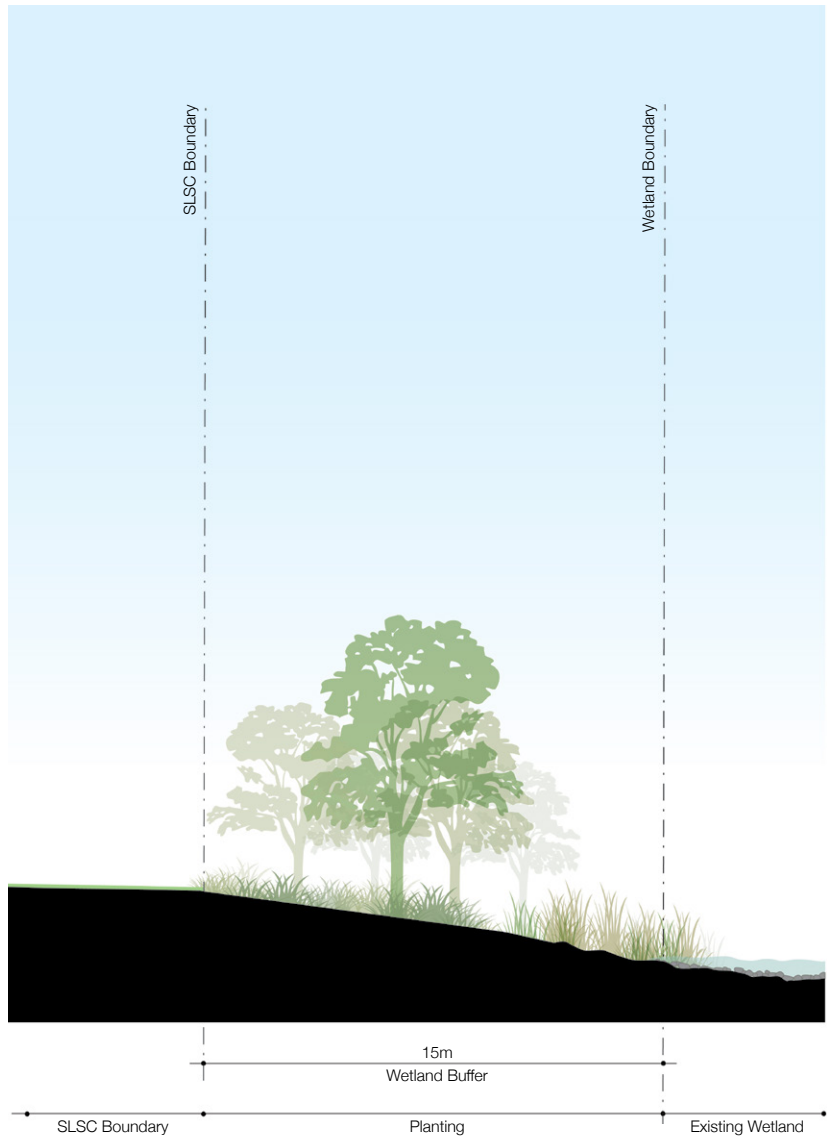
Site location plan



Map 33 Wetland 01 (Buffer Transition to Access Street) Cross Section

0 1 2 3 4m
1:250

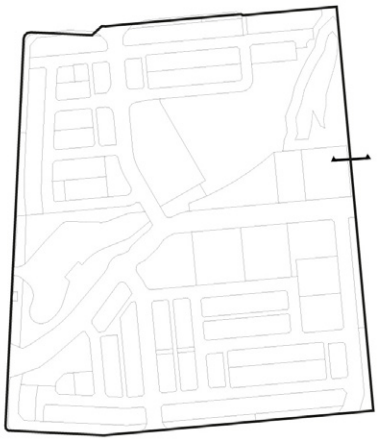
Site location plan

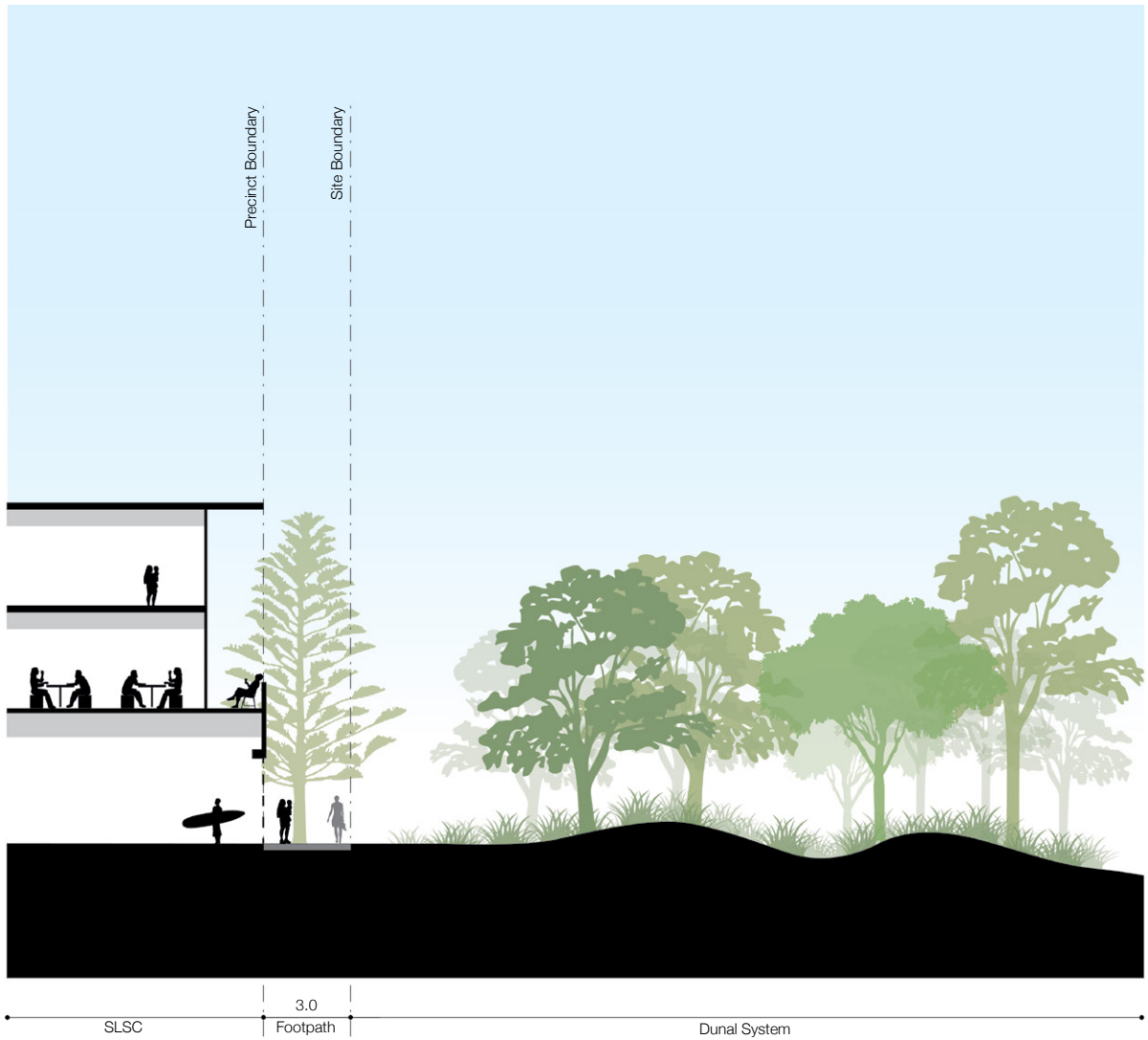


Map 34 Wetland 02 (Buffer Transition) Cross Section

0 1 2 3 4m
1:250

Site location plan

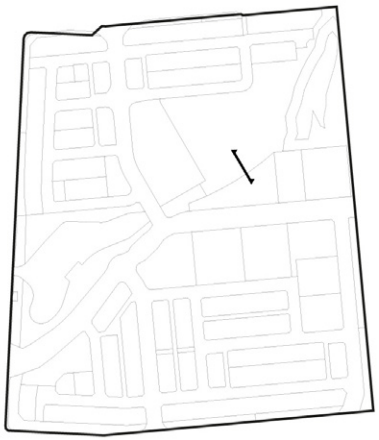


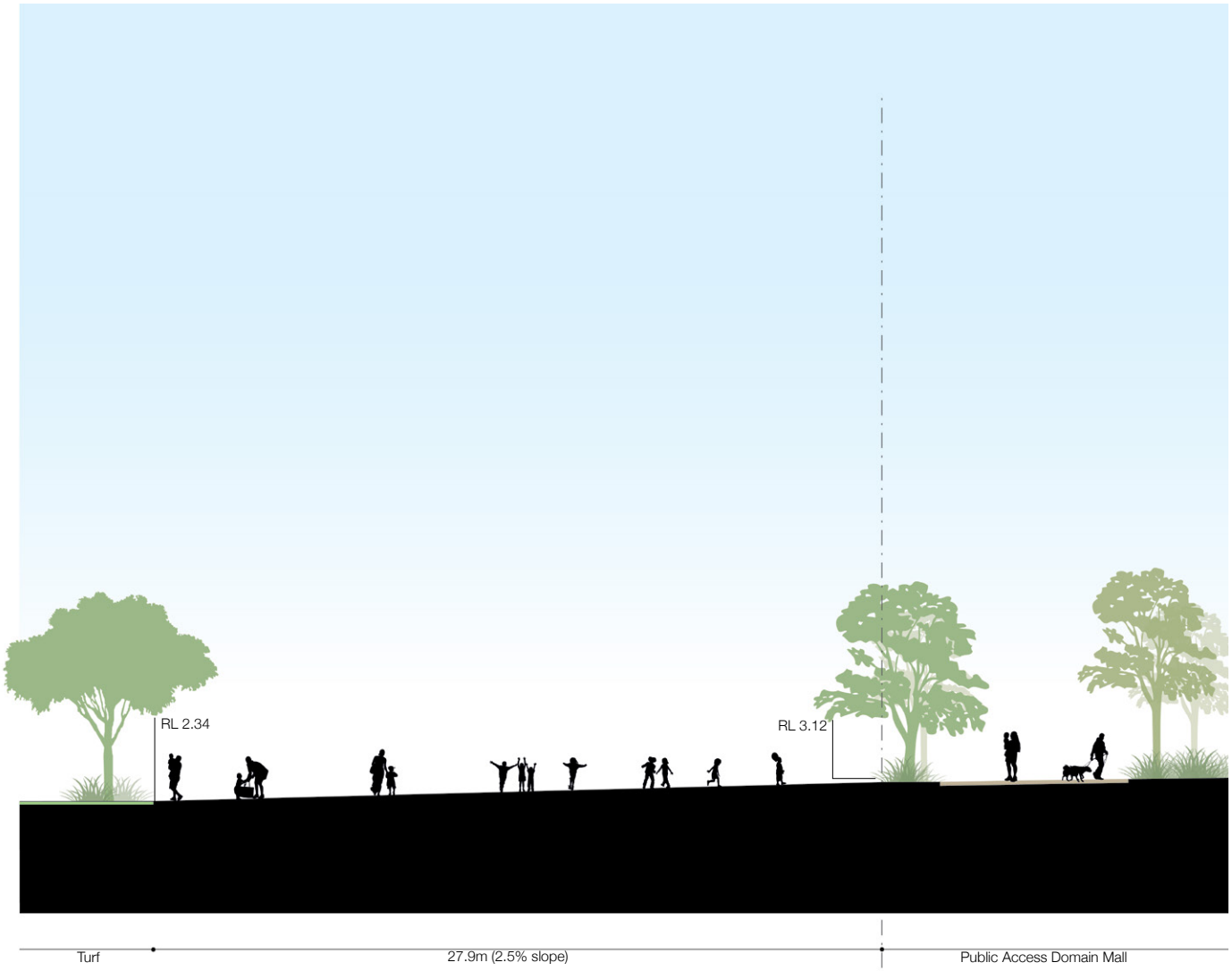


Map 35 Surf Life Saving Club (Coastal Path Interface) Cross Section

0 1 2 3 4m
1:250

Site location plan

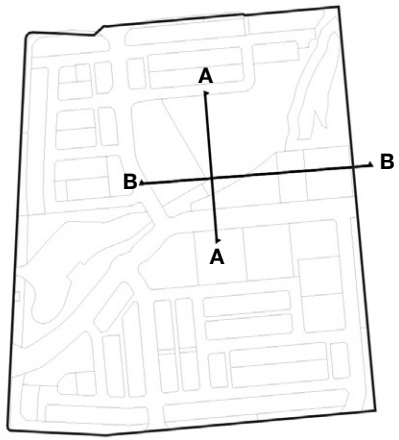




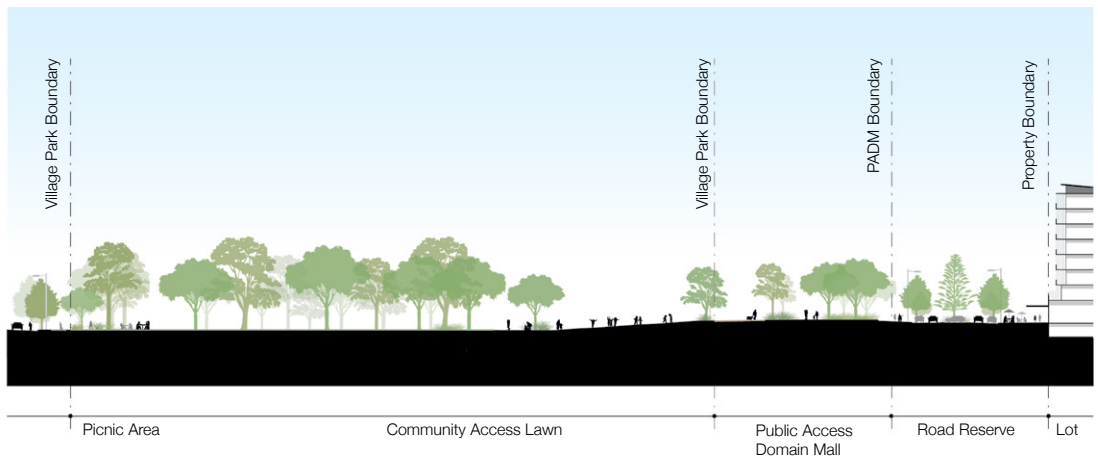
Map 36 Village Park 03 (Public Access Domain Mall Interface) Cross Section

0 1 2 3 4m
1:250

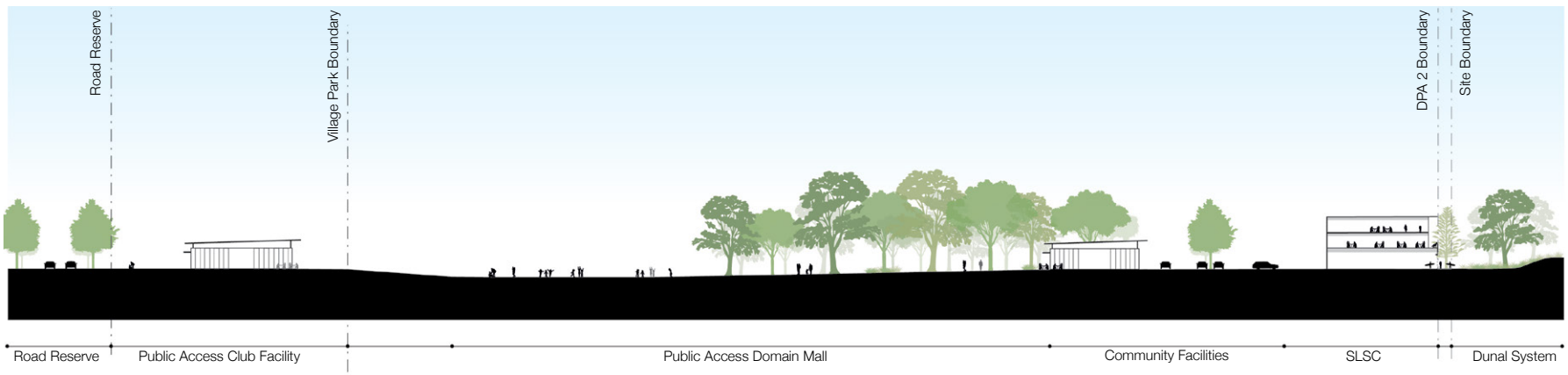
Site location plan



AA North-South



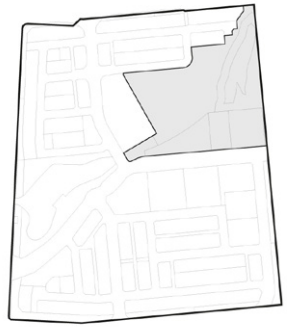
BB East-West



Map 37 Village Park & Community Facilities Cross Section

0 10 30 50m
1:1500

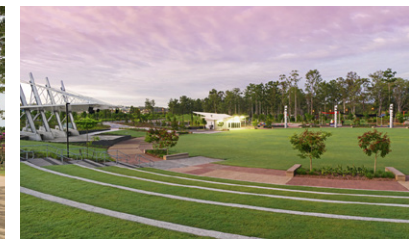
Site location plan



Legend

KEY DESIGN ELEMENTS		NOTES / DESIGN PRINCIPLES
1	Public Access Club Facility	Opportunity to include café/kiosk to activate ground level
2	Surf Life Saving Club	Positioned to activate street
3	Car Park	Circulation pathways on all edges to create linkages
4	Community Facilities	Positioned to activate street and PADM
5	Public Access Domain Mall	Signature pavement to establish identity; clear trunk shade trees to maximise views; and Informal seating
	Primary Pedestrian Route	Direct routes of travel between facilities
	Secondary Pedestrian Route	Meandering and indirect routes of travel
	Passive Recreation	Informal space with some facilities and/or seating opportunities
	Active Recreation	Flexible open space (minimum 5000m² flat)
	Usable Village Park Area	2.0ha
	Treatment Bioretention Area	Water treatment provided by WSUD principles
	Village Park Embellishments	Indicative positioning of shelters, BBQ, etc.
	Shade Tree Provision	Wide canopy trees with marker trees included for way finding
	Buffer Landscape Treatment	Suitable vegetation to wetland edge
	Extent of Village Park East Works & Community Facilities	

Character Imagery



Map 38 Village Park East & Community Facilities – Design Principles

0 10 30 50m

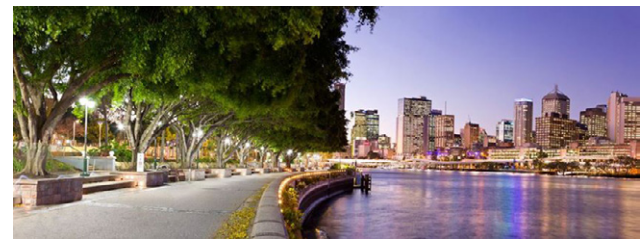
1:2500

Site location plan

Legend

KEY DESIGN ELEMENTS	NOTES / DESIGN PRINCIPLES
(1) Lake Pond	Open water body with a feature combination of rocky landscaped and water front promenade edge treatments.
Primary Pedestrian Route	Direct routes of travel between facilities
Secondary Pedestrian Route	Meandering and indirect routes of travel
Edge treatment	Revetment wall to lake
Edge treatment	Stepped revetment wall to lake
Lake / Water Feature	Water collection by WSUD principles
Treatment Bioretention Area	Water treatment provided by WSUD principles
Proposed beach	
Proposed Terrace	
Shade Tree Provision	Wide canopy trees for wayfinding
Feature Tree Provision	Wide canopy feature marker trees for wayfinding
Indicative Underpass outside of DPA 2	Connecting paths to align to underpass. Clear open entry space to allow surveillance at underpass opening.
Extent of Village Park West Works	

Character Imagery



Map 39 Village Park West – Design Principles

0 10 30 50m 1:2500

PAVEMENTS

Feature pavement texture: sand colour with beach themed wave texture

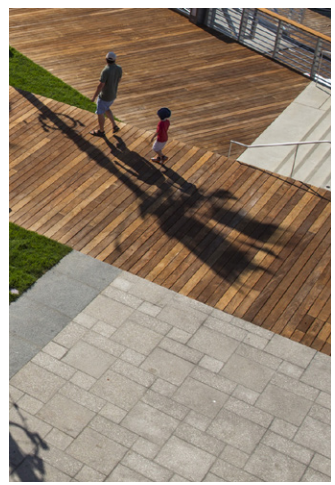
Shared zone pavement texture: sand coloured set pavers to indicate pedestrian crossing

Walls: smooth concrete and contrasting sandstone coloured rock

Mall pavements: combination of unit pavers and insitu concrete

Landings and entries: grey and coloured concrete.

Waters edge: concrete revetment walls with some terracing to allow access to waters edge



Pedestrian pavements: contrasting coloured concrete with some subtle textures.

Arrival node: exposed aggregate plaza with contrasting concrete and timber shaded seating

FURNITURE

Picnic tables: modern light coloured form concrete picnic settings

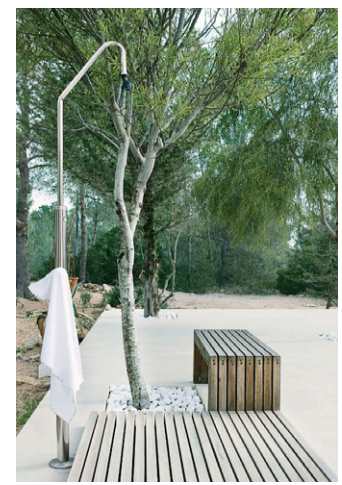
Seating nodes: timber platforms in nodal formation for sitting and laying on

Flexible seating: modern seating with flexible sitting arrangements in concrete and/or timber

Wall seating: integrated seating opportunities into retaining walls and planter boxes

Plinth seats: concrete insitu plinth seats in shaded locations

Tree grates: Powdercoated steel with patterned perforations



Amenity: Public amenities in high quality stainless steel and timber

Shelter & facilities: Modern timber and steel picnic shelters that suit the beach themed surroundings. These areas to include BBQs and picnic seating.

Map 40 Materials Palette — Streetscape and Village Park

0 20 60 100 1:4000

PARKS AND OPEN SPACE

BOTANICAL NAME	COMMON NAME
Trees	
Alectryon coriaceus	Beach Bird's Eye
Araucaria heterophylia	Norfolk Island Pine
Backhousia citriodora	Lemon Myrtle
Banksia intergrifolia	Coastal Banksia
Brachychiton acerifolius	Illawarra Flame tree
Callistemon viminalis	Weeping Bottlebrush
Corymbia citriodora	Lemon-scented Gum
Cupaniopsis anacardoides	Tuckeroo
Eucalyptus 'Summer Red'	Summer Red Flowering Gum
Elaeocarpus obovatus	Hard Quandong
Ficus microcarpa var. hillii	Hill's Weeping Fig
Flindersia australis	
Hibiscus tiliaceus	Cottonwood
Lophostemon confertus	Queensland Brushbox
Melalecula leucadendra	Weeping Paperbark
Randia fitzalanii	Native gardenia
Syzygium australe	Brush Cherry
Waterhousea floribunda	Weeping Lilypilly
Xanthostemon chrysanthus	Golden Penda
Shrubs	
Austromyrtus dulcis	Midgen Berry
Callistemon pachyphyllus	Wallum Bottlebrush
Cuphea hyssopifolia	Mexican Heather
Cordyline australis	
Pittosporum revolutum	
Pimelea linifolia	Slender Rice Flower
Syzygium 'Bush Christmas'	Lillypilly 'Bush Christmas'
Syzygium australe 'Tiny Trev'	Lillypilly 'Tiny Trev'
Westringia fruticosa	Coastal Rosemary
Grasses and Groundcovers	
Carex appressa	Tall Sedge Grass
Dianella caerulea 'Breezer'	Breeze Flax Lily
Grevillea 'Royal Mantle'	Royal Mantle Grevillea
Liriope muscari 'Evergreen Giant'	Turf Lily
Lomandra hystrix	Mat-Rush
Lomandra longifolia	Spiny-Headeed Mat-Rush
Poa labillardierii	
Climbers, Cycads, Succulents, Bromeliads	
Asplenium australasicum	Birds nest fern
Bougainvillea sp.	Bougainvillea
Doryanthes excelsa	Gymea Lily
Hardenbergia violacea	Purple Coralpea
Trachelsopermum jasminoides	Star Jasmine

WETLAND AND DRAINAGE AREAS

BOTANICAL NAME	COMMON NAME
Trees and palms	
Allocasuarina littoralis	Black She Oak
Acronychia imperforata	Beach Acronychia
Banksia integrifolia	Coastal Banksia
Livistona australis	Cabbage Palm
Leptospermum polygalifolium	Australian Teatree
Melaleuca quinquenervia	Paperbark
Pandanus pedunculatus	Coastal Screw Pine
Shrubs	
Austromyrtus dulcis	Midgen Berry
Banksia robur	Swamp Banksia
Banksia spinulosa	Banksia
Callistemon pachyphyllus	Wallum Bottlebrush
Leptospermum petersonii	Teatree
Syzygium 'Bush Christmas'	Lillypilly 'Bush Christmas'
Westringia fruticosa	Coastal Rosemary
Grasses and Groundcovers	
Carex appressa	Tall Sedge Grass
Crinum pedunculatum	Swamp Lily/River Lily
Lomandra longifolia	Spiny-Headed Mat-Rush
Myoporum boninense subsp. australe	Coastal Myoporum
Climbers, Cycads, Succulents, Bromeliads	
Carpobrotus glaucescens (dune areas only)	Pig Face
Casuarina glauca	
Doryanthes excelsa	Giant Lily, Gymea Lily
Hibbertia scandens	Golden Guinea Vine
Ficinia nodosa	Knobby club-rush
Imperata cylindrica	Blady Grass
Lomandra hystrix	Creek Mat-Rush
Juncus krausii	Salt Marsh Rush

STREETSCAPES

BOTANICAL NAME	COMMON NAME
Trees	
Acmena hemilampra	Broad-leaved Lilly Pilly
Agathis robusta	Kauri Pine
Bauhinia variegata	Orchid Tree
Buckinghamia celisissima	Ivory Curl Tree
Elaeocarpus obovatus	
Grevillea baileyana	White Oak
Harpullia pendula	Tulipwood
Lophostemon confertus	Brush Box
Melalecula quinquenervia	Broad-leafed Paperbark
Tristaniopsis laurina	Water Gum
Shrubs	
Acacia sp.	Wattle
Austromyrtus dulcis	Weeping Beauty
Banksia sp.	Banksia
Callistemon sp.	Bottlebrush
Cordyline sp.	Palm Lily
Grevillea sp.	Grevillea
Melaleuca 'Claret Tops'	Claret Tops Paperbark
Syzygium sp.	Lilly Pilly
Westringia fruticosa	Coastal Rosemary
Grasses, Sedges and Groundcovers	
Carex sp..	Sedge
Chrysocephalum apiculatum	Yellow Buttons
Dianella caerulea 'Breeze'	Flax Lily
Dietes sp.	Iris
Juncus krausii	Sea Rush
Lomandra hystrix	Mat-Rush
Lomandra longifolia	Spiny-Headed Mat-Rush
Myoporum sp.	Creeping Myoporum
Trachelospermum sp.	Star Jasmine