

Development Agreement, Development Control Plan 1
Kawana Waters and Section 316
(Development Control Plans)
of the Planning Act 2016

**MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING
AREA 11 – BIRTINYA ISLAND) 2015**

Approved by Sunshine Coast Council pursuant to

**Master Plan Determination No. 182 (Approval of Detailed Planning Area Plan – Detailed Planning
Area 11 – Birtinya Island) 2015 Dated 23 / 07 / 2015**

Amended pursuant to:-

Master Plan Determination No. 191 dated 12/10/2016

Master Plan Determination No. 197 dated 8/12/2016

Master Plan Determination No. 232 dated 14/11/2018

Master Plan Determination No. 262 dated 15/07/2020

TABLE OF CONTENTS		PAGE
1.0 ADMINISTRATION		6
1.1 Preliminary		6
1.2 Location and Description		7
1.3 Zoning Map Description		7
1.4 Strategic Plan Description.....		7
1.5 DCP Description.....		7
1.6 Relationship to Higher Order Master Plans		7
1.7 Relationship to Other Master Plans.....		8
1.8 Relationship to DCP		8
1.9 Relationship to Planning Scheme Provisions		9
2.0 STRUCTURE OF MASTER PLAN.....		9
2.1 Structure of Detailed Planning Area Plan		9
3.0 LAND USE AREAS.....		10
3.1 General		10
3.2 Land Use Area 1 – Residential A		10
3.3 Land Use Area 2 – Residential B		10
3.4 Land Use Area 3 – Commercial & Mixed Use		11
3.5 Land Use Area 4 – Community		11
3.6 Land Use Area 5 – Open Space		12
4.0 DEVELOPMENT CRITERIA		12
4.1 Specific Development Criteria.....		12
4.2 General Development Criteria.....		20
4.2.1 Flood Immunity.....		20
4.2.2 Acid Sulfate Soils.....		20
4.2.3 Physical Urban Infrastructure.....		21
4.2.4 Landscaping (Streetscape).....		33
4.2.5 Community Facilities.....		37
5.0 URBAN DESIGN PERFORMANCE CRITERIA.....		38
5.1 Urban Design Performance Criteria for the whole of the Detailed Planning Area		38
5.2 Urban Design Performance Criteria specific to Land Use Area 1 – Residential A.....		50
5.3 Urban Design Performance Criteria specific to Land Use Area 2 – Residential B.....		63
5.4 Urban Design Performance Criteria specific to Land Use Area 3 – Commercial & Mixed Use.....		75
5.5 Urban Design Performance Criteria specific to Land Use Area 4 – Community Facilities		84

6.0 SITE DEVELOPMENT PLAN REQUIREMENTS.....85
 6.1 Requirements for Site Development Plan.....85

7.0 MAPS AND TABLES86

8.0 STATEMENT OF COMPLIANCE.....88
 8.1 DCP 1 Requirements.....88
 8.2 The Structure Plan.....88
 8.3 Master Plan Determination No. 1 (Approval of Structure Plan) 1999.....89
 8.4 The Planning Scheme Including DCP 189
 8.5 Development Agreement89
 8.6 Development Lease No 289
 8.7 Interpretation Rules90
 8.8 Use Definitions91
 8.9 Supporting Information92

List of Maps

Map 1 – Locality Plan
 Map 2 – Land Subject of Master Plan
 Map 3 – Land Use Areas
 Map 4 – Site Development Plan (SDP) Precincts
 Map 5 – Pedestrian & Cycle Movement Plan
 Map 6 – Open Space Plan.....
 Map 7 – Vehicle Movement Network & Driveway Location Plan
 Map 8 – Community Facilities Site
 Map 9 – Urban Infrastructure Network - Water
 Map 10 – Urban Infrastructure Network - Sewer
 Map 11 – Urban Infrastructure Network - Stormwater Drainage.....
 Map 12 – Public Transport Plan.....
 Map 13 – Active Frontage Plan.....
 Map 14 – Building Heights Plan.....
 Map 15 – On-Street Car Parking Provision Plan.....
 Map 16 – Land Use Area 3 - Setbacks Plan.....
 Map 17 – Indicative Cross Sections – Reference Locations
 Map 17A – Indicative Cross Sections.....
 Map 17B – Indicative Cross Sections.....
 Map 17C – Indicative Cross Sections.....
 Map 17D – Indicative Cross Sections.....
 Map 17E – Indicative Cross Sections.....

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Map 17F – Indicative Cross Sections
Map 17G – Indicative Cross Sections
Map 17H – Indicative Cross Sections.....
Map 17I – Indicative Cross Sections
Map 17J – Indicative Cross Sections
Map 17K – Indicative Cross Sections.....
Map 17L – Indicative Cross Sections
Map 17M – Indicative Cross Sections
Map 17N – Indicative Cross Sections.....
Map 18 – Village Park Design Principles.....
Map 19 – Neighbourhood Park Design Principles
Map 20 – Precinct Park Design Principles.....
Map 21 – Materials Palette for the Village Park and Neighbourhood Collector (Central Spine).....
Map 21A – Indicative Planting Palette.....
Map 21B – Indicative Planting Palette.....

1.0 ADMINISTRATION

1.1 Preliminary

1.1.1 Citation

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

1.1.2 Type of Master Plan

- 1.1.2.1 This document is a Detailed Planning Area Plan.

1.1.3 Legal Requirement for Master Plan

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

1.1.4 Legal Effect of the Master Plan

- 1.1.4.1 The Detailed Planning Area Plan comprises:
- (a) This document which outlines the general nature, form, extent and location of Development for the whole of the area defined as DPA 11; and
 - (b) Maps 1 – 21B which show in more detail the elements identified as required by section 7.4.3.2 of DCP 1.

1.2 Location and Description

- 1.2.1 The land the subject of this Detailed Planning Area Plan is bound by Birtinya Canal to the north, existing Stages 1 & 2 of Birtinya to the south, the Public Recreation Lake, Detailed Planning Area Plan 15 and existing Stages 1 & 2 of Birtinya to the east, and the western waterway to the west.
- 1.2.2 The land the subject of this Master Plan is described as part of Lot 1000 SP284333 in the Parish of Bribie, being leasehold land within Development Lease No. 2.
- 1.2.3 Map 1 (Locality Plan) shows the land the subject of this Master Plan, relative to its surrounds as described above, while Map 2 (Land Subject of Master Plan) shows the extent of the area covered by this application.
- 1.2.4 The land the subject of this Detailed Planning Area Plan has an area of approximately 32 hectares.

1.3 Zoning Map Description

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

1.4 Strategic Plan Description

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

1.5 DCP Description

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

1.6 Relationship to Higher Order Master Plans

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

- (a) identified on Structure Plan Map 1 as being Detailed Planning Area 11 with a Special Development Zoning, and is subject to the Development Criteria and conditions defined in the Structure Plan;
- (b) subject to Structure Plan Map 2 which shows the area having an Open Space network comprising a Village Park, three (3) Neighbourhood Parks, a Precinct Park, a Branch Library / Cultural Centre / Child Care Centre, and a Pedestrian/Cycle Network;
- (c) subject to Structure Plan Map 3 which shows the area as being the whole of Detailed Planning Area 11;
- (d) subject to Structure Plan Map 4 which shows the area as having a Village/Neighbourhood Relationship;
- (e) subject to Structure Plan Map 5 which shows indicatively the service infrastructure for sewerage; and
- (f) subject to Structure Plan Map 6 which shows indicatively the service infrastructure for water supply.

1.7 Relationship to Other Master Plans

- 1.7.1 Following approval of this Detailed Planning Area Plan, subsequent application(s) will be made under the Master Planned Community Development Process in accordance with Section 7 of DCP 1 for a Site Development Plan over the nominated Precincts (Precincts 1 – 20) 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 DCP 1 and as such is identified on DCP 1, Map 1 as being Detailed Planning Area 11.

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

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

1.9 Relationship to Planning Scheme Provisions

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

- (a) Zoning Map No. 65 & 66 which identifies the land as being included in the Special Development zone;
- (b) the Table of Development in Section 2.7 (2) (Special Development Zone) of the Planning Scheme which lists the purposes for which premises in the Special Development Zone may be used in accordance with a Supplementary Table of Development prepared in accordance with DCP 1; and
- (c) Part 6 of the Planning Scheme which contains provisions relating to the reconfiguring of lots in the Special Development Zone.

2.0 STRUCTURE OF MASTER PLAN

2.1 Structure of Detailed Planning Area Plan

This Detailed Planning Area Plan comprises:

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

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

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

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

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

3.0 LAND USE AREAS

3.1 General

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

3.2 Land Use Area 1 – Residential A

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

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

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

3.3 Land Use Area 2 – Residential B

3.3.1 This Land Use Area is to provide the opportunity for a range of medium to high density residential developments in a variety of configurations within the northern portion of the Detailed Planning Area. Built form is to provide a

gradation in development intensity between the low density residential development to the south and east and the higher intensity forms of development in Detailed Planning Areas 12 and 13 to the west and north.

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

3.4 Land Use Area 3 – Commercial & Mixed Use

3.4.1 This Land Use Area is to provide opportunities for retail, commercial and residential uses up to 8 storeys in height that create a nexus with the adjacent commercial opportunities provided in Detailed Planning Area 13, facilitated by with the Lake Kawana Pedestrian Access Bridge.

3.4.2 Where appropriate, buildings within this Land Use Area are located and configured to address the Village Park in Land Use Area 5, Central Boulevard and the northern section of the Central Spine.

3.4.3 Buildings north of Lake Kawana Boulevard identified on Map 13 (Active Frontage Plan) as having a Primary Active Frontage are activated at ground level through the establishment of a range of small scale retail, café and restaurant uses that create visual interest and opportunities for casual surveillance.

3.4.4 Buildings north of Lake Kawana Boulevard identified on Map 13 (Active Frontage Plan) as having a Secondary Active Frontage are to interact with the streetscape at ground level through the use of foyers that interface with the public domain.

3.4.5 A Child Care centre is to be provided in Land Use Area 4 in accordance with the requirements of the Kawana Waters Community Development Strategy and the Kawana Waters Development Agreement.

3.5 Land Use Area 4 – Community

3.5.1 Provision is made for a Branch Library / Cultural centre within this Land Use Area in accordance with the requirements of the Kawana Waters Community Development Strategy and the Kawana Waters Development Agreement. The location of the required 7,000m² site is shown on Map 8 (Community Facilities Site) of this document.

3.6 Land Use Area 5 – Open Space

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

3.6.2 The Open Space Land Use Area comprises a Village Park, three (3) Neighbourhood Parks, a Precinct Park, a Walkable Waterfront and a series of finger parks / link parks that predominantly provide pedestrian access to the walkable waterfront.

4.0 DEVELOPMENT CRITERIA

4.1 Specific Development Criteria

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

Table 1 – Table of Development

Site Development Plan Precinct	Defined Land Uses	Maximum Building Height	Yield
SDP Precinct 1	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 156

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Site Development Plan Precinct	Defined Land Uses	Maximum Building Height	Yield
SDP Precinct 2	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 56
SDP Precinct 3	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 65
SDP Precinct 4	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units - 48
SDP Precinct 5	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) 	Maximum Height 8 storeys	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 55*

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Site Development Plan Precinct	Defined Land Uses	Maximum Building Height	Yield
	<ul style="list-style-type: none"> ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community ▪ Temporary House and Land Sales Office 		
SDP Precinct 6**	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community ▪ Temporary House and Land Sales Office 	Maximum Height 8 storeys	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 80* ▪ Minimum Dwelling Units – 45*
SDP Precinct 7	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community ▪ Temporary House and Land Sales Office 	Maximum Height 8 storeys	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 30*
SDP Precinct 8	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel 	Maximum Height 8 storeys	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 35*

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Site Development Plan Precinct	Defined Land Uses	Maximum Building Height	Yield
	<ul style="list-style-type: none"> ▪ Multiple Dwelling ▪ Retirement Community ▪ Temporary House and Land Sales Office 		
SDP Precinct 9**	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community ▪ Temporary House and Land Sales Office 	Maximum Height 8 storeys	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 80*
SDP Precinct 10**	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community ▪ Temporary House and Land Sales Office 	Maximum Height 8 storeys	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 60*
SDP Precinct 11	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community 	Maximum Height 8 storeys	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 86*

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Site Development Plan Precinct	Defined Land Uses	Maximum Building Height	Yield
	<ul style="list-style-type: none"> ▪ Temporary House and Land Sales Office 		
<p>* Dwelling unit yield can be transferred between Precincts 5 - 11 provided:</p> <ul style="list-style-type: none"> • a minimum number of 111 dwelling units is delivered across Precincts 5 & 6; • the number of units identified above for any given precinct is not exceeded by 20%; • the total number of dwelling units does not exceed 426 dwelling units for those seven precincts; and • a minimum number of 341 dwelling units is delivered across these seven precincts. <p>** Precincts 6, 9 & 10 may be developed as a single, consolidated site. In this circumstance, the minimum and maximum yields specified in Table 1 for Precincts 6, 9 & 10 are to be combined and applied across the consolidated site</p>			
SDP Precinct 12	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community ▪ Temporary House and Land Sales Office 	Maximum Height 8 storeys	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 75**
SDP Precinct 13	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community ▪ Temporary House and Land Sales Office 	Maximum Height 8 storeys	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 87**
SDP Precinct 14	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence 	Maximum Height 8 storeys	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 88**

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Site Development Plan Precinct	Defined Land Uses	Maximum Building Height	Yield
	<ul style="list-style-type: none"> ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community ▪ Temporary House and Land Sales Office 		
SDP Precinct 15	Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home (where located in a multiple dwelling) ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community ▪ Temporary House and Land Sales Office 	Maximum Height 8 storeys	<ul style="list-style-type: none"> ▪ Maximum Dwelling Units – 106**
SDP Precinct 16 – 19	<p><u>For Precincts 17 and 18, Commercial Uses limited to:</u></p> <ul style="list-style-type: none"> ▪ Commercial Premises ▪ Cottage Crafts & Sales ▪ Food Outlet (not involving a drive through facility) ▪ Function Room ▪ Health Care Premises ▪ Hotel ▪ Local Store ▪ Nightclub ▪ Restaurant ▪ Shop ▪ Veterinary Surgery <p><u>For Precincts 16 and 19, Commercial Uses located on ground level:</u></p> <ul style="list-style-type: none"> ▪ Cottage Crafts & Sales ▪ Food Outlet (not involving a drive through facility) ▪ Function Room 	Maximum Height 8 storeys	<p><u>Commercial Uses</u></p> <p>(i) Total combined gross floor area of Shop and Local Store is not exceed 600m²</p> <p>(ii) Total combined gross floor area of Commercial Premises, Cottage Crafts & Sales, Food Outlet (not involving a drive through facility), Function Room, Hotel, Nightclub, Restaurant and Veterinary Surgery is not to exceed 2,206m²</p> <p>Note: These GFA figures incorporate the conversion of 6,833m² of Commercial Premises to 82 dwelling units and 4,761m² of Commercial Premises to 2,500m² of Public Purpose in accordance with Section 15.4(a)(ii)(A)(4) of the Kawana Waters Structure Plan (Council reference MPC 17/0008.03).</p> <p>(iii) Total combined gross floor area of Health Care Premises is not to exceed 200m²</p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Site Development Plan Precinct	Defined Land Uses	Maximum Building Height	Yield
	<ul style="list-style-type: none"> ▪ Hotel ▪ Local Store ▪ Nightclub ▪ Restaurant ▪ Shop <p><u>For Precincts 16 and 19 Community Uses Limited to:</u></p> <ul style="list-style-type: none"> ▪ Indoor Entertainment (excluding Cinemas) <p><u>For Precincts 16 – 19 Community Uses Limited to:</u></p> <ul style="list-style-type: none"> ▪ Child Care Centre <p><u>For Precincts 16 and 19, interim ground level Residential Uses limited to:</u></p> <ul style="list-style-type: none"> ▪ Temporary House and Land Sales Office <p><u>For Precincts 16 and 19, Residential Uses located above ground level limited to:</u></p> <ul style="list-style-type: none"> ▪ Accommodation Building ▪ Aged Persons Accommodation ▪ Caretakers Residence ▪ Display Home ▪ Home Occupation ▪ Motel ▪ Multiple Dwelling ▪ Retirement Community 		<p><u>Community Uses</u></p> <ul style="list-style-type: none"> (i) Total combined gross floor area of Indoor Entertainment (excluding cinemas) is not to exceed 200m² (ii) Child Care Centre with a maximum 128 places <p><u>Residential Uses</u></p> <ul style="list-style-type: none"> ▪ SDP Precinct 16 – Maximum Dwelling Units – 77** ▪ SDP Precinct 17 – Maximum Dwelling Units – 66** ▪ SDP Precinct 19 – Maximum Dwelling Units – 77** <p>Note: These dwelling unit figures incorporate the conversion of 6,833m² of Commercial Premises to 82 dwelling units in accordance with Section 15.4(a)(ii)(A)(4) of the Kawana Waters Structure Plan (Council reference MPC17/0008.03).</p> <p><u>Compulsory Development Obligations</u></p> <p><u>Precinct 18</u></p> <p>Child Care Centre – sufficient area is allocated within the building/s and/or the proposed lot to comply with the requirements of the Development Agreement and Queensland Development Code MP 5.4 and satisfy the licensing requirements of Department of Education and Training.</p> <p>Precinct 18 is identified as the preferred location for the Child Care Centre. However, if an equivalent centre is provided in another precinct this requirement will be deemed to have been met.</p>
<p>** Dwelling unit yield can be transferred between Precincts 12, 13, 14, 15, 16, 17 & 19 provided that the total number of dwelling units does not exceed 607 dwelling units for those seven precincts, and a minimum number of 432 dwelling units is delivered across these seven precincts. The number of units identified above for any given precinct is not exceeded by 20%</p>			
<p>SDP Precinct 20</p>	<p>Community Uses Limited to:</p> <ul style="list-style-type: none"> ▪ Car Park ▪ Park ▪ Public Purpose ▪ Public Utility (excluding Telecommunications Facilities) 	<p>Maximum Height 8 storeys</p>	<p>Community Uses</p> <ul style="list-style-type: none"> ▪ Public Purpose (Community Facilities and ancillary uses) having a total gross floor area not exceeding 6,000m² <p>Note: These GFA figures incorporate the conversion of 4,761m² of Commercial Premises to 2,500m² of Public Purpose in</p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Site Development Plan Precinct	Defined Land Uses	Maximum Building Height	Yield
			accordance with Section 15.4(a)(ii)(A)(4) of the Kawana Waters Structure Plan (Council reference MPC17/0008.03).
Birtinya Island Open Space	Community Uses Limited to: <ul style="list-style-type: none"> ▪ Park ▪ Public Purpose ▪ Public Utility (excluding Telecommunications Facilities) 	Maximum Height 2 storeys	

4.2 General Development Criteria

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

4.2.1 Flood Immunity

- 4.2.1.1 To facilitate the achievement of an appropriate level of flood immunity, taking into account current predictions for climate change impacts, the required minimum fill level for all proposed allotments is RL 3.12m AHD (which provides a 300mm freeboard above the modelled peak ARI 100 flood level in the Lake Kawana of RL 2.82m AHD).
- 4.2.1.2 Essential services infrastructure is located with due regard to flood risks associated with public safety, function and economic loss, and in accordance with the Queensland State Planning Policy.
- 4.2.1.3 If there are any future changes to the State Government's policy position on climate change impacts, any subsequent development proposal is to be in accordance with the adopted policy position relevant at the time.

4.2.2 Acid Sulfate Soils

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

4.2.3 Physical Urban Infrastructure

Movement Networks

4.2.3.1 Street Network

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

Street Type	Road Reserve Width	Carriage Width	Verge Width
Sub-Arterial Road Type 1	26.0m	17.0m	4.5m
Sub-Arterial Road Type 2	34.4m	25.4m	4.5m
Neighbourhood Collector Street (North-South Link)	25.0m	14.0m	6.75m & 4.25m
Neighbourhood Collector Street (East-West Link)	22.5m	14.0m	4.25m
Mixed Use Collector Street (Type 1)	29.6m (min.)	19.0m	4.5m
Mixed Use Collector Street (Type 2)	25.0m	14.0m	6.75m & 4.25m
Mixed Use Collector Street (Type 3)	20.5m	11.7m	4.5m & 4.25m
Mixed Use Access Street (Type 1)	19.5m	11.0m	4.25m
Mixed Use Access Street (Type 2)	30.0m	8.7m	16.5m & 4.25m
Residential Access Street (Type 1)	16.0m	7.5m	4.25m
Residential Access Street (Type 2)	14.0m	5.5m	4.25m
Residential Laneway	6.5m	5.5m	0.5m
Driveway	10.0m	5.3m	1.75m & 2.95m

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

4.2.3.2 Pedestrian Cycle Network

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

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

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

4.2.3.2.4 Pedestrian and cycle networks provided within the Detailed Planning Area are linked to the network within the adjoining residential development to the south and east (the development pursuant to approved Master Plan 40), the future network to be provided within Detailed Planning Area 15 to the east and Detailed Planning Area 13 to the north, thereby encouraging walking and cycling throughout the broader neighbourhood.

4.2.3.3 Open Space Networks

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

- 4.2.3.3.1 The Open Space Network within Detailed Planning Area 11 is comprised of the following:-
- (a) A Village Park measuring approximately 2ha, intended to support the community and civic function and amenity of the Detailed Planning Area.

- (b) Three (3) Neighbourhood Parks each measuring approximately 0.4ha in area, intended to provide residents with an area for social and active recreation interaction. An additional area of open space is provided to the north of the existing Neighbourhood Park situated within the portion of Birtinya the subject of Master Plan No. 40 to form a connection with the Central Spine.
- (c) A Precinct Park measuring at least 1,000m², intended to function as a local park servicing the residential neighbourhood adjacent to the western waterway.
- (d) A public access promenade comprising a pedestrian and cycle path extending along the northern and eastern boundary of the Detailed Planning Area consisting of a minimum width of 4.5 metres as shown on Map 5 (Pedestrian & Cycle Movement Plan) of this document.
- (e) A walkable waterfront comprising a pedestrian and cycle path extending along the western boundary (adjacent the western waterway) of the Detailed Planning Area consisting of a minimum width of 3.0 metres as shown on Map 5 (Pedestrian & Cycle Movement Plan) of this document.
- (f) Other Open Space areas (finger parks / link parks and areas not otherwise defined above) as shown on Map 6 (Open Space Plan) of this document.

Village Park

4.2.3.3.2 The Village Park is 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 future Community Use site;

- (b) A fenced playground area with appropriate equipment, to accommodate up to 20 children at any one time;
- (c) Pathways to provide edges to play spaces and provide linkages to adjacent community, residential, commercial, retail and future town centre areas as indicated on Map 5 (Pedestrian & Cycle Movement Plan) of this document;
- (d) Linkages to the adjacent continuous walkable waterfront path and associated canoe launch facility;
- (e) Garden areas and tree planting with a botanical display;
- (f) Shelter shed/pavilion (minimum 10m² shade area);
- (g) Iconic structural element, preferably highlighting key linkages with the pedestrian bridge providing access across to the adjacent (future) town centre;
- (h) 3 BBQ and 3 picnic tables/shelters;
- (i) Water tap connection(s);
- (j) Drinking fountain(s);
- (k) Rubbish bin(s);
- (l) Bike rack(s);
- (m) Informal play area of a minimum 5,000m²;
- (n) Opportunities for areas to accommodate kiosks and markets;
- (o) Formalised meeting/seating area for up to 10 people with an overflow capacity of up to 40 people; and
- (p) Lighting for public safety and wayfinding to enhance the functionality and create interest.

4.2.3.3.3 The Village Park is designed generally in accordance with the design principles outlined on Map 18 (Village Park Design Principles) and Map 17K (Indicative Cross Sections) of this document.

- 4.2.3.3.4 Landscaping within the Village Park is in accordance with Maps 21A & 21B (Indicative Planting Palette) of this document.
- 4.2.3.3.5 Hardscape elements, park furniture and play equipment within the Village Park is generally in accordance with Map 21 (Materials Palette for the Village Park and Neighbourhood Collector (Central Spine)) of this document.
- 4.2.3.3.6 The Village Park is to incorporate a public pedestrian promenade extending northward from the Central Spine to provide connectivity to the future pedestrian bridge linking Birtinya Island with the Town Centre (Detailed Planning Area 13) to the north.

Neighbourhood Park

- 4.2.3.3.7 The Neighbourhood Parks identified on Map 6 (Open Space Plan) of this document are to provide the following key facilities and embellishments (other than Neighbourhood Park 1 identified on Map 19 (Neighbourhood Park Design Principles) which forms an extension of the existing park to the south), to ensure their identified function and purpose is achieved:
 - (a) Toilets;
 - (b) Playground area with appropriate equipment to accommodate 10 children at any one time;
 - (c) Pathways appropriate to provide edges to the play space and linkages to the Neighbourhood;
 - (d) 2 BBQ and picnic tables;
 - (e) Garden / tree planting areas;
 - (f) Shelter shed / pavilion (minimum of 10m² shade area);

- (g) Informal play area of a minimum 1,200m² which can also be used as a more formalised meeting / seating area for up to 10 people, which has an overflow capacity of up to 40 people;
- (h) A canoe launch facility for the Neighbourhood Park adjacent to the western waterway and Florey Boulevard;
- (i) Park identification;
- (j) Water tap connections for park maintenance;
- (k) Drinking fountain / tap for park users;
- (l) Rubbish bin;
- (m) Proximal indented car parking within the road reserve;
- (n) Bike racks;
- (o) Lighting for public safety.

- 4.2.3.3.8 The Neighbourhood Parks are designed generally in accordance with the design principles outlined on Map 19 (Neighbourhood Park Design Principles) and Maps 17F & 17C (Indicative Cross Sections) of this document.
- 4.2.3.3.9 Landscaping is to be provided in the Neighbourhood Parks generally in accordance with Maps 21A & 21B (Indicative Planting Palette) of this document.
- 4.2.3.3.10 Public Access to the lake is to be made available generally in accordance with the design principles outlined on Map 19 (Neighbourhood Park Design Principles) of this document.

Precinct Park

- 4.2.3.3.11 The Precinct Park is to provide the following key facilities and embellishments to ensure its identified function and purpose of providing informal running and play space is achieved:
- (a) A seating/small group meeting area for 2 to 6 people;
 - (b) A flat area of 1,000m²;
 - (c) Park identification signage;
 - (d) Water tap connection;
 - (e) Drinking fountain;
 - (f) Rubbish bin;
 - (g) Playground equipment for a capacity of 5 to 10 children;
 - (h) Communal BBQ and/or picnic table/shelter; and
 - (i) Lighting for pedestrian safety.
- 4.2.3.3.12 The Precinct Park is designed generally in accordance with the design principles outlined on Map 20 (Precinct Park Design Principles) and Map 17H (Indicative Cross Sections) of this document.
- 4.2.3.3.13 Landscaping within the Precinct Park is generally in accordance with Maps 21A & 21B (Indicative Planting Palette) of this document.
- 4.2.3.3.14 Public access to the lake is to be made available by a soft-edge interface generally in accordance with the design principles outlined on Map 20 (Precinct Park Design Principles) and Map 17H (Indicative Cross Sections) of this document.

Walkable Waterfront (Public Recreation Lake and north arm of Western Waterway)

4.2.3.3.15 The Walkable Waterfront adjacent to the Public Recreation Lake and the north arm of the Western Waterway is provided in accordance with the following standards:-

- (i) Minimum width of 10m measured from the face of the revetment wall, as shown on Map 17J (Indicative Cross Sections) of this document;
- (ii) Minimum pavement width in accordance with Map 5 (Pedestrian & Cycle Movement Plan) of this document;
- (iii) No retaining walls are to be located within the walkable waterfront reserve. Any retaining walls adjacent to the walkable waterfront retaining allotment fill are to be contained wholly within the boundaries of the allotments and are not to be greater than 1.0 metre in height;
- (iv) The walkable waterfront main pathway finish shall be reinforced concrete construction, finished with a non-slip surface and is to form a continuation of the pathway alignment within Detailed Planning Area 15 to the south;
- (v) Threshold treatments are to be provided at the intersection of pathways and the walkable waterfront in conjunction with the provision of seating.

Walkable Waterfront (Western Waterway)

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

- (i) Minimum reserve width of 5.0m measured from the face of the revetment wall as shown on Maps 17D - G (Indicative Cross Sections) of this document;

- (ii) Minimum pavement width in accordance with Map 5 (Pedestrian & Cycle Movement Plan) of this document;
- (iii) Predominantly located immediately adjacent to the revetment edge and identified with a bollard and chain, or equivalent;
- (iv) No retaining walls are to be located within the walkable waterfront reserve. Any retaining walls adjacent to the walkable waterfront retaining allotment fill are to be contained wholly within the boundaries of the allotments and are to be of a consistent construction standard and height as the existing retaining wall within the existing stage of Birtinya to the south;
- (v) The walkable waterfront main pathway finish shall be reinforced concrete construction, finished with a non-slip surface and is to form a continued concrete surface extending from the revetment wall (i.e. no landscaping between the revetment wall and walkable waterfront pathway);
- (vi) Threshold treatments are to be provided at the intersection of pathways and the walkable waterfront in conjunction with the provision of seating;
- (vii) Seating, drinking fountains and bins are to be provided at 500m intervals along the walkable waterfront and may be collocated with the Neighbourhood Park, Precinct Park or other open space areas immediately adjacent to the walkable waterfront.
- (viii) A bollard and chain barrier is to be provided where the walkable waterfront pathway is located immediately adjacent to the revetment wall.

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

subsequent approvals for Reconfiguration of a Lot and Building Works will also be required.

Mooring facilities will be in accordance with the details in the adopted "Lake Kawana / Birtinya - Lake Management Plan" and will not extend beyond the quay line defined in the Lake Management Plan. To enable connection of underground services such as water and power to private mooring facilities within the western waterway, easements (and underground conduits) are to be provided across the walkable waterfront for each of the allotments for which it is intended that quay line access will be made available.

Open Space (Other)

- 4.2.3.3.18 Other open space areas (Finger Parks), as nominated on Map 6 (Open Space Plan) of this document, are to provide a public access connection to the walkable waterfront and accommodate stormwater management (overland flow and stormwater treatment functions) where nominated on Map 11 (Urban Infrastructure Network – Stormwater Drainage) of this document. Adequate provision must also be made for maintenance vehicle access to the walkable waterfront.
- 4.2.3.3.19 Removable or collapsible vehicle restraints are provided at all road interfaces (i.e. both ends of the path) to restrict access to the path by everyday vehicles.

4.2.3.4 Stormwater and Water Sensitive Urban Design (WSUD) Infrastructure

- 4.2.3.4.1 Stormwater and drainage infrastructure is designed to accommodate stormwater from development in the Detailed Planning Area in accordance with best integrated water management and water sensitive urban design practices. All stormwater is to be discharged toward the western waterway or public recreation lake.
- 4.2.3.4.2 WSUD systems shall be sized to meet current best practice stormwater quality design objectives for gross pollutants, total phosphorous and total nitrogen.

- 4.2.3.4.3 The design of WSUD devices shall be carried out in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (Healthy Waterways) and Council’s adopted engineering standards.
- 4.2.3.4.4 The roads, drainage pathways, drainage features and waterways are to safely convey the stormwater flows for the 100 year ARI storm event (ultimate development catchment characteristics upstream) without allowing the flows to encroach upon private lots.
- 4.2.3.4.5 Overland flow paths (for any storm event) from roads and public open space areas are not to pass through residential lots. Drainage pathways are provided to accommodate overland flows from roads and public open space areas.
- 4.2.3.4.6 Carriageways generally have kerb and channel (except where swale drains or edge strips are approved). Catchpits and kerb turnouts are located to ensure the longitudinal flow in the kerb and channel does not exceed 250mm depth during the Major Storm (100 year ARI).
- 4.2.3.4.7 The drainage network for the Detailed Planning Area shall be designed to cater for both the Minor and Major Storm events in accordance with the Queensland Urban Design Manual (QUDM) requirements. The definition of these events as well as the drainage performance criteria is prescribed in the following sections:
- (a) Minor Storm event definition is dependent on the proposed land use type. Table 2 below details the Minor Storm event criteria specific to the various land use types:

Table 2 – Minor Storm Event Criteria

Land use Type	Design ARI (%)	Design Tail Water Level (m AHD)
Land Use Area 1 – Residential A	Q2	RL0.93
Land Use Area 2 – Residential B	Q10	RL1.38
Land Use Area 3 – Commercial & Mixed Use	Q10	RL1.38
Land Use Area 4 – Community Use	10%	RL1.38

Land Use Area 5 – Open Space	Q1	RL0.65
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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 9 (Urban Infrastructure Network – Water) and Map 10 (Urban Infrastructure Network – Sewer) of this document, and is designed and constructed in accordance with the Water and Sewer Authority’s adopted standards.

4.2.3.6 Power and Telecommunications Infrastructure

- 4.2.3.6.1 Power and telecommunications infrastructure is provided within the Detailed Planning Area such that all allotments are serviced by underground power and telecommunications infrastructure. Any pad-mount electricity transformers must be located within locally

widened sections of road reserve so that they do not impact upon the functionality of the verges, public open space or located in visually prominent areas.

4.2.4 Landscaping (Streetscape)

Mixed Use Collector Streets – Type 1

4.2.4.1 Mixed Use Collector Streets – Type 1 are to be designed to incorporate the following:

- (a) Formal street tree planting, footpaths, and turf within verges outside of commercial and retail zones.
- (b) Street trees provided on verges at an average of 7.5 metre centres to all road frontages.
- (c) A minimum clearance of 1.5m between the back of the kerb and any verge pathway must be provided to accommodate the street trees.
- (d) Street trees are of a species type that offers a clear trunk with a high canopy, generally in accordance with Map 21A & 21 B (Indicative Planting Palette) document, and are compatible with buildings, hard paved areas, overhead and underground services, and should be capable of creating closed linear canopy along the footpath verge.
- (e) Awnings along active frontages are setback an appropriate distance (minimum 1.5m) from the back of kerb alignment to allow for the provision of street trees on the standard alignment.
- (f) Low garden planting is limited to areas around street trees, pedestrian crossing points, active frontages and WSUD devices.
- (g) WSUD devices located within verges, generally in accordance with Map 11 (Urban Infrastructure Network – Stormwater Drainage) of this document, are restricted to bio-retention areas and are to be integrated with a landscaping outcome to achieve consistent amenity with other low garden plantings.

Mixed Use Collector Streets – Types 2 & 3

4.2.4.2 Mixed Use Collector Streets – Types 2 & 3 are to be designed to incorporate the following:

- (a) Formal street tree planting, high quality pedestrian footpaths, lighting, furniture, low garden planting, and other elements which positively contribute to the creation of an attractive streetscape amenity and sub-tropical appearance.
- (b) Design of surface treatments, street trees, street furniture, and verge elements are considered where interfacing with parks to preserve safe access and pedestrian movements, assist with way-finding, and integrate with the park design where possible.
- (c) Street furniture and verge treatments are installed generally in accordance with Map 21 (Materials Palette for the Village Park and Neighbourhood Collector (Central Spine)) of this document.
- (d) Verge footpaths and shared zone areas are to be of high amenity, quality finish and are to include exposed aggregate, honed, coloured or plain concrete with patterning expressed via saw cuts, generally in accordance with Map 21 (Materials Palette for the Village Park and Neighbourhood Collector (Central Spine)) of this document.
- (e) Street trees provided on verges at an average of 7.5 metre centres to all road frontages. Street trees are generally located at back of kerb and/or located in indented parking bay build outs to avoid conflict with awnings.
- (f) A minimum clearance of 1.2m between the back of the kerb and any verge pathway must be provided to accommodate the street trees.
- (g) Street trees are of a species type that offers a clear trunk with a high canopy, generally in accordance with Maps 21A & 21B (Indicative Planting Palette) of this document, and are compatible with buildings, hard paved areas, overhead and underground services, and should be capable of creating closed linear canopy along the footpath verge.
- (h) Street trees and verge elements are located to preserve safe access, on street car parking, sight lines and pedestrian movements in relation to vehicle/bicycle movement and driveway access, generally in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.
- (i) Awnings along active frontages are setback an appropriate distance (minimum 1.5m) from the back of kerb alignment to allow for the provision of street trees on the standard alignment.
- (j) Low garden planting is to be provided to areas around street trees, pedestrian crossing points, active frontages and WSUD devices.
- (k) WSUD devices located within verges, generally in accordance with Map 11 (Urban Infrastructure Network – Stormwater Drainage) of this document, are restricted to bio-retention

areas and are to be integrated with a landscaping outcome to achieve consistent amenity with other low garden plantings.

Mixed Use Access Streets – Types 1 & 2

4.2.4.3 Mixed Use Access Streets are to be designed to incorporate the following:

- (a) Formal street tree planting, footpaths, and turf within verges outside of commercial and retail zones.
- (b) Street trees provided on verges at 6 – 8 metre spacings to all road frontages.
- (c) A minimum clearance of 1.2m between the back of the kerb and any verge pathway must be provided to accommodate the street trees.
- (d) Street trees are in accordance with the list provided in Section 4.2.4.12 of this document, and are compatible with buildings, hard paved areas, overhead and underground services.
- (e) Street trees and verge elements are located to preserve safe access, on street car parking, sight lines and pedestrian movements in relation to vehicle movement and driveway access, generally in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.
- (f) Low garden planting is limited to areas around street trees, active frontages and WSUD devices.
- (g) WSUD devices located within verges, generally in accordance with Map 11 (Urban Infrastructure Network – Stormwater Drainage) of this document, are restricted to bio-retention areas and are to be integrated with a landscaping outcome to achieve consistent amenity with other low garden plantings.

Collector Streets

4.2.4.4 Landscaping along Collector Streets is generally restricted to street trees with the use of low planted gardens utilising sub-tropical plant species selected from Maps 21A and 21B (Indicative Planting Palette) of this document. Low gardens are limited to areas around street trees, gather nodes, park edges and pedestrian crossing points at signalised intersections and roundabouts, and uncovered WSUD devices.

- 4.2.4.5 Turf within verges will be permitted where it is undesirable for low planted gardens.
- 4.2.4.6 Landscaping along Collector Streets is in general accordance with the following:
- (a) Street trees are of a species type that offers a clear trunk with a high canopy and are compatible with buildings, hard paved areas, overhead and underground services;
 - (b) Street trees are planted with spacing typically at 7.5 metres having regard to the location of marked kerbside car parking spaces;
 - (c) Street tree species should be capable of creating closed linear canopy along the footpath verge;
 - (d) Feature tree plantings are catered for in all roundabouts;
 - (e) Street trees are permitted within open bio-pods where required to deliver desired streetscape continuity and spatial canopy requirements.
- 4.2.4.7 Street furniture and verge treatments are installed generally in accordance with Map 21 (Materials Palette for the Village Park and Neighbourhood Collector (Central Spine)) of this document.
- 4.2.4.8 Surface treatments are provided at major pedestrian crossings (i.e. intersection of Collector Streets with Florey Boulevard and Lake Kawana Boulevard and at the interface with parks) to delineate the crossing and assist with way finding.
- 4.2.4.9 Footpaths to verges along Collector Streets are of a high amenity, quality finish and are to include coloured or plain concrete with patterning expressed via saw cuts, granite or architectural pavers.
- 4.2.4.10 WSUD devices located within the Collector Street verges are restricted to bio-retention areas and are to be integrated with a landscaping outcome.
- 4.2.4.11 Water sensitive urban design devices are installed generally in accordance with Map 11 (Urban Infrastructure Network – Stormwater Drainage) of this document.

Access Streets

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

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

4.2.4.13 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 the Kawana Waters Development Agreement, the Community Development Strategy and Map 8 (Community Facilities Site) of this document. The Detailed Planning Area Plan identifies sites for the future provision of:

- (a) A Branch Library / Cultural Centre over the site nominated on Map 8 (Community Facilities Site) of this document; and
- (b) A Child Care Centre (minimum 45 Place centre) in accordance with the Community Development Strategy which must be located in accordance with Table 1 of this document.

5.0 **URBAN DESIGN PERFORMANCE CRITERIA**

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

Specific Outcome	Probable Solution																																		
Lot Size																																			
<p>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.</p>	<p>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:</p> <p><u>Land Use Area 1 – Residential A:-</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Dwelling Type</th> <th style="text-align: center;">Minimum Lot Size</th> <th style="text-align: center;">Frontage Width</th> </tr> </thead> <tbody> <tr> <td>Dwelling House</td> <td style="text-align: center;">180m²</td> <td style="text-align: center;">≥ 8.5m</td> </tr> <tr> <td>Terrace House</td> <td style="text-align: center;">180m²</td> <td style="text-align: center;">≤ 8.5m</td> </tr> <tr> <td>Duplex Dwelling</td> <td style="text-align: center;">500m²</td> <td style="text-align: center;">≥ 15m</td> </tr> </tbody> </table> <p style="text-align: center;">The range of lot sizes within the Detailed Planning Area are to be distributed such that at least 65% of detached housing lots have a frontage ≥ 12.5m, with at least 15% of these lots having a frontage ≥ 15m.</p> <p><u>Land Use Area 2 – Residential B:-</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Precinct</th> <th style="text-align: center;">Minimum Lot Size</th> </tr> </thead> <tbody> <tr><td>5</td><td style="text-align: center;">2,500m²</td></tr> <tr><td>6</td><td style="text-align: center;">3,500m²</td></tr> <tr><td>7</td><td style="text-align: center;">2,500m²</td></tr> <tr><td>8</td><td style="text-align: center;">1,800m²</td></tr> <tr><td>9</td><td style="text-align: center;">4,000m²</td></tr> <tr><td>10</td><td style="text-align: center;">2,500m²</td></tr> <tr><td>11</td><td style="text-align: center;">4,500m²</td></tr> <tr><td>12</td><td style="text-align: center;">6,000m²</td></tr> <tr><td>13</td><td style="text-align: center;">4,000m²</td></tr> <tr><td>14</td><td style="text-align: center;">4,500m²</td></tr> </tbody> </table>	Dwelling Type	Minimum Lot Size	Frontage Width	Dwelling House	180m ²	≥ 8.5m	Terrace House	180m ²	≤ 8.5m	Duplex Dwelling	500m ²	≥ 15m	Precinct	Minimum Lot Size	5	2,500m ²	6	3,500m ²	7	2,500m ²	8	1,800m ²	9	4,000m ²	10	2,500m ²	11	4,500m ²	12	6,000m ²	13	4,000m ²	14	4,500m ²
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12	6,000m ²																																		
13	4,000m ²																																		
14	4,500m ²																																		

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution																	
		15	5,500m ²																
		<u>Land Use Area 3 – Commercial & Mixed Use:-</u>																	
		<table border="1"> <thead> <tr> <th>Precinct</th> <th colspan="2">Minimum Lot Size</th> </tr> </thead> <tbody> <tr> <td>16</td> <td colspan="2">3,000m²</td> </tr> <tr> <td>17</td> <td colspan="2">5,000m²</td> </tr> <tr> <td>18</td> <td colspan="2">3,500m²</td> </tr> <tr> <td>19</td> <td colspan="2">3,000m²</td> </tr> </tbody> </table>			Precinct	Minimum Lot Size		16	3,000m ²		17	5,000m ²		18	3,500m ²		19	3,000m ²	
Precinct	Minimum Lot Size																		
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19	3,000m ²																		
		<u>Land Use Area 4 – Community Facilities:-</u>																	
		<table border="1"> <thead> <tr> <th>Precinct</th> <th>Minimum Lot Size</th> <th>Minimum Frontage Width</th> </tr> </thead> <tbody> <tr> <td>20</td> <td>7,000m²</td> <td>25m</td> </tr> </tbody> </table>			Precinct	Minimum Lot Size	Minimum Frontage Width	20	7,000m ²	25m									
Precinct	Minimum Lot Size	Minimum Frontage Width																	
20	7,000m ²	25m																	
		S1.2 No Probable Solution prescribed for Land Use Area 4 (Open Space).																	
Stormwater Management (On-Site)																			
O2	Development on allotments within Land Use Areas 2, 3 & 4 is to provide for stormwater quality management infrastructure that is designed and constructed in accordance with contemporary best practice standards for water sensitive urban design.	S2.1	Stormwater quality management infrastructure associated with development within Land Use Areas 2, 3 & 4 complies with the <i>Deemed to Comply – Stormwater Quality Management (South East Queensland) Version 1.0 May 2010 Water by Design</i> and the <i>Water Sensitive Urban Design Technical Design Guidelines (South East Queensland Healthy Waterways Partnership)</i> and is designed and constructed in accordance with Council's adopted Engineering Standards.																
O3	Development on allotments within Land Use Areas 2, 3 & 4 is to comply with the stormwater quality management objectives set out in the relevant State Government regulations in force at the time of development.	S3.1	Development within these Land Use Areas complies with the <i>Queensland State Planning Policy</i> (where applicable) and <i>South East Queensland Regional Plan 2009-2031 Implementation Guideline # 7 Water Sensitive Urban design</i> .																

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
<p>O4 Development on allotments within Land Use Areas 2, 3 & 4 avoids discharging ¹‘treated’ stormwater into ²‘un-treated’ stormwater within the public stormwater network.</p>	<p>S4.1 ‘Treated’ stormwater discharged from development within these Land Use Areas, accords with the following:</p> <ul style="list-style-type: none"> (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). <p>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.</p>
Car Parking & Access	
<p>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.</p>	<p>S5.1 Vehicular access for Land Use Areas 2, 3 & 4 is provided in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document. If Precincts 6, 9 & 10 are developed as a single, consolidated site, alternative driveway locations to those shown on Map 7 (Vehicle Movement Network & Driveway Location Plan) may be permitted.</p> <p>S5.2 Vehicular crossings are designed in accordance with Council’s adopted standard drawings.</p> <p>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:</p> <ul style="list-style-type: none"> (a) <i>AS2890.1 – Parking Facilities: Off-street Car Parking</i>; and (b) <i>AS2890.2 – Parking Facilities: Off-street Commercial Vehicles facilities</i>.

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.

Specific Outcome	Probable Solution																
	<p>S5.4 On-site parking and manoeuvring areas (excluding Dwelling Houses, Terrace Houses and Duplex Dwellings) provide for vehicles to enter and leave the site in a forward motion.</p> <p>S5.5 Engineering design of all parking and manoeuvring areas is in accordance with Council's adopted standards.</p>																
<p>O6 Residential development provides on-site car and cycle parking at a rate that adequately services the needs of the use, without encouraging or reinforcing reliance on private vehicles.</p>	<p>S6.1 The minimum number of on-site residential car parking spaces provided is in accordance with the rates nominated in Table 3 below:</p> <p>Table 3 – Residential Car Parking Rates</p> <table border="1" data-bbox="1111 580 2022 1369"> <thead> <tr> <th data-bbox="1111 580 1505 644">Use</th> <th data-bbox="1505 580 2022 644">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="1111 644 1505 772">Residential Uses (limited to Accommodation Building, Cluster Development, Motel and Multiple Dwelling only):</td> <td data-bbox="1505 644 2022 772"></td> </tr> <tr> <td data-bbox="1111 772 1505 852">- Dwelling Unit comprising 1 or 2 bedrooms*</td> <td data-bbox="1505 772 2022 852">1 space per unit</td> </tr> <tr> <td data-bbox="1111 852 1505 932">- Dwelling Unit comprising 3 or more bedrooms*</td> <td data-bbox="1505 852 2022 932">1.25 spaces per unit</td> </tr> <tr> <td data-bbox="1111 932 1505 979">- On-site Visitor Spaces</td> <td data-bbox="1505 932 2022 979">1 space per 3 units</td> </tr> <tr> <td data-bbox="1111 979 1505 1145">* 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 data-bbox="1505 979 2022 1145"></td> </tr> <tr> <td data-bbox="1111 1145 1505 1327">Aged Persons Home</td> <td data-bbox="1505 1145 2022 1327">1 space per 4 accommodation units; and 1 space per 6 nursing home beds; and 1 space per 2 employees; and visitor parking provided at 50% of the above parking requirements</td> </tr> <tr> <td data-bbox="1111 1327 1505 1369">Retirement Community</td> <td data-bbox="1505 1327 2022 1369">1 space per dwelling unit; and</td> </tr> </tbody> </table>	Use	Minimum Rate	Residential Uses (limited to Accommodation Building, Cluster Development, Motel and Multiple Dwelling only):		- Dwelling Unit comprising 1 or 2 bedrooms*	1 space per unit	- Dwelling Unit comprising 3 or more bedrooms*	1.25 spaces per unit	- On-site Visitor Spaces	1 space per 3 units	* 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).		Aged Persons Home	1 space per 4 accommodation units; and 1 space per 6 nursing home beds; and 1 space per 2 employees; and visitor parking provided at 50% of the above parking requirements	Retirement Community	1 space per dwelling unit; and
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Specific Outcome	Probable Solution										
		visitor car parking provided at 0.25 spaces per dwelling unit									
	Dwelling House, Terrace House and Duplex Dwelling	2 spaces per dwelling unit, with at least one space capable of being covered (parking spaces may be provided in tandem)									
	Caretaker's Residence	1 space per residence									
	Bed and Breakfast - Homestay	1 additional space per guest suite in addition to the Dwelling House requirements									
	Display Home	2 spaces which may be provided in tandem									
	Home Occupation	1 visitor space in addition to dwelling requirements									
	<p>S6.2 The minimum number of on-site cycle parking spaces provided is in accordance with the rates nominated in Table 4 below:</p> <p>Table 4 – Residential Cycle Parking Rates*</p> <table border="1"> <thead> <tr> <th>Use</th> <th>Minimum Rate</th> </tr> </thead> <tbody> <tr> <td>Multiple Dwelling</td> <td>1 resident space / dwelling + 1 visitor space / 4 dwellings</td> </tr> <tr> <td>Retirement Community</td> <td>1 resident space / unit + 1 visitor space / 10 units</td> </tr> <tr> <td>Aged Persons Home</td> <td>1 employee space / 10 beds + 1 visitor space / 10 beds</td> </tr> <tr> <td>Accommodation Building</td> <td>1 resident space / 10 rooms + 1 visitor space / 20 rooms</td> </tr> </tbody> </table> <p>* Where interchangeable use rights are sought for the same unit, the highest applicable bicycle parking rate will apply.</p>		Use	Minimum Rate	Multiple Dwelling	1 resident space / dwelling + 1 visitor space / 4 dwellings	Retirement Community	1 resident space / unit + 1 visitor space / 10 units	Aged Persons Home	1 employee space / 10 beds + 1 visitor space / 10 beds	Accommodation Building
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MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution																											
O7	Visitor parking spaces are accessible at all times.	S7.1	No Probable Solution prescribed.																										
O8	Sufficient on-site car parking is provided for the number and type of vehicles likely to be generated by the commercial activity.	S8.1	<p>The minimum number of on-site commercial car parking spaces provided is in accordance with the rates nominated in Table 5 below:</p> <p>Table 5 – Non-Residential Car Parking Rates</p> <table border="1"> <thead> <tr> <th>Use</th> <th>On-Site Rates</th> </tr> </thead> <tbody> <tr> <td>Child Care Centre</td> <td>1 space / 2 employees + 1 space / 5 children</td> </tr> <tr> <td>Commercial Premises</td> <td>1 / 30m² total use area</td> </tr> <tr> <td>Cottage Crafts & Sales</td> <td>1 / 20m² total use area</td> </tr> <tr> <td>Food Outlet</td> <td>1 / 10m² total use area</td> </tr> <tr> <td>Function Room</td> <td>1 / 15m² total use area</td> </tr> <tr> <td>Heath Care Premises</td> <td>1 / 20m² gross floor area</td> </tr> <tr> <td>Hotel</td> <td>1 / guest room</td> </tr> <tr> <td>Indoor Entertainment</td> <td>1 / 20m² total use area</td> </tr> <tr> <td>Local Store</td> <td>1 / 30m² total use area</td> </tr> <tr> <td>Nightclub</td> <td>1 / 15m² dining/entertaining area</td> </tr> <tr> <td>Restaurant</td> <td>1 / 15m² dining area</td> </tr> <tr> <td>Shop</td> <td>1 / 20m² total use area</td> </tr> </tbody> </table>	Use	On-Site Rates	Child Care Centre	1 space / 2 employees + 1 space / 5 children	Commercial Premises	1 / 30m ² total use area	Cottage Crafts & Sales	1 / 20m ² total use area	Food Outlet	1 / 10m ² total use area	Function Room	1 / 15m ² total use area	Heath Care Premises	1 / 20m ² gross floor area	Hotel	1 / guest room	Indoor Entertainment	1 / 20m ² total use area	Local Store	1 / 30m ² total use area	Nightclub	1 / 15m ² dining/entertaining area	Restaurant	1 / 15m ² dining area	Shop	1 / 20m ² total use area
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MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution	
		Local Store, Food Outlet, Shop and Restaurant	1 employee space / 100m ² GFA + 1 customer space / 100m ² GFA
O9	For Land Use Areas 2, 3 & 4 sufficient on-site parking and manoeuvring area is provided to accommodate the number and type of service vehicles generated by the development activity.	S9.1	For Land Use Areas 2, 3 & 4 provision is made for on-site manoeuvring and service areas to accommodate on-site refuse collection in addition to a service bay for one medium rigid vehicle, designed in accordance with <i>AS2890.2 Parking Facilities: Off-street commercial vehicle facilities</i> and Council's adopted Engineering Standards.
O10	For Land Use Areas 2, 3 & 4 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 S10.2 S10.3	The number of car parking spaces provided for people with disabilities complies with the relevant provisions of the Building Code of Australia. Access to parking spaces for people with disabilities complies with <i>AS1428 – Design for Access and Mobility</i> . Car parking spaces for people with disabilities comply with the provisions of <i>AS2890.6 – Parking Facilities: Off-street parking for people with disabilities</i> .
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	No Probable Solution prescribed.
Energy Efficiency			
O12	Development in Land Use Area 2 (Residential B) and Land Use Area 3 (Mixed Use and Commercial) is designed to respond to the local climatic conditions and thereby reduce reliance on artificial heating and cooling systems, energy and water consumption	S12.1 S12.2	The Development demonstrates achievement of current best practice and design energy efficiency, where buildings achieve at least an equivalent 4 Star Green Star Rating Design and As Built V1.2 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 4.5 star Whole Building Australian Building Greenhouse Rating (ABGR). Development incorporates fundamental design features to engender an energy efficient built form, being:

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
	<p>(a) appropriate building orientation;</p> <p>(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.</p> <p>S12.3 Multi-unit residential dwellings sited above podium level(s) are predominantly oriented east / north-east, to maximise climatic efficiencies.</p>
Acid Sulfate Soils	
<p>O13 Development works are managed to avoid or minimise the release of acid and metal contaminants into the environment.</p>	<p>S13.1 The Development works do not disturb acid sulfate soils when undertaking excavation or filling works, or when extracting groundwater</p> <p>S13.2 If acid sulfate soils or potential acid sulfate soils are disturbed by development works:-</p> <p>(a) the release of acid and metal contaminants into the environment is avoided by appropriate treatment and management of disturbed acid sulfate soils and drainage waters in accordance with the provisions of the Queensland State Planning Policy; and</p> <p>(b) if the works involve excavation of more than 100m³ of soil or sediment, or more than 500m³ 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.</p>
<p>O14 Basements (where proposed) are designed and constructed as water excluding structure.</p>	<p>S14.1 No Probable Solution prescribed.</p>
Advertising Devices	
<p>O15 Advertising Devices within the Detailed Planning Area:</p>	<p>S15.1 Permanent Advertising Devices are designed and located in accordance with Local Planning Policy PDLPP 7.0/01 – Siting and</p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
<p>(a) are to compliment, or at least do not unreasonably detract from, the desirable characteristics of the natural and built environment;</p> <p>(b) are designed and integrated so as to minimise visual clutter; and</p> <p>(c) are constructed to satisfactory standards of public safety.</p>	<p>Design of Advertising Devices (Caloundra City Planning Scheme 1996).</p> <p>Assessment level to be determined by the Caloundra City Planning Scheme 1996.</p> <p>S15.2 The location and design requirements of any temporary Advertising Devices are to be identified in a subsequent Site Development Plan. Such advertising devices are limited to those advertising emerging developments within the Kawana Waters Master Planned area.</p>
Acoustic Quality	
<p>O16 Development is located, designed, constructed and operated to maintain appropriate levels of acoustic amenity for noise sensitive development.</p>	<p>S16.1 The <i>Acoustic Quality Objectives</i> specified in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> are achieved</p>
<p>O17 Mitigation measures incorporated into noise sensitive development to ameliorate road traffic noise achieves appropriate internal and external noise levels.</p>	<p>S17.1 Noise sensitive development is constructed in accordance with <i>Australian Standard AS3671-1989 Acoustics – Road traffic noise intrusion – building siting and construction</i> to achieve the satisfactory internal noise levels stipulated in <i>Australian Standard AS2107-2000 Acoustics – Recommended design sound levels and reverberation times for building interiors</i>.</p> <p>S17.2 All noise affected lots and proposed acoustic barriers, including barrier heights are identified on the Site Development Plan.</p>
<p>O18 For Land Use Areas 2, 3 & 4 development involving live entertainment or amplified music and voices maintains a satisfactory level of amenity for surrounding noise sensitive development.</p>	<p>S18.1 Development is to achieve the acoustic quality objectives of the <i>Environmental Protection (Noise) Policy 2008</i>.</p>
<p>O19 For development in Land Use Areas 2, 3 & 4 which includes:</p> <p>(a) industrial plant – fixed or mobile;</p> <p>(b) commercial plant – air-conditioning, refrigeration, deliveries, waste storage and collection; or</p>	<p>S19.1 Development complies with the Noise Impact Assessment Criteria provided in Table 7 below at all nearby and adjacent noise sensitive places.</p> <p>OR</p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
<p>(c) residential air conditioning;</p> <p>and where there is a potential for:</p> <p>(a) noise emissions to affect existing (or proposed) potentially noise sensitive development; or</p> <p>(b) noise emissions from existing development to adversely affect a proposed potentially noise sensitive development;</p> <p>a satisfactory level of amenity is achieved.</p>	<p>Where the noise levels specified in Table 7 cannot be achieved, mitigation measures are adopted to achieve an appropriate degree of acoustic amenity at the affected sensitive place. Such measures, in order of preference, include one or more of the following:</p> <p>(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);</p> <p>(b) redesign of building layouts and orientation to maximise buffer distances and noise shielding;</p> <p>(c) provision of noise barriers to provide noise reductions to external and internal spaces; and</p> <p>(d) acoustic treatment of buildings achieves satisfactory design sound levels for internal occupancies, as specified in <i>AS 2107:2000 Acoustics – Recommended Design Sound Levels and Reverberation</i></p>

Table 7 - Noise Impact Assessment Criteria

Time	Noise Sensitive Place	Commercial Place
7 am – 6 pm	$L_{Amax,adj} \leq L_{Abg} + 5 \text{ dB}$	$L_{Amax,adj} \leq L_{Abg} + 10 \text{ dB}$
6 pm – 10 pm	$L_{Amax,adj} \leq L_{Abg} + 5 \text{ dB}$	$L_{Amax,adj} \leq L_{Abg} + 10 \text{ dB}$
10 pm – 7 am	$L_{Amax,adj} \leq + 3 \text{ dB}$	$L_{Amax,adj} \leq L_{Abg} + 8 \text{ dB}$
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 = $0.0087 \times (L_{Abg} - 30)^{179}$.	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

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
<p>O20 Development in Land Use Areas 2, 3 & 4 is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause an environmental nuisance either:</p> <p>(a) in the surroundings of the proposed development; or (b) at the proposed development.</p>	<p>S20.1 The <i>Air Quality Objectives</i> specified in Schedule 1 of the <i>Environmental Protection (Air) Policy 2008</i> are achieved.</p>
Lighting	
<p>O21 Where development in Land Use Areas 2, 3 & 4 has the potential to cause a loss of amenity as a result of light spillage, lighting devices are suitably located, designed and installed to:-</p> <p>(a) minimise light spillage on surrounding premises; (b) preserve an acceptable degree of lighting amenity at surrounding premises; (c) provide covers or shading around lights; (d) direct lights downwards; (e) position lights away from potentially affected areas; and (f) enable brightness of lights to be adjusted to low levels.</p>	<p>S21.1 Compliance with <i>AS4282-1997: Control of the Obtrusive Effects of Outdoor Lighting</i> is achieved.</p>
<p>O22 Car Park lighting and pedestrian walkway lighting in Land Use Areas 2, 3 & 4 is located, designed and constructed to mitigate adverse amenity impacts.</p>	<p>S22.1 Lighting levels are in accordance with <i>AS1158.3.1:1999: Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>.</p> <p>S22.2 In achieving the above, <i>AS4282 – 1997: Control of the Obtrusive Effects of Outdoor Lighting</i> is also met.</p>
Refuse Management	

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
<p>O23 Development is located, designed, constructed and operated with appropriate waste management facilities which achieves the following:</p> <ul style="list-style-type: none"> (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. 	<p>S23.1 No Probable Solution prescribed.</p>
<p>O24 Adequate provision is made for refuse collection for all lots.</p>	<p>S24.1 Lots that do not have a frontage readily serviceable by a refuse collection vehicle or have an irregular frontage are allocated concrete bin pads to enable ease of access by refuse collection vehicles</p>
On-Street Car Parking	
<p>O25 Development within Land Use Area 1 (Residential A) is designed to ensure that adequate provision is made for on-street car parking.</p>	<p>S25.1 For Residential A allotments the development layout provides on-street car parking at the following rates:-</p> <ul style="list-style-type: none"> (a) 1 space per 2 dwelling houses for lots with an area of 300m² or less; and (b) 2 spaces per 3 dwelling houses for larger lots <p>S25.2 On-street car parking is to be identified on the applicable Site Development Plan.</p>

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																							
<p>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.</p>	<p>S1.1 Terrace Houses comply with the following Development Control Table 1:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="background-color: #333; color: white;">Development Control Table 1</th> </tr> <tr> <th style="background-color: #ccc;">Built Form</th> <th style="background-color: #ccc;">Minimum Setback Requirement</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="background-color: #ccc;">Specific Provisions applicable to terraces with vehicular access from a Laneway</td> </tr> <tr> <td>First Storey setback to Laneway</td> <td>1.0m where a double garage provided or 5.5m where a single garage provided</td> </tr> <tr> <td>2nd & 3rd storey setback to Laneway (Projections & Balconies)</td> <td>0.0m</td> </tr> <tr> <td>First Storey setback to frontage other than a laneway (i.e. Collector St or open space)</td> <td>3.0m where private open space centrally located 4.0m where private open space located at street frontage</td> </tr> <tr> <td>2nd & 3rd storey setback to frontage other than a laneway (Projections & Balconies)</td> <td>2.0m where private open space centrally located 3.0m where private open space located at street frontage</td> </tr> <tr> <td colspan="2" style="background-color: #ccc;">Specific provisions applicable to terraces with vehicular access from an Access Street</td> </tr> <tr> <td>Garage & First Storey setback to Access Street</td> <td>5.5m</td> </tr> <tr> <td>2nd & 3rd storey setback to Access Street (Projections & Balconies)</td> <td>3.0m</td> </tr> </tbody> </table>			Development Control Table 1		Built Form	Minimum Setback Requirement	Specific Provisions applicable to terraces with vehicular access from a Laneway		First Storey setback to Laneway	1.0m where a double garage provided or 5.5m where a single garage provided	2 nd & 3 rd storey setback to Laneway (Projections & Balconies)	0.0m	First Storey setback to frontage other than a laneway (i.e. Collector St or open space)	3.0m where private open space centrally located 4.0m where private open space located at street frontage	2 nd & 3 rd storey setback to frontage other than a laneway (Projections & Balconies)	2.0m where private open space centrally located 3.0m where private open space located at street frontage	Specific provisions applicable to terraces with vehicular access from an Access Street		Garage & First Storey setback to Access Street	5.5m	2 nd & 3 rd storey setback to Access Street (Projections & Balconies)	3.0m
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Specific provisions applicable to terraces with vehicular access from an Access Street																							
Garage & First Storey setback to Access Street	5.5m																						
2 nd & 3 rd storey setback to Access Street (Projections & Balconies)	3.0m																						

Specific Outcome	Probable Solution	
	First Storey setback to Collector St	3.0m where private open space centrally located 4.0m where private open space located at street frontage
	2 nd & 3 rd storey setback to Collector St (Projections & Balconies)	2.0m where private open space centrally located 3.0m where private open space located at street frontage
	General Provisions applicable to all Terraces	
	Side Boundary Setback	0.0m up to 80% of property boundary in length
	Side Boundary Setback for Semi-detached Terrace Lots	1.5m
	Minimum Built Form Second Storey	Minimum 50% lot width (not applicable to single storey terraces)
	Minimum Building Height	2 storeys, unless nominated on a subsequent Site Development Plan as permitting a single storey Terrace*
	* In instances where Terraces are developed in a row where a single storey outcome is permitted, a consistent building height is to be applied to each dwelling (i.e. either all single storey or double storey terrace dwellings)	
	Maximum Building Height	3 storeys
	Private Open Space (POS)	Private open space is provided at ground level that is at least 16m ² in area with a minimum dimension of 4m and accessible from a living area of the dwelling. Where this area is provided in a central location to the dwelling / building envelope the minimum dimension may be 3m.
<p>S1.2 Dwelling Houses on lots less than 300m² in area and frontage greater than 8.5m width comply with the following Development Control Table 2:</p> <div style="background-color: black; color: white; text-align: center; padding: 5px;">Development Control Table 2</div>		

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

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

Specific Outcome	Probable Solution																																					
	<table border="1"> <tr> <td colspan="2">Building Height</td> </tr> <tr> <td>Maximum</td> <td>3 storeys, unless nominated on a subsequent Ste Development Plan as having a maximum permitted height of 2 storeys</td> </tr> <tr> <td colspan="2">Private Open Space</td> </tr> <tr> <td colspan="2">Private open space is provided at ground level that: <ul style="list-style-type: none"> • is at least 16m² in size (excluding rainwater tanks); • has no dimension less than 4.0m; and • enables access from a living area of the house. </td> </tr> </table> <p>S1.3 Dwelling Houses on lots greater than 300m² in area and frontage greater than 8.5m width but less than 12.5m width comply with the following Development Control Table 3:</p> <table border="1"> <thead> <tr> <th colspan="2" style="background-color: black; color: white;">Development Control Table 3</th> </tr> <tr> <th rowspan="2" style="background-color: #cccccc;">Control</th> <th style="background-color: #cccccc;">Lot Size</th> </tr> <tr> <th style="background-color: #cccccc;">Detached Lots > 300m² & > 8.5m frontage</th> </tr> </thead> <tbody> <tr> <td colspan="2">Front Setback</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">Rear Setback to habitable room</td> </tr> <tr> <td>- first storey</td> <td>1.5m**</td> </tr> <tr> <td>- second storey</td> <td>3.0m**</td> </tr> <tr> <td>- third storey</td> <td>3.0m**</td> </tr> <tr> <td colspan="2">** 4.5m where abutting Western Waterway</td> </tr> <tr> <td colspan="2">Side Setback (Built to Boundary-Optional & Mandatory)</td> </tr> <tr> <td>- first storey</td> <td>0.0m ¹</td> </tr> <tr> <td>- second storey</td> <td>0.0m ²</td> </tr> <tr> <td>- third storey</td> <td>0.0m ²</td> </tr> </tbody> </table>	Building Height		Maximum	3 storeys, unless nominated on a subsequent Ste Development Plan as having a maximum permitted height of 2 storeys	Private Open Space		Private open space is provided at ground level that: <ul style="list-style-type: none"> • is at least 16m² in size (excluding rainwater tanks); • has no dimension less than 4.0m; and • enables access from a living area of the house. 		Development Control Table 3		Control	Lot Size	Detached Lots > 300m ² & > 8.5m frontage	Front Setback		- to habitable room	3.0m	- to garage door	5.5m	Rear Setback to habitable room		- first storey	1.5m**	- second storey	3.0m**	- third storey	3.0m**	** 4.5m where abutting Western Waterway		Side Setback (Built to Boundary-Optional & Mandatory)		- first storey	0.0m ¹	- second storey	0.0m ²	- third storey	0.0m ²
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	<p>1 up to 15m in length or 50% of the property boundary, whichever is greater</p> <p>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.</p> <p>Where optional built to boundary walls are not adopted, standard side setbacks apply as follows:</p> <table border="1"> <tr> <td colspan="2">(Non-built to Boundary) Side Setback</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 colspan="2">Side setback to corner lots (secondary frontage)</td> </tr> <tr> <td>- first storey</td> <td>2.0m</td> </tr> <tr> <td>- second storey</td> <td>2.0m</td> </tr> <tr> <td>- third storey</td> <td>2.0m</td> </tr> <tr> <td colspan="2">Site Cover</td> </tr> <tr> <td>Maximum</td> <td>60%</td> </tr> <tr> <td colspan="2">Building Height</td> </tr> <tr> <td>Maximum</td> <td>3 storeys, unless nominated on a subsequent Ste Development Plan as having a maximum permitted height of 2 storeys</td> </tr> <tr> <td colspan="2">Private Open Space</td> </tr> <tr> <td colspan="2">Private open space is provided at ground level that:</td> </tr> <tr> <td colspan="2"> <ul style="list-style-type: none"> • is at least 16m² in size (excluding rainwater tanks); • has no dimension less than 4.0m; and • enables access from a living area of the house. </td> </tr> </table> <p>S1.4 Dwelling Houses on lots greater than 300m² in area and a frontage 12.5m wide or greater comply with the following Development Control Table 4:</p> <table border="1"> <tr> <th colspan="2" style="background-color: black; color: white;">Development Control Table 4</th> </tr> <tr> <th style="background-color: #cccccc;">Control</th> <th style="background-color: #cccccc;">Lot Size</th> </tr> <tr> <td></td> <th style="background-color: #cccccc;">Detached Lots</th> </tr> </table>	(Non-built to Boundary) Side Setback		- first storey	1.0m	- second storey	1.0m	- third storey	1.0m	Side setback to corner lots (secondary frontage)		- first storey	2.0m	- second storey	2.0m	- third storey	2.0m	Site Cover		Maximum	60%	Building Height		Maximum	3 storeys, unless nominated on a subsequent Ste Development Plan as having a maximum permitted height of 2 storeys	Private Open Space		Private open space is provided at ground level that:		<ul style="list-style-type: none"> • is at least 16m² in size (excluding rainwater tanks); • has no dimension less than 4.0m; and • enables access from a living area of the house. 		Development Control Table 4		Control	Lot Size		Detached Lots
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Specific Outcome	Probable Solution	
		> 300m² & > 8.5m frontage
	Front Setback to Street	
	- to habitable room	3.0m
	- to garage door	5.5m
	Rear Setback to habitable room	
	- first storey	1.5m**
	- second storey	3.0m**
	- third storey	3.0m**
	** 4.5m where abutting the Western Waterway	
	Side Setback (Built to Boundary Optional)	
	- first storey	0.0m ¹
	- second storey	0.0m ²
	- third storey	0.0m ²
	¹ up to 15m in length or 50% of the property boundary, whichever is greater ² up to 7.5m in length. Must be located at the front of the dwelling and above a first storey built to boundary wall. Where optional built to boundary walls are not adopted, standard side setbacks apply as follows:	
	(Non-built to Boundary) Side Setback	
	- first storey	1.0m
	- second storey	1.0m
	- third storey	1.0m
	Side setback to corner lots (secondary frontage)	
	- first storey	2.0m
- second storey	2.0m	
- third storey	2.0m	
Site Cover		
Maximum	60%	
Building Height		

Specific Outcome	Probable Solution	
	Minimum	2 storeys where nominated by subsequent Site Development Plan
	Maximum	3 storeys, unless nominated on a subsequent Site Development Plan as having a maximum permitted height of 2 storeys
	Private Open Space	
	Private open space is provided at ground level that: <ul style="list-style-type: none"> • is at least 16m² in size (excluding rainwater tanks); • has no dimension less than 4.0m; and • enables access from a living area of the house. 	
	<p>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.</p> <p>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.</p> <p>S1.7 Built to boundary walls for Terrace Houses and Dwelling Houses:</p> <ul style="list-style-type: none"> (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. <p>Note: Building and other structures (including swimming pools) are to ensure the structural integrity of retaining wall(s) is maintained.</p> <p>S1.8 A minimum 1.5m rear boundary setback, measured from the back of retaining wall, is to be provided to all structures (including pools) located adjacent to the walkable waterfront. All structures shall be founded a minimum of 300mm below the zone of influence of the retaining wall and</p>	

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution
		shall be designed such that they do not impose any lateral load on the retaining wall.
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.	<p>S2.1 When having vehicle access from a Residential Access Street, Terrace House lots are not to be delivered in a continuous row of more than 3 adjoining lots, without providing intermittently spaced Semi-detached Terrace House lots to the purpose of providing breaks in the otherwise continuous, linear built form;</p> <p>S2.2 When having vehicle access from a Residential Laneway, Terrace House lots are not to be delivered in a continuous row of more than 6 adjoining lots, without providing intermittently spaced Semi-detached Terrace House lots to the purpose of providing breaks in the otherwise continuous, linear built form;</p> <p>S2.3 No combined row of Terrace House lots and Semi-detached Terrace House lots is to be longer than 6 adjoining lots, unless;</p> <p>(a) Having frontage to an existing Collector Road (Florey Boulevard) or a Neighbourhood Collector Street, as represented in Map 7 (Vehicle Movement Network Plan & Driveway Location Plan) of this document;</p> <p>or</p> <p>(b) Having frontage to an area of public open space, as represented in Map 6 (Open Space Plan) of this document, whether or not that house frontage is separated from the open space area by a road;</p> <p>S2.4 Where a combined row of Terrace House lots and Semi-detached Terrace House lots is longer than 6 adjoining lots, Semi-detached Terrace House lots are to be intermittently spaced to the purpose of providing breaks in the otherwise continuous, linear built form;</p> <p>S2.5 Corner lots are to contain Semi-detached Terrace Houses, to the purpose of framing any row of Terrace House lots (including Semi-detached Terrace House lots) and presenting a desirable address to street corners;</p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution	
		S2.6 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 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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) Centrally located private open space areas that have direct access from living areas at ground level; or (b) The use of building offsets and openings such as light wells or similar, that are open to the sky and service core living areas.
Residential Amenity			
O4	Adequate protection is given to the privacy of dwellings and open space areas, with direct overlooking between dwellings being minimised by consideration being given to: <ul style="list-style-type: none"> (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:

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
	<p>(a) fixed obscure glazing in any part of the window below 1.5m above floor level; or</p> <p>(b) fixed external screens; or</p> <p>(c) sill heights of 1.5m above floor level.</p> <p>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</p> <p>S4.3 All clothes drying and rubbish storage areas are screened from the street and public open space areas.</p> <p>S4.4 Height of fences/walls on any road alignment or boundary adjacent to public realm areas do not exceed: (a) 1.8 metres if 50% transparent (b) 1.2 metres if solid</p> <p>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.</p>
Car Parking / Access / Driveway Location	
<p>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.</p>	<p>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).</p>
<p>O6 Access to lots is provided in an orderly manner which does not compromise service, on-street car parking, street trees and refuse collection.</p>	<p>S6.1 Driveway locations are detailed on the relevant Site Development Plan.</p>
<p>O7 Garages do not dominate the street frontage.</p>	<p>S7.1 Garage doors have a maximum width of 6 metres.</p>
<p>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.</p>	<p>S8.1 No Probable Solution prescribed.</p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution																							
Duplex Dwellings																									
Site Suitability																									
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.	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.																						
Building Envelopes																									
O10	Duplex dwelling sites have a minimum site area of 500m ² clear of any access strip or easement.	S10.1	No probable solution prescribed.																						
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.	S11.1	Minimum building setbacks are as follows: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="2">Setback to all road frontages (applicable to all storeys)</th> </tr> </thead> <tbody> <tr> <td>– to habitable room</td> <td>3.0m</td> </tr> <tr> <td>– to garage door</td> <td>5.5m</td> </tr> <tr> <th colspan="2">Setback to all other boundaries</th> </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> <th colspan="2">Building Height</th> </tr> <tr> <td>Maximum</td> <td>3 storeys</td> </tr> <tr> <th colspan="2">Private Open Space</th> </tr> <tr> <td colspan="2">Private open space is provided to each dwelling unit at ground level that: <ul style="list-style-type: none"> • is at least 16m² 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> </tbody> </table>	Setback to all road frontages (applicable to all storeys)		– to habitable room	3.0m	– to garage door	5.5m	Setback to all other boundaries		– first storey	1.0m	– second storey	1.0m	– third storey	1.0m	Building Height		Maximum	3 storeys	Private Open Space		Private open space is provided to each dwelling unit at ground level that: <ul style="list-style-type: none"> • is at least 16m² in size (excluding rainwater tanks); • has no dimension less than 4.0m; and • enables access from a living area of the dwelling unit. 	
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MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution	
		S11.2	Side and rear boundary setbacks are measured to the wall of the building. Eaves should not encroach closer than 450mm to the lot boundary. Note: Building and other structures (including swimming pools) are to ensure the structural integrity of retaining wall(s) is maintained.
O12	The design of the duplex dwelling is of a high standard and contributes to the streetscape character of the locality.	S12.1	Each dwelling unit has a distinct layout that is not a mirror image of the adjoining dwelling unit.
Building Design (Sub-Tropical Elements)			
O13	Dwellings are to incorporate sub-tropical design features to maximise energy efficiency and user comfort.	S13.1	Sub-tropical design elements are incorporated within residential design, including but not limited to: (a) The maximising of natural light and cross-ventilation; (b) The provision of fixed and adjustable sun shading devices to control direct solar access; (c) The provision of roof eave overhangs to walls, wall openings and balconies.
Car Parking / Access / Driveway Location			
O14	On-site car parking is provided at a rate that adequately services the needs of the use, without encouraging or reinforcing reliance on private vehicles.	S14.1	Car Parking for Duplex Dwellings is provided at a rate of 2 spaces per dwelling, with at least one space capable of being covered (parking spaces may be provided in tandem).
O15	Access to lots is provided in an orderly manner which does not compromise service, on-street car parking, street trees and refuse collection.	S15.1	Driveway locations are detailed on the relevant Site Development Plan.
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	S17.1	No Probable Solution prescribed.

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution	
width of 3.5 metres at the kerb line and 4.0 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 Duplex Dwelling or within another enclosed structure such as a shed or a garage on the same site.
		S18.2	An occupant of the Dwelling House or Duplex Dwelling conducts the Home Occupation.
		S18.3	The conduct of the Home Occupation cannot include the employment of persons on the site other than the residents.
O19	A Home Occupation is limited in size and scale so that the amenity of the existing neighbourhood is protected and the home based business remains ancillary to the residential use of the dwelling.	S19.1	The total gross floor area used for the Home Occupation does not exceed 50m ² .
		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 <i>Environmental Protection Regulation 1998</i> .

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

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

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

Specific Outcome		Probable Solution	
Site Cover			
O1	Development footprints are designed in a manner which: (a) allows for adequate spaces and landscaping between buildings; and (b) allows sufficient area at ground level for communal open space, site facilities, resident and visitor parking, landscaping and maintenance of a residential streetscape.	S1.1	Site Cover for Aged Persons Home and Retirement Community does not exceed 50%.
		S1.2	No probable solution prescribed for all other forms of development except that if Precincts 6, 9 & 10 are developed as a single, consolidated lot the site cover of any part of the development above two storeys does not exceed 35%.

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution	
Building Setback			
O2	<p>All buildings and associated structures are adequately setback from the street and side and rear boundaries of the site to:</p> <ul style="list-style-type: none"> (a) protect the streetscape character of the local area; (b) maintain a quality level of amenity to the publicly accessible waterfront; (c) ensure there is no significant loss of amenity to residents on adjoining sites, including reducing over shadowing and overlooking of adjoining sites; (d) provide separation and spacing between buildings; (e) maintain acceptable levels of natural ventilation and light access to adjacent properties; (f) ensure the structural integrity of retaining wall(s) is maintained; and (g) provide a high quality and interesting built form and enhance key vistas. 	S2.1	<p>A minimum building setback (including semi and sub-basement car parking and balconies) of 3 metres to all boundaries is provided. Precincts 6, 9 & 10 may be developed as a single, integrated development. In this circumstance, the minimum building setbacks to the internal side boundaries of the individual precincts are not relevant.</p>
		S2.2	<p>For Precincts 12 – 15 and 17 & 18 (where developed for residential purposes) situated North of Lake Kawana Boulevard, side boundary setbacks above ground level are to achieve the following, where adjoining another residential lot:</p> <ul style="list-style-type: none"> (a) 4 metre side boundary setback, measured to the outermost projection of a balcony; and (b) 5 metre side boundary setback, measured to the façade.
		S2.3	<p>For Precincts 17 & 18, where developed for residential purposes, a minimum building setback of 3 metres is to be maintained to the Lake Kawana Boulevard and Central Boulevard frontages.</p>
Building Siting, Design and Layout			
O3	<p>The height of development is compatible with the desired character of the Detailed Planning Area</p>	S3.1	<p>Building heights within Land Use Area 2 do not to exceed 8 storeys, in accordance with Map 14 (Building Heights Plan) of this document.</p>
O4	<p>Design and layout provides:</p> <ul style="list-style-type: none"> (a) a visible clear and articulated pedestrian entrance to and from the building; (b) minimal potential for pedestrian and vehicular conflict; 	S4.1	<p>The building is sited and designed such that:-</p> <ul style="list-style-type: none"> (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;

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution	
	<p>(c) an active frontage to the street or adjacent parkland or other parkland areas; and</p> <p>(d) opportunities to promote casual surveillance of public and semi-public spaces.</p>		<p>(c) vehicular access to the site is separate from the pedestrian access; and</p> <p>(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.</p>
O5	<p>Building design demonstrates 3-dimensional modelling that reduces:</p> <p>(a) building scale and bulk; and</p> <p>(b) the appearance of continuous blank walls through the use of articulation and changes in material and colour.</p>	S5.1	<p>The building incorporates vertical and horizontal articulation to ensure that no unbroken elevation is longer than 15 metres.</p>
		S5.2	<p>The building incorporates most or all of the following design elements:</p> <p>(a) variations in plan shape, such as curves, steps, recesses, projections or splays;</p> <p>(b) variations in vertical profile, with steps or slopes at different levels;</p> <p>(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;</p> <p>(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;</p> <p>(e) balconies, verandahs or terraces; and</p> <p>(f) planting, particularly on podiums, balconies, terraces and low level roof decks.</p>
O6	<p>Development utilises a tripartite form – base, middle, top and has a top level and roof form that is designed to provide for an articulated and visually interesting skyline silhouette.</p>	S6.1	<p>No probable solution prescribed.</p>
O7	<p>Development provides for a high standard of building form by incorporating the following:</p>	S7.1	<p>Screening devices that are used for privacy, partial weather protection or façade articulation should incorporate a variety of design treatments that reflect the site’s location and cultural heritage. Suggested</p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
<p>(a) visually interesting and articulated façade treatments to all elevations visible from street frontages and public open space;</p> <p>(b) a combination of built form elements, landscaping and fencing treatments that collectively contribute to the creation of an attractive interface with adjacent streets and areas of public open space;</p> <p>(c) building elements such as articulated roof forms, variation of façade materials and changes in projected and recessed elements and facades;</p> <p>(d) primary building orientation to Lake Kawana Boulevard for Precincts 7, 8, and 10, to Prosperity Drive for Precinct 6 and to the corner of Lake Kawana Boulevard and Prosperity Drive for Precinct 9;</p> <p>(e) predominant orientation of living areas, openings and balconies to the walkable waterfront from Precincts 11 – 15, to the purpose of promoting casual surveillance and passive interaction with that public domain;</p> <p>(f) maximisation of natural light and breezes to all internal living areas;</p> <p>(g) incorporation of architectural and landscape treatments which:</p> <ul style="list-style-type: none"> (i) emphasise corner locations; and (ii) provide for the establishment of high quality, deep planted landscaping along all street frontages; and (iii) contribute to the establishment of visually interesting and coherent streetscapes. <p>(h) large feature / legacy trees are provided in the locations nominated on Map 6.</p>	<p>treatments could include the use of artistic imagery, organic forms or nature based design detailing.</p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution	
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 maximised.
O9	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.	S9.1	Services and mechanical plant, including individual air conditioning equipment for dwelling units is visually integrated into the design and finish of the building, or effectively screened from view.
Parking and Access			
O10	Vehicle and pedestrian access is provided in an orderly manner that does not compromise the function of the street, public safety or efficient movement.	S10.1	Development access is provided generally in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document. If Precincts 6, 9 & 10 are developed as a single, consolidated site, alternative driveway locations to those shown on Map 7 (Vehicle Movement Network & Driveway Location Plan) may be permitted.
O11	Adequate on-site car parking is provided to cater to the demands generated by the particular use.	S11.1	Car parking is provided on-site in accordance with the rates nominated in Section 5.1 of this Master Plan.
O12	Development is designed to ensure car parking and servicing areas do not detrimentally impact on the amenity of the dwelling units and streetscape.	S12.1	Car parking areas or other associated structures are integrated into the design of the development such that:- <ul style="list-style-type: none"> (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.
O13	Resident and visitor car parking is sited and designed so as to minimise the visual impact of car parks provided at-grade.	S13.1	<u>Car parking areas for residential developments are distributed as follows:</u>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
	<p>(a) 50% of the total visitor parking required for the site, provided at-grade; and</p> <p>(b) Remaining visitor parking is to be accessible at all times;</p> <p>(c) Resident car parking is provided in either a basement or sub-basement or podium arrangement.</p>
<p>O14 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.</p>	<p>S14.1 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 1.2m² and at a minimum interval of one tree per 6 car parking bays.</p> <p>S14.2 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.</p> <p>S14.3 Where surface car parking is located above a basement, mechanical shading devices or trees planted in podium planters may be used to provide shade to the car park provided large canopy trees are established around the perimeter of the site to screen the surface parking area.</p>
Privacy and Amenity	
<p>O15 Dwelling units, private open spaces and adjoining residential uses are provided with a reasonable level of privacy.</p>	<p>S15.1 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.</p> <p>S15.2 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:-</p> <p>(a) window sill heights being a minimum of 1.5 metres above floor level; or</p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution
		<p>(b) fixed opaque glazing being applied to any part of a window below 1.5 metres above floor level; or</p> <p>(c) fixed external screens; or</p> <p>(d) if at ground level, screen fencing to a minimum height of 1.5 metres.</p> <p>S15.3 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.</p>
O16	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.	S16.1 Indoor and outdoor communal recreation facilities, mechanical plants and associated facilities (including air conditioning equipment), are positioned to minimise potential adverse impacts on residential amenity.
O17	Development is designed to ensure mechanical plants do not detrimentally impact on the amenity of the dwelling units, streetscape and public realm.	<p>S17.1 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.</p> <p>S17.2 Air conditioner external condenser units are not to be placed on balconies (to ensure that the comfort and useability of the areas is not adversely impacted by the operation of the units).</p>
Building Design (Sub-Tropical Elements)		
O18	<p>Elements of sub-tropical design are integrated into the design of development, and include but are not limited to:</p> <p>(a) the maximising of natural light and cross ventilation;</p> <p>(b) the provision of fixed and adjustable sun shading devices to control direct solar access;</p> <p>(c) the provision of roof eave overhangs to walls, wall openings and balconies;</p>	S18.1 No probable solution prescribed.

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
(d) the provision of deep planting zones at ground level that support significant shade trees, separate to car parking areas to reduce heat gain.	
<p>O19 Where double stacked buildings are proposed, the development must incorporate ventilated cores that are:</p> <p>(a) non-mechanical</p> <p>(b) remain open at all building edges to allow light and breezes into the core of the building</p>	<p>S19.1 No probable solution prescribed.</p>
Open Space/Landscaping and Fencing	
<p>O20 Development incorporates communal and private open space and landscaping such that residents have sufficient level area to engage in communal activities, enjoy private and semi-private spaces and accommodate visitors.</p> <p>For Aged Persons Home, Retirement Community, Multiple Dwellings and Accommodation Building:</p> <p>(a) Each dwelling unit above ground storey is provided with a balcony having a minimum 12m² with a minimum dimension of 3m (i.e. accommodating a core 3m x 3m square area within the total area);</p> <p>(b) The minimum area and minimum dimension/depth of the balcony is to be actual useable floor area:</p> <p>(i) exclusive of balustrading, storage areas, clothes drying facilities etc.;</p> <p>(ii) calculated as measured from the inside edge of any walls, balustrading or screening.</p>	<p>S20.1 <u>Aged Persons Home, Retirement Community, Multiple Dwellings and Accommodation Building:</u></p> <p>(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;</p> <p>(b) Each ground storey dwelling unit is provided with a private landscaped courtyard or similar open space area accessible from the main living area of the dwelling unit with a minimum area of 20m² and a minimum dimension of 4 metres (i.e. accommodating a 3.5m x 3.5m square area within the total area);</p> <p>Note: Clothes drying areas, driveways, private open space, and landscape buffering requirements do not form part of the communal open space requirement.</p>
<p>O21 Landscaping on the site:</p> <p>(a) enhances privacy between dwellings, rooming units and private open space on the site and adjoining premises;</p>	<p>S21.1 A minimum 2m wide landscaping buffer is provided to the full frontage/s of the site.</p> <p>S21.2 Development incorporates deep planting areas (free from basements and underground services) to allow for the establishment of large</p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution
<p>(b) assists in providing microclimatic control to buildings, communal and private open space;</p> <p>(c) makes a positive contribution to the streetscape; and</p> <p>(d) maintains opportunities for casual surveillance of public and semi-public spaces.</p>		<p>trees. Deep planting areas are to be provided in prominent locations (e.g. on street corners). Each deep planting area is a minimum of 4m x 4m in size.</p> <p>S21.3 A minimum of 25% of all trees provided on site are capable of growing above 3m.</p>
O22	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.	S22.1 No probable solution prescribed.
O23	Plant selections for Communal Open Space areas must address functional issues of the development, its character and privacy needs by considering: <ul style="list-style-type: none"> (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. 	S23.1 No probable solution prescribed.
O24	Fences and walls in landscaping are to: <ul style="list-style-type: none"> (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. 	<p>S24.1 High solid fences or walls are avoided along street frontages.</p> <p>S24.2 Front fences and walls have a maximum height of: <ul style="list-style-type: none"> (a) 1.8 metres if 50% transparent; or (b) 1.2 metres if solid. </p> <p>24.3 Front fences and walls are setback behind the 2 metre wide landscape strip.</p> <p>24.4 A 1.8m high solid screen fence is provided along: <ul style="list-style-type: none"> (a) the full length of all rear site boundaries; and (b) the full length of all side site boundaries to the front building line. </p>
O25	The location, height, extent and materials of retaining walls must be designed to minimise visual impact.	S25.1 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.

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
	<p>S25.2 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.</p>
Site Facilities	
<p>O26 Adequate on-site facilities are provided for storage and collection of refuse in a manner which provides reasonable standards of amenity for residents.</p>	<p>S26.1 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:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (c) no closer than 3 metres to any frontage and 1.5 metres to any other site boundary; (d) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles; (e) screened by dense planting with or without mounding; and (f) adequately separated from dwellings so as to avoid any undesirable impact of odour or noise from refuse collection services.
<p>O27 Development is designed and operated to minimise the production of greenhouse gas emissions by implementing a range of emissions limiting measures including, but not limited to, the following:-</p> <ul style="list-style-type: none"> (a) use of solar power or other non-polluting, renewable energy sources to supply part or all of the development's energy needs; and (b) for residential development, provision of a non-mechanical (natural) clothes drying area for each dwelling unit, except where adequate non 	<p>S27.1 No probable solution prescribed.</p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution	
mechanical communal clothes drying facility are provided.			
O28	Where individual clothes drying areas are provided on balconies, they do not adversely impact on the amenity of public places or neighbouring residential premises.	S28.1	Individual clothes drying areas are concealed or screened from public view.
O29	Non mechanical communal clothes drying facilities are provided where dwelling units are not provided with individual drying facilities.	S29.1	Where individual clothes drying facilities are not provided for each dwelling unit, one or more outdoor clothes drying areas are provided in an accessible location, calculated at 5m ² per dwelling unit, with a minimum area of 15m ² to a maximum area of 60m ² , and of a minimum dimension of 2 metres, equipped with robust clothes lines.
Home Occupation			
O30	The premises is managed and operated as a bona fide working from home activity.	S30.1	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.
		S30.2	An occupant of the dwelling unit conducts the Home Occupation.
O31	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.	S31.1	The total gross floor area used for the Home Occupation does not exceed 50m ² .
		S31.2	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.
O32	The activities conducted on the premises are appropriate to a residential location.	S32.1	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.
		S32.2	There is no public display or offering for retail sale of goods on the premises.

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
	<p>S32.3 Materials used or goods manufactured, serviced or repaired are stored within a building on the premises.</p> <p>S32.4 The Home Occupation does not involve any activity defined as an Environmentally Relevant Activity in the <i>Environmental Protection Regulation 1998</i>.</p>
<p>O33 The Home Occupation is conducted within a dwelling unit that has a predominantly residential amenity and character.</p>	<p>S33.1 The external appearance and character of the dwelling unit is not modified to accommodate the home based business.</p> <p>S33.2 The internal layout of the dwelling unit house:</p> <ul style="list-style-type: none"> (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 Dual Key Units	
<p>O34 Dual Key units do not exceed 20% of the maximum dwelling unit yield allocated for the precinct in which they are located.</p>	<p>S34.1 No probable solution prescribed.</p>
Requirements for a Caretakers Residence	
<p>O35 Caretakers Residence are only provided where demonstrated to be a legitimate support for other activities on the site.</p>	<p>S35.1 Site Development Plan is to demonstrate compliance with Local Planning Policy PDLPP 4.3/01 – Caretakers Residence</p>
Requirements for a Display Home and Temporary House and Land Sales Office	
<p>O36 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.</p>	<p>S36.1 Site Development Plan is to demonstrate compliance with Local Planning Policy PDLPP 4.5/01 – Display Homes</p>
Requirements for staged developments on Precincts 6, 9 and 10, where they are being developed as a consolidated site	

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution
<p>O37 Where Precincts 6, 9 and 10 are being developed as a consolidated development site and staged development is proposed: -</p> <ul style="list-style-type: none"> (a) the early stage/s of development are designed and constructed in a manner which provides for, or supports the future provision of the subsequent development stage/s. The design and construction must be in accordance with the intent and outcomes for the Detailed Planning Area as expressed in this document; and (b) the percentage of the site occupied by each development stage is generally equal to the percentage of the minimum yield for the site being delivered as part of that stage; or (c) there is a legally binding agreement in place between the land owner, the developer and the Council that guarantees the provision of the subsequent stage/s of development. 	<p>S37.1 No probable solution prescribed.</p>	

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

Specific Outcome		Probable Solution
Built Form		
<p>O1 Development ensures the delivery of built form that:</p> <ul style="list-style-type: none"> (a) incorporates architectural treatments into the building façade to avoid the presentation of extensive blank walls; and (b) is adequately articulated to break up building bulk and mass. 	<p>S1.1 Built form incorporates vertical and horizontal articulation to ensure that no unbroken elevation is longer than 15 metres. Such articulation should incorporate structures and façade projections that may have a practical as well as aesthetic function, including but not limited to the use of the following design elements:</p> <ul style="list-style-type: none"> (a) sun protection devices; 	

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
	<ul style="list-style-type: none"> (b) recessing of windows behind the penetrated planes of the building façade; (c) balconies; (d) artwork; (e) structural framing; (f) balustrades.
<p>O2 The height of development is compatible with the desired character of the Detailed Planning Area</p>	<p>S2.1 Building heights within Land Use Area 3 do not to exceed 8 storeys, in accordance with Map 14 (Building Heights Plan) of this document.</p>
<p>O3 Car parking and servicing areas which are incorporated into development as partial or semi-basement, at-grade or within levels constructed above ground, are to be contained within the building and appropriately screened from public view.</p>	<p>S3.1 Car parking structures and servicing areas constructed as partial basement or at ground level and where delineated on Map 13 (Active Frontage Plan) of this document as having a primary or secondary active frontage, are sleeved by appropriate commercial and retail uses, resulting in the effective concealment of the car park structure and serving area from that frontage identified by Map 13 (Active Frontage Plan).</p> <p>S3.2 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.</p> <p>S3.3 Partial basement car parking does not protrude more than 1m above finished ground level, when measured to underside of the slab which constitutes the roof of the car park structure.</p>
<p>O4 Development nominated on Map 13 (Active Frontage Plan) of this document as having an address to a primary or secondary active frontage is designed and constructed in a way to create lively, safe, comfortable and interesting frontages to the building and complement key pedestrian thoroughfares.</p>	<p><u>Where addressing a Primary Active Frontage:</u></p> <p>S4.1 At ground level, buildings with frontages identified on Map 13 (Active Frontage Plan) of this document:</p> <ul style="list-style-type: none"> (a) comprise activities that are likely to foster casual, social and business interaction for extended periods (such as shop fronts,

Specific Outcome	Probable Solution
	<p>indoor/outdoor cafes and restaurants) to the full length of the identified frontages;</p> <ul style="list-style-type: none"> (b) present a minimum of 50% 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. <p>S4.2 Development above the ground storey where not accommodating podium 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).</p> <p><u>Where addressing a Secondary Active Frontage:</u></p> <p>S4.3 At ground level, buildings with frontages identified on Map 13 (Active Frontage Plan) of this document:</p> <ul style="list-style-type: none"> (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 shutters, screens or roller-doors; (c) provide the primary pedestrian entry to the building from the identified frontage. <p>S4.4 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).</p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
<p>O5 Active uses at ground level (e.g. cafes & restaurants) are designed such that they do not obstruct or pose a hazard to key pedestrian thoroughfares</p>	<p>S5.1 Dining opportunities provided to ground floor uses are located in the following areas, generally as depicted on Map 17K (Indicative Cross Sections) of this document:</p> <ul style="list-style-type: none"> (a) where not situated internally within a ground floor tenancy, within the 1.5m – 5.0m variable ground floor building setback; and (b) beyond the 2.0 metre wide pedestrian zone. <p>S5.2 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.</p>
<p>O6 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.</p>	<p>S6.1 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.</p>
Building Setbacks	
<p>O7 Where a building has a primary or secondary active frontage, as nominated on Map 13 (Active Frontage Plan), setbacks are to comply with Map 16 (Land Use Area 3 – Setbacks Plan) of this document.</p>	<p>S7.1 The street edge (front) setback of development fronting the Mixed Use Collector Street – Type 2 (Precincts 16 & 19) is in general accordance with Map 17K (Indicative Cross Sections) of this document.</p> <p>S7.2 The street edge (front) setback of development fronting Lake Kawana Boulevard (Precincts 17 & 18) is in general accordance with Map 16 (Land Use Area 3 – Setbacks Plan) of this document;</p> <p>S7.3 The street edge setback of development fronting the Sub-Arterial Road (Precincts 16 & 17) is in general accordance with Map 16 (Land Use Area 3 – Setbacks Plan) of this document.</p>
<p>O8 All building adjacent to residential development sites are to provide sufficient setback such as to ensure the privacy of residents (where applicable) and maintain a quality level of amenity to the publicly accessible waterfront.</p>	<p>S8.1 Setbacks are to comply with Map 16 (Land Use Area 3 – Setbacks Plan) of this document.</p>
Awnings	

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
<p>O9 Continuous cantilevered awnings are provided for the entire length of the Primary and Secondary Active Frontages identified for Precinct 16 , the Primary Active Frontage for Precinct 19 and the Secondary Active Frontage for Precinct 18 of this document, being;</p> <p>(a) A 3m awning width extending from the building podium; and</p> <p>(b) A minimum awning height of 3.5m to a maximum height of 4.5m, when measure from the finished footpath level to the outer edge of the awning.</p>	<p>S9.1 No probable solution prescribed</p>
<p>Ground Storey Height</p>	
<p>O10 Development over Precincts 16 and 19 is to provide a ground storey height of 3.5 m between floor level and underside of the floor above for the entire length of the Primary and Secondary Active Frontages as shown on Map 13 (Active Frontage Plan) of this document, for the purpose of facilitating the adaptability of the ground floor tenancies and maintaining a consistent built form for the entire length of these relevant street frontages.</p>	<p>S10.1 No probable solution proscribed</p>
<p>Podium Height</p>	
<p>O11 The podium provided to commercial and mixed use development is not to exceed two storeys in height. Regardless of whether a one or two storey podium is provided, it is to be built to the front and side property alignment, in accordance with Map 16 (Land Use Area 3 – Setbacks Plan) of this document.</p>	<p>S11.1 No probable solution prescribed</p>
<p>End of Trip Facilities</p>	

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution						
<p>O12 Provision is made for secure and convenient bicycle parking or storage, that:</p> <p>(a) is located close to each building’s pedestrian entrance;</p> <p>(b) is obvious, easily and safely accessible;</p> <p>(c) is secure;</p> <p>(d) is dispersed on large sites for easy access to destination;</p> <p>(e) does not impact adversely on visual amenity; and</p> <p>(f) does not impede the movement of pedestrians or other vehicles.</p>	<p>S12.1 All development is to provide bicycle parking at the following rates:</p> <table border="1" data-bbox="1120 311 1915 494"> <thead> <tr> <th align="center" rowspan="2">Land Use</th> <th align="center">Rate</th> </tr> <tr> <th align="center">Minimum</th> </tr> </thead> <tbody> <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> </tbody> </table>	Land Use	Rate	Minimum	Commercial & Mixed Use	1 per 200m ² of GFA	Other Uses	No Probable Solution prescribed
Land Use	Rate							
	Minimum							
Commercial & Mixed Use	1 per 200m ² of GFA							
Other Uses	No Probable Solution prescribed							
<p>O13 Development is to provide for end of trip facilities that encourage the end user to utilise alternative transport modes, particularly cycling and walking.</p>	<p>S13.1 All development is to provide end of trip facilities (change rooms, toilets and lockers for both males and females) with shower cubicles at the following rates:</p> <table border="1" data-bbox="1120 790 1915 1388"> <thead> <tr> <th align="center" rowspan="2">Land Use</th> <th align="center">Rate</th> </tr> <tr> <th align="center">Minimum</th> </tr> </thead> <tbody> <tr> <td>Commercial & Mixed Use</td> <td> <ul style="list-style-type: none"> • 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. </td> </tr> </tbody> </table>	Land Use	Rate	Minimum	Commercial & Mixed Use	<ul style="list-style-type: none"> • 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. 		
Land Use	Rate							
	Minimum							
Commercial & Mixed Use	<ul style="list-style-type: none"> • 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. 							

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution	
			<p>AND</p> <p>1 employee locker per 2 bicycle parking spaces</p>
		Other Uses -	No Probable Solution prescribed
Feature Lighting			
O14	Feature lighting that supports and enhances the functionality of the public realm and creates visual interest is encouraged for developments within Land Use Area 3, where fronting a Mixed Use Collector Street Type 1 or Type 2.	S14.1	Built form with a frontage to the Central Spine (Mixed Use Collector Street Type 1) or opposite the Village Park assists with defining edges of public spaces and built form through the inclusion of appropriate lighting.
Child Care Centre			
O15	A minimum 45 place Child Care Centre is provided in accordance with the requirements of the Queensland Development Code.	S15.1	No Probable Solution prescribed.
O16	Where provided as a standalone Child Care Centre over Precinct 18, development delivers an attractive presentation to the corner of Lake Kawana Boulevard and the Mixed Use Collector Street Type 2.	S16.1	Development incorporates architectural and landscape treatments which: <ul style="list-style-type: none"> (i) emphasise the corner location; and (ii) provides for the establishment of high quality, deep planted landscaping along both street frontages, where not otherwise occupied by buildings; and (iii) contributes to the establishment of a visually interesting and coherent streetscape.

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
	<p>S16.2 Development adjacent to the Secondary Active Frontage along the Mixed Use Collector Street achieves the following design outcomes:</p> <ul style="list-style-type: none"> (i) Ground and podium level (where provided) to be built to the property boundary; (ii) Provision of an awning over the pedestrian footpath in accordance with Specific Outcome O9; (iii) Provision of a pedestrian entry from this frontage; (iv) Minimum 65% clear glazing at ground level <p>S16.3 Development adjacent to the Lake Kawana Boulevard frontage achieves the following design outcomes:</p> <ul style="list-style-type: none"> (i) Provision of a minimum 2 metre wide landscape strip to the full length of the frontage; (ii) Maintain overlooking of the street for at least 65% of the length of the street frontage; and (iii) Provision of a pedestrian entry from this frontage.
Parking and Access	
<p>O17 Vehicle and pedestrian access is provided in an orderly manner that does not compromise the function of the street, public safety or efficient movement.</p>	<p>S17.1 Development access is provided generally in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.</p>
<p>O18 Adequate on-site car parking is provided to cater to the demands generated by the particular use.</p>	<p>S18.1 Car parking is provided on-site in accordance with the rates nominated in Section 5.1 of this Master Plan.</p>
<p>O19 Resident and visitor car parking is sited and designed so as to minimise the visual impact of car parks provided at-grade.</p>	<p>S19.1 <u>Car parking areas for residential developments are distributed as follows:</u></p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
	<ul style="list-style-type: none"> (a) 50% of the total visitor parking required for the site, provided at-grade; and (b) Remaining visitor parking is to be accessible at all times; (c) Resident car parking is provided in either a basement or sub-basement or podium arrangement.
<p>O20 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.</p>	<p>S20.1 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 1.2m² and at a minimum interval of one tree per 6 car parking bays.</p> <p>S20.2 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.</p>
Mixed Use Development	
<p>O21 Mixed use developments provide reasonable standards of amenity, privacy and security for residents and visitors.</p>	<p>S21.1 Entries are clearly defined, signposted, well lit for safety, and separated from other non-residential building users.</p> <p>S21.2 Safe and secure parking areas are provided for residential uses that are clearly marked, easily accessible and distinguishable from non-residential building users.</p> <p>S21.3 Undesirable visual, noise and odour impacts to streets, public, communal and private open space areas and residential dwelling units are minimised by:</p> <ul style="list-style-type: none"> (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;

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome	Probable Solution
	(c) designing and locating ventilation and mechanical plants so that prevailing breezes do not direct undesirable noise and odours toward nearby dwelling units.
Requirement for residential components of mixed use development in Land Use Area 3	
Residential development within Land Use Area 3 that forms part of a mixed use development is designed in accordance with the requirements outlined in Section 5.3 'Urban Design Performance Criteria specific to Land Use Area 2 – Residential B' – Specific Outcomes O15 to O35 and associated Probable Solutions of this document (with the exception of S21.1 relating to frontage landscaping).	
Requirements for residential development in Land Use Area 3, where not involving a non-residential component	
Residential development within Land Use Area 3 that does not form part of a mixed use development (i.e. does not involve a non-residential component) is designed in accordance with the requirements outlined in Section 5.3 'Urban Design Performance Criteria specific to Land Use Area 2 – Residential B' of this document.	

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	
<p>O1 Development is to primarily address the central spine and the Village Park adjacent the eastern and northern boundaries of the site.</p>	<p>S1.1 The main pedestrian access to the development is from the central spine.</p> <p>S1.2 A minimum 30% of the length of the eastern boundary is occupied by built form, with a minimum 50% of the built form incorporating pedestrian awning or alternative shade protection covering of the main entry point and other relevant design elements.</p>

MASTER PLAN NO. 91 (DETAILED PLANNING AREA PLAN – DETAILED PLANNING AREA 11 – BIRTINYA ISLAND) 2015

Specific Outcome		Probable Solution
O2	Development is to provide a secondary but still significant address of built form to the north to the Village Park such as to provide legibility to the main entry, passive surveillance of public spaces, optimum climate responsive design and maximised parkland and water views from within.	S2.1 The building frontage to the north and the Village Park is to provide a minimum of 30% of building frontage as openings and windows.
Car Parking & Access (On-Site)		
O3	Car parking and vehicle access is provided and designed to be convenient yet unobtrusive.	<p>S3.1 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.</p> <p>S3.2 On-site car parking and servicing areas are constructed as basement, partial basement or at ground level such that they are effectively screened from public view by the use of appropriate building materials which have a low degree of visual permeability and high aesthetic quality.</p>
O4	On-site vehicle manoeuvring areas must not visually impact the Village Park interface.	S4.1 Vehicle movement areas associated with the community facility are effectively visually screened from the Village Park by appropriate landscaping.

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 – 20 identified on Map 4 (Site Development Plan (SDP) Precincts) of this document, delivered in accordance with the Master Planned Community Development Process of DCP 1.

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

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

Alternatively, provision can be made for the Supplementary Table of Development Assessment to nominate land uses and development works over Site Development Plan Precincts 5 – 15 and 20 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.
- 6.1.4 Unless already delivered on another Precinct, the Site Development Plan for Precinct 17 must allocate sufficient space within the building(s) and/or the proposed lot(s) for a minimum 45 place Child Care Centre to comply with the requirements of the Development Agreement and Queensland Development Code MP 5.4 and satisfy the licensing requirements of Department of Education and Training. Child Care Centre must be identified as the only permitted use for the allocated area.

7.0 MAPS AND TABLES

This Detailed Planning Area Plan comprises the following:

Maps

- Map 1 – Locality Plan
- Map 2 – Land Subject of Master Plan
- Map 3 – Land Use Areas
- Map 4 – Site Development Plan (SDP) Precincts

- Map 5 – Pedestrian & Cycle Movement Plan
- Map 6 – Open Space Plan
- Map 7 – Vehicle Movement Network & Driveway Location Plan
- Map 8 – Community Facilities Site
- Map 9 – Urban Infrastructure Network - Water
- Map 10 – Urban Infrastructure Network - Sewer
- Map 11 – Urban Infrastructure Network - Stormwater Drainage
- Map 12 – Public Transport Plan
- Map 13 – Active Frontage Plan
- Map 14 – Building Heights Plan
- Map 15 – On-Street Car Parking Provision Plan
- Map 16 – Land Use Area 3 - Setbacks Plan
- Map 17 – Indicative Cross Sections – Reference Locations
- Map 17A – Indicative Cross Sections
- Map 17B – Indicative Cross Sections
- Map 17C – Indicative Cross Sections
- Map 17D – Indicative Cross Sections
- Map 17E – Indicative Cross Sections
- Map 17F – Indicative Cross Sections
- Map 17G – Indicative Cross Sections
- Map 17H – Indicative Cross Sections
- Map 17I – Indicative Cross Sections
- Map 17J – Indicative Cross Sections
- Map 17K – Indicative Cross Sections
- Map 17L – Indicative Cross Sections
- Map 17M – Indicative Cross Sections
- Map 17N – Indicative Cross Sections
- Map 18 – Village Park Design Principles
- Map 19 – Neighbourhood Park Design Principles
- Map 20 – Precinct Park Design Principles
- Map 21 – Materials Palette for the Village Park and Neighbourhood Collector (Central Spine)
- Map 21A – Indicative Planting Palette

Map 21B – Indicative Planting Palette

Tables

Table 1 – (Table of Development)

Table 2 – (Minor Storm Event Criteria)

Table 3 – Residential Car Parking Rates

Table 4 – Residential Cycle Parking Rates

Table 5 – Non-Residential Car Parking Rates

Table 6 – Non-Residential Cycle Parking Rates

Table 7 – Noise Impact Assessment Criteria

8.0 STATEMENT OF COMPLIANCE

8.1 DCP 1 Requirements

The Detailed Planning Area Plan must comply with:

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

8.2 The Structure Plan

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

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

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

- (a) it is consistent with the intent of Birtinya Island, as specified in Section 15.3 (Intent of Birtinya Island) of the Structure Plan Development Criteria;
- (b) it complies with the relevant structure of Birtinya Island, as specified in Section 15.4 (Structure of Birtinya Island) of the Structure Plan Development Criteria as it applies to DPA 11; and
- (c) it does not contain any development other than that nominated by Section 15.4 (Structure of Birtinya Island) of the Structure Plan Development Criteria.

8.4 The Planning Scheme Including DCP 1

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

- (a) it complies with the provisions of section 7.4.3 (Detailed Planning Area Plan) of DCP 1; and
- (b) it complies with the provisions of Section 4.10.2(l) of DCP 1 as they apply to Detailed Planning Area 11.

8.5 Development Agreement

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

8.6 Development Lease No 2

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

- (a) no part of this Detailed Planning Area Plan is in conflict with any condition or requirement of Development Lease No 2; and
- (b) the Development Agreement recognises that the leasehold land held under Development Lease No 2 is subject to the Master Plan Process as set out in sections 7.3.2 and 7.4 of DCP 1.

8.7 Interpretation Rules

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

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

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

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

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

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

- (c) a common lift foyer serving more than one tenancy;
 - (d) a public mall in a Shopping Centre;
 - (e) all areas associated with the parking, loading and manoeuvring of motor vehicles;
 - (f) unenclosed publically accessible walkway(s) not greater than 2.5 metres wide which function as a secondary access at the rear of a building and located at ground level;
 - (g) end of trip facilities for cyclists;
 - (h) areas at or below existing natural ground level, or below a constructed roof level not greater than one metre above existing natural ground level;
 - (i) unenclosed balconies and/or decks;
 - (j) unenclosed areas not greater than 5.0 metres in width adjacent to an identified primary active frontage located at ground level;
 - (k) unenclosed areas not greater than 2.5 metres in width over which the building extends and/or is cantilevered at ground level; or
 - (l) toilets.
- (c) “Semi-detached Terrace House Lot” refers to those terrace house lots that are located at the end of a row of terraces, serving to provide a break in the continuous built form by way of a setback to one side boundary.
- (d) “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 35m² 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.

8.8 Use Definitions

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

8.9 Supporting Information

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

- (a) Local Area Traffic Network Study;
- (b) Acoustic Study;
- (c) Car Park Management Plan;
- (d) Water & Sewer Network Analysis Plan;
- (e) Stormwater Management Report;
- (f) Urban Stormwater Quality Management Plan.



Legend

DPA 11 Boundary


MAP 1: LOCALITY PLAN

SCALE 1:10,000 0 100 200 300 400 500





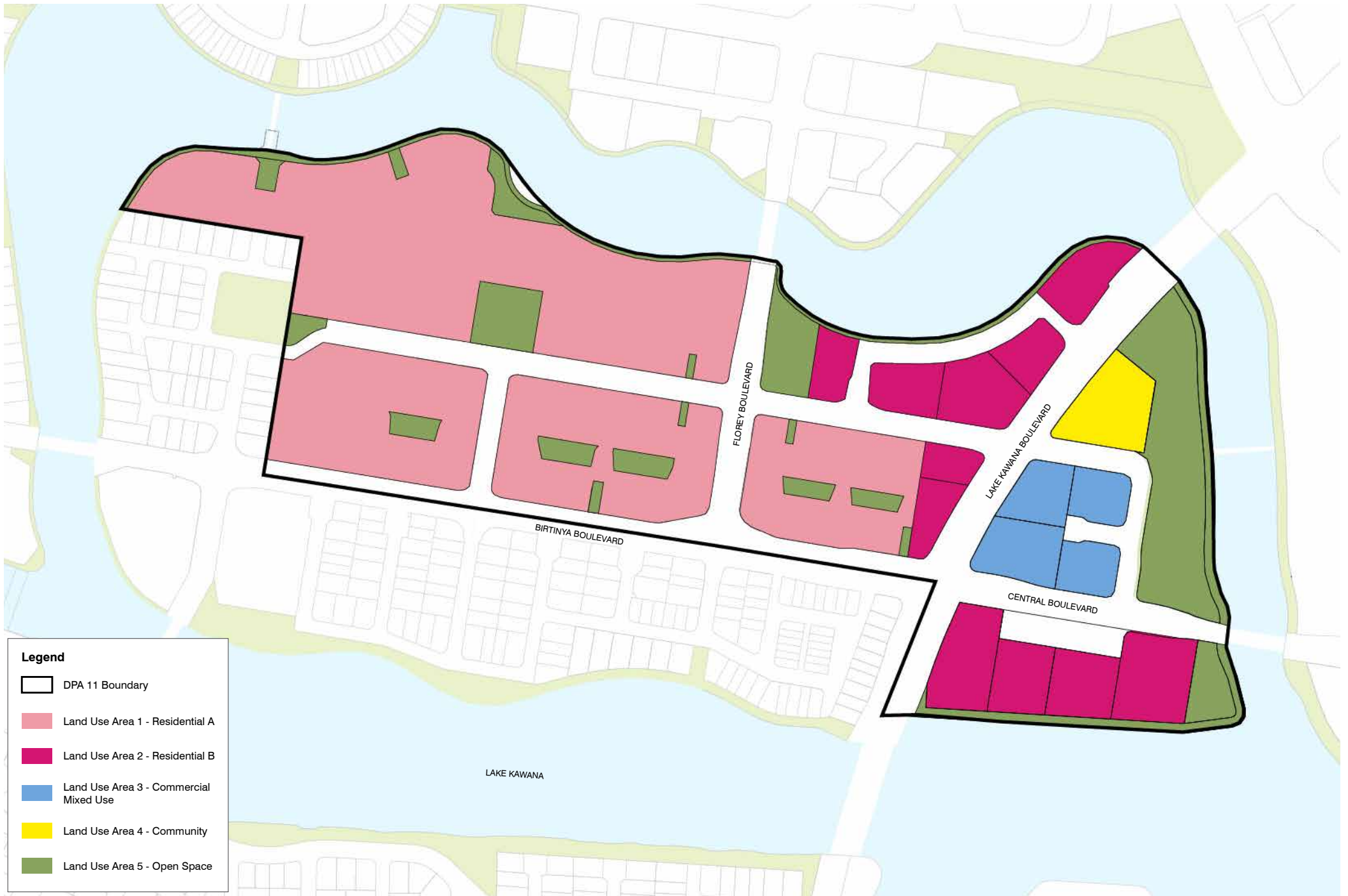
Legend

 DPA 11 Boundary

MAP 2: LAND SUBJECT OF MASTER PLAN

SCALE 1:5000 0 50 100 150 200 250





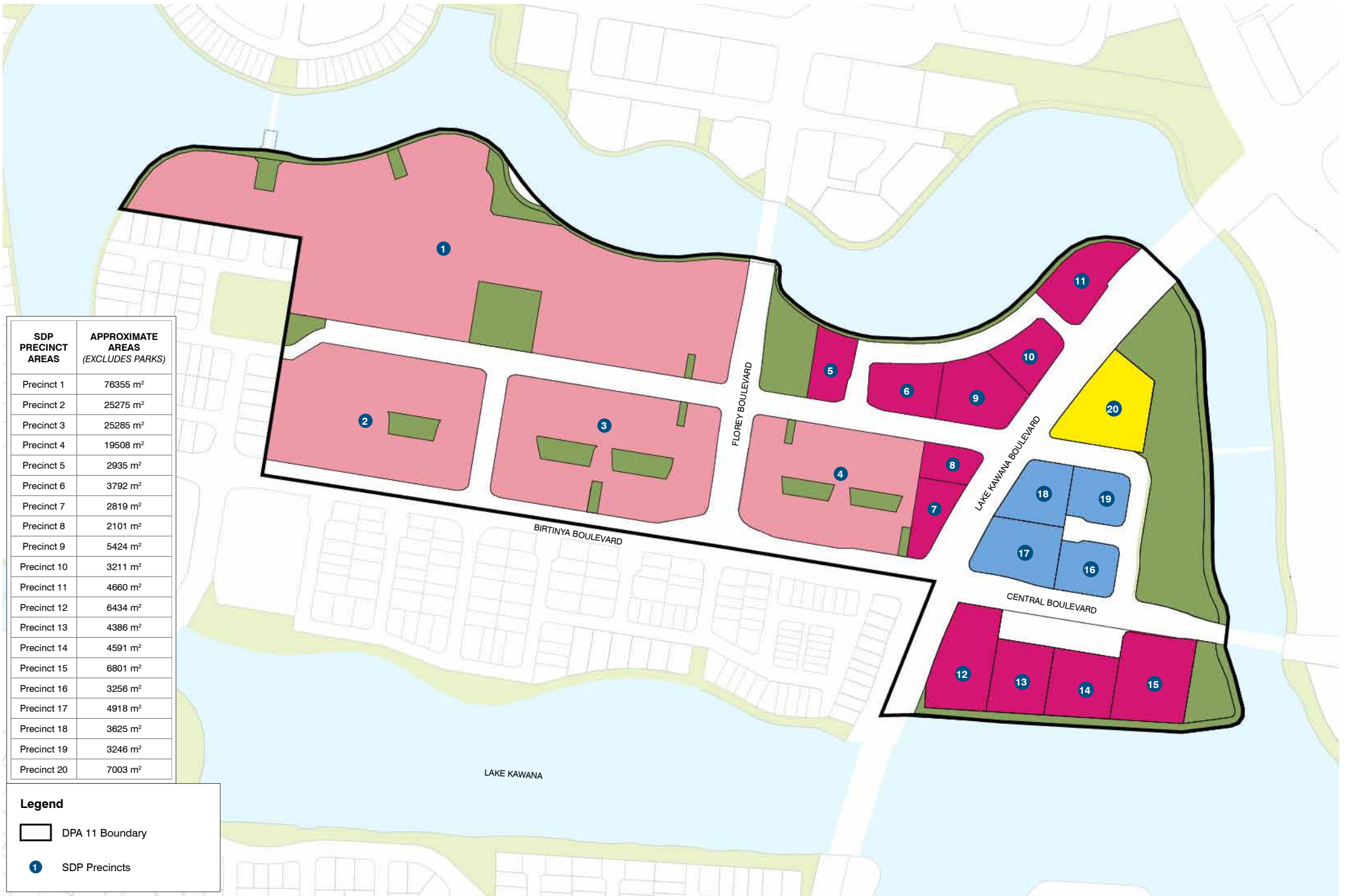
Legend

- DPA 11 Boundary
- Land Use Area 1 - Residential A
- Land Use Area 2 - Residential B
- Land Use Area 3 - Commercial Mixed Use
- Land Use Area 4 - Community
- Land Use Area 5 - Open Space

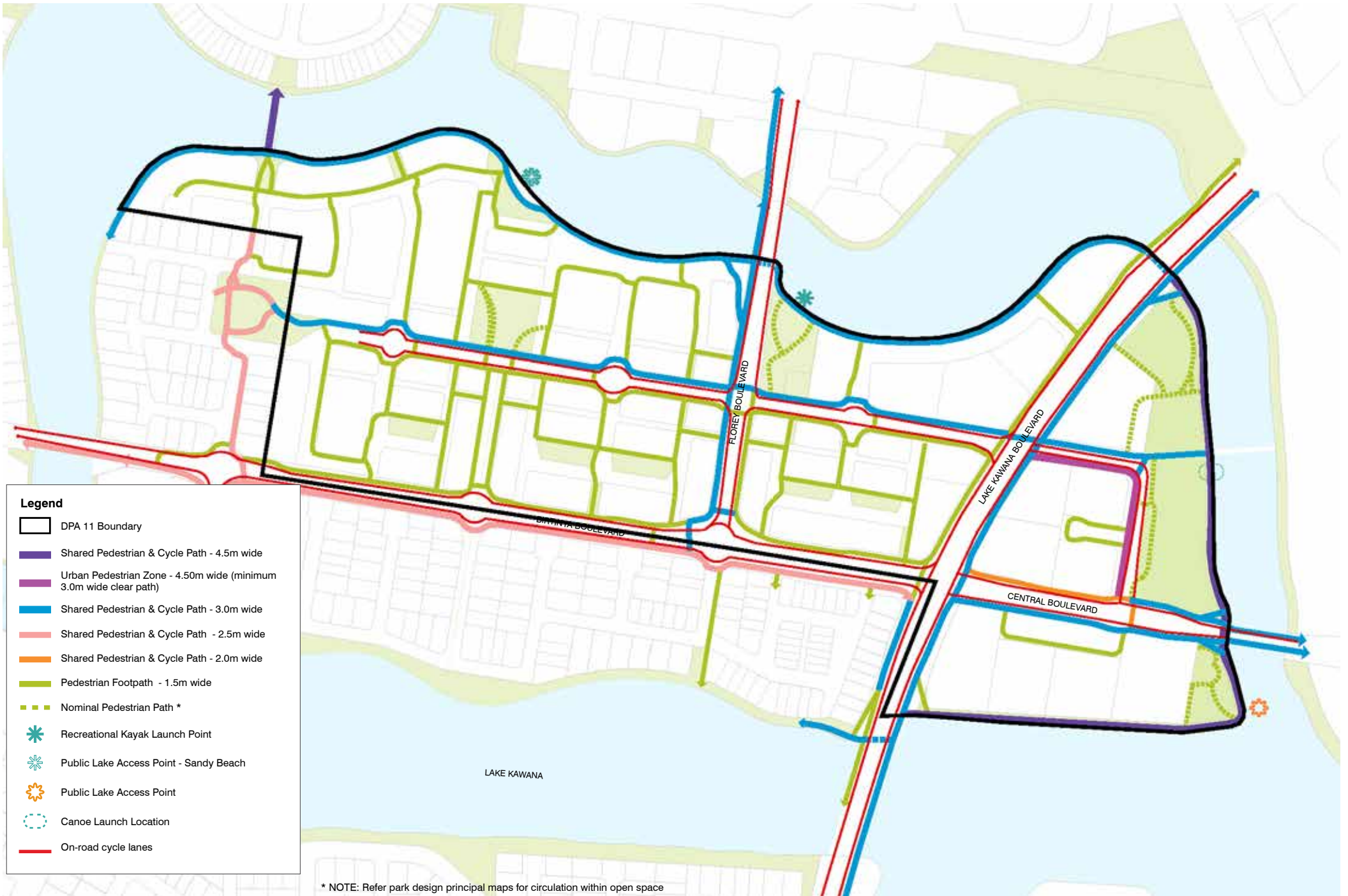
MAP 3: LAND USE AREAS

SCALE 1:5000 0 50 100 150 200 250

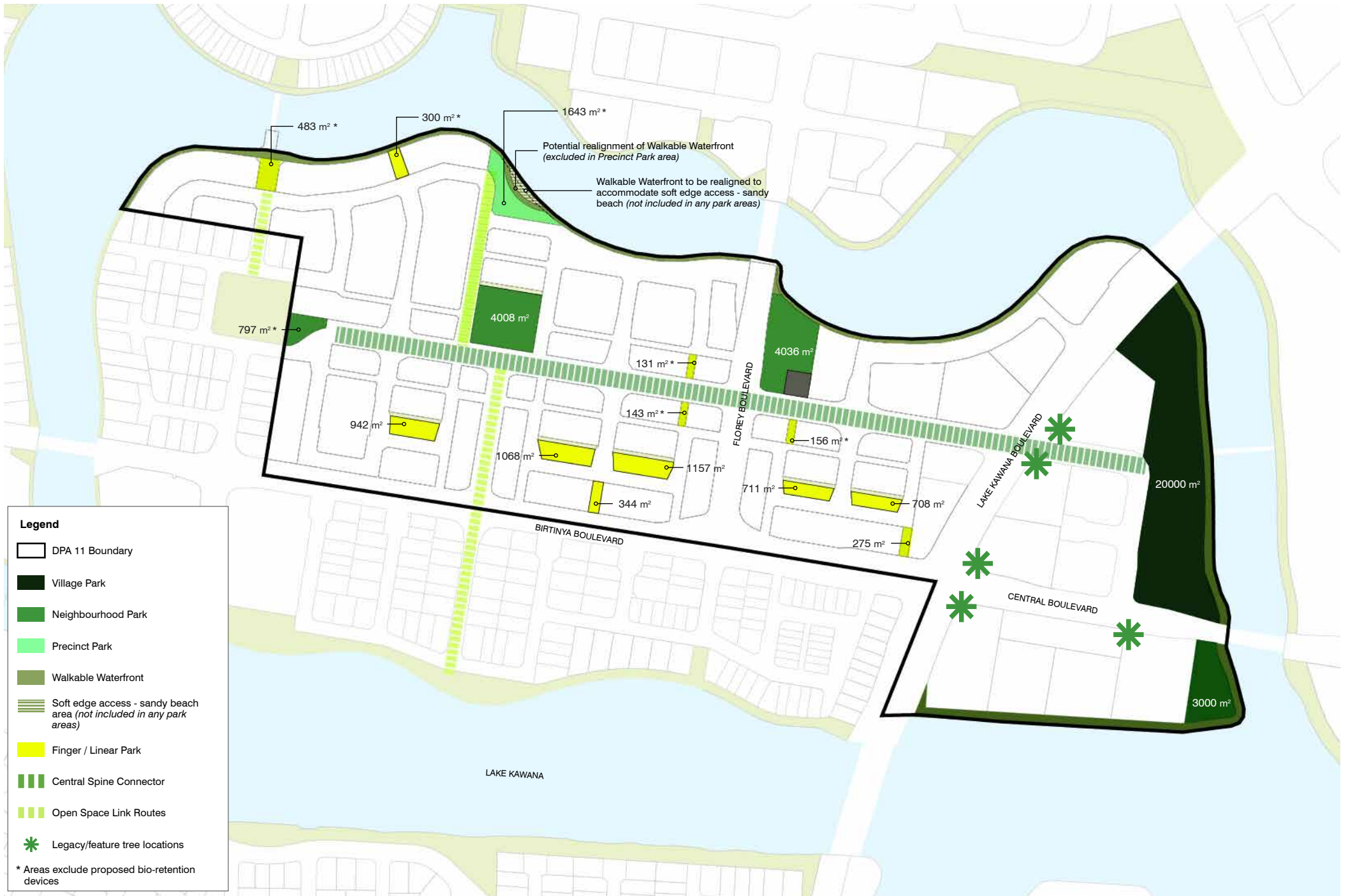




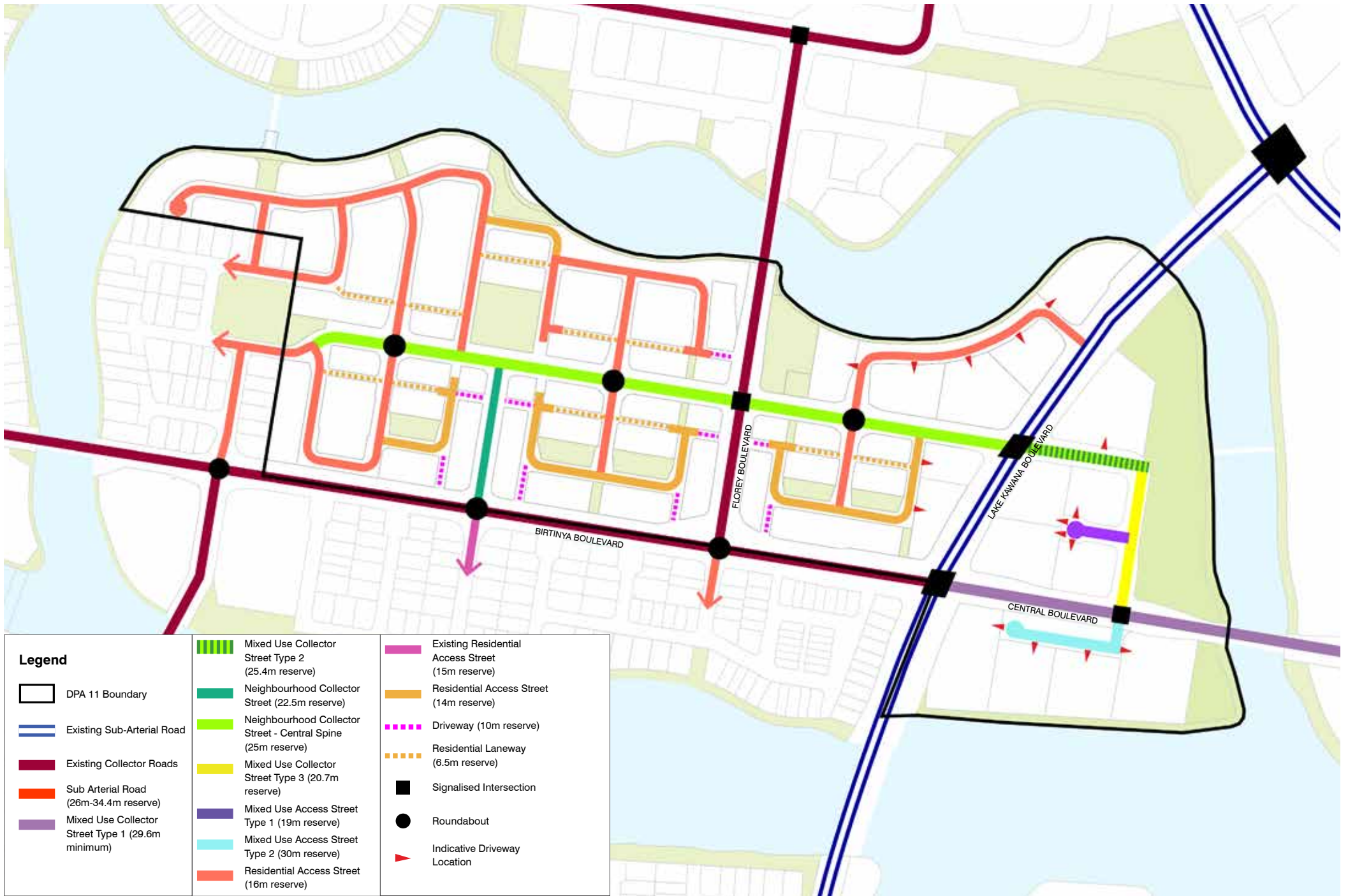
MAP 4: SITE DEVELOPMENT PLAN (SDP) PRECINCTS



MAP 5: PEDESTRIAN & CYCLE MOVEMENT PLAN



MAP 6: OPEN SPACE PLAN

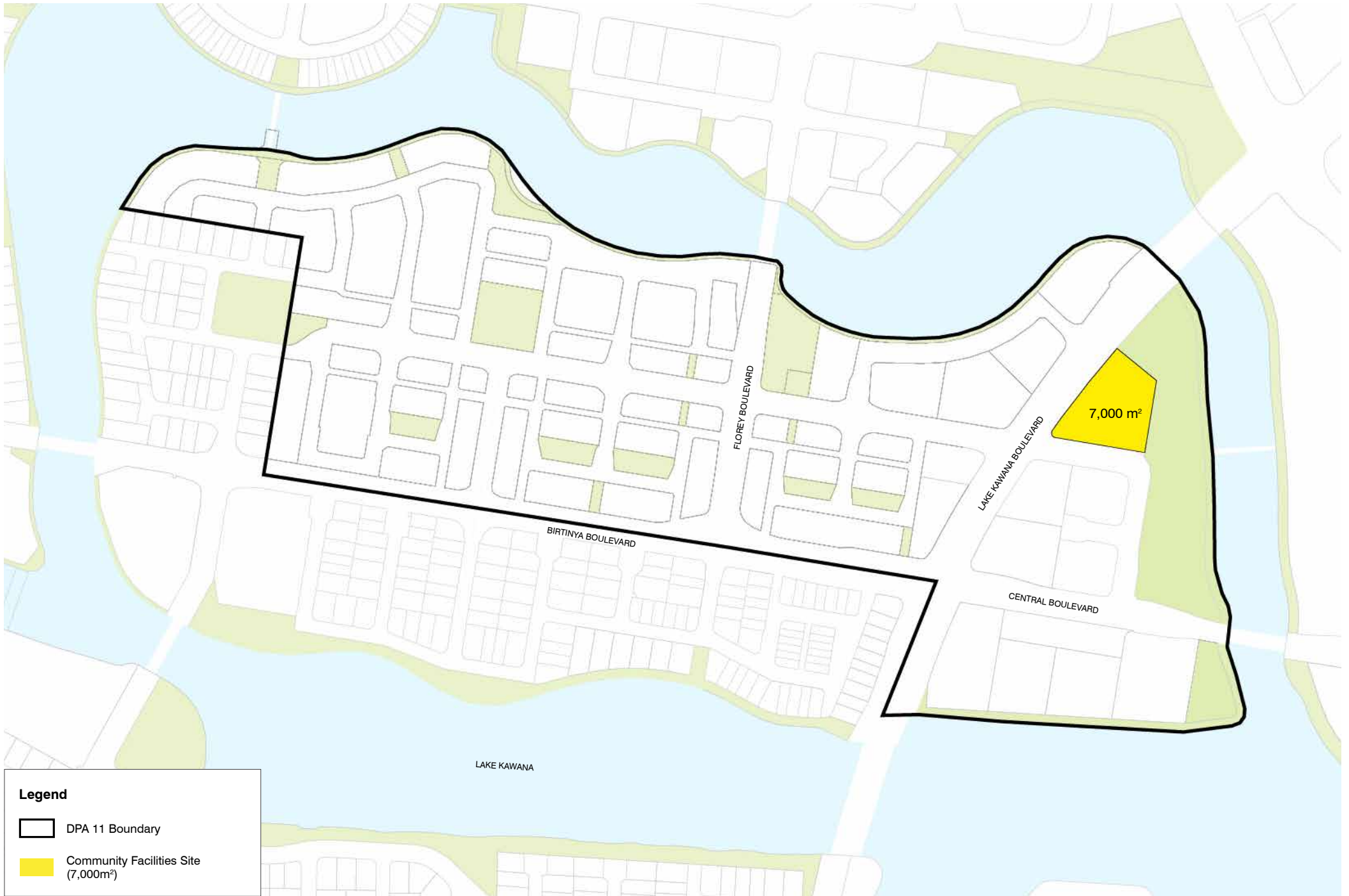


Legend		
	DPA 11 Boundary	
	Existing Sub-Arterial Road	
	Existing Collector Roads	
	Sub Arterial Road (26m-34.4m reserve)	
	Mixed Use Collector Street Type 1 (29.6m minimum)	
	Mixed Use Collector Street Type 2 (25.4m reserve)	
	Neighbourhood Collector Street (22.5m reserve)	
	Neighbourhood Collector Street - Central Spine (25m reserve)	
	Mixed Use Collector Street Type 3 (20.7m reserve)	
	Mixed Use Access Street Type 1 (19m reserve)	
	Mixed Use Access Street Type 2 (30m reserve)	
	Residential Access Street (16m reserve)	
	Existing Residential Access Street (15m reserve)	
	Residential Access Street (14m reserve)	
	Driveway (10m reserve)	
	Residential Laneway (6.5m reserve)	
	Signalised Intersection	
	Roundabout	
	Indicative Driveway Location	



MAP 7: VEHICLE MOVEMENT NETWORK & DRIVEWAY LOCATION PLAN

SCALE 1:5000 0 50 100 150 200 250





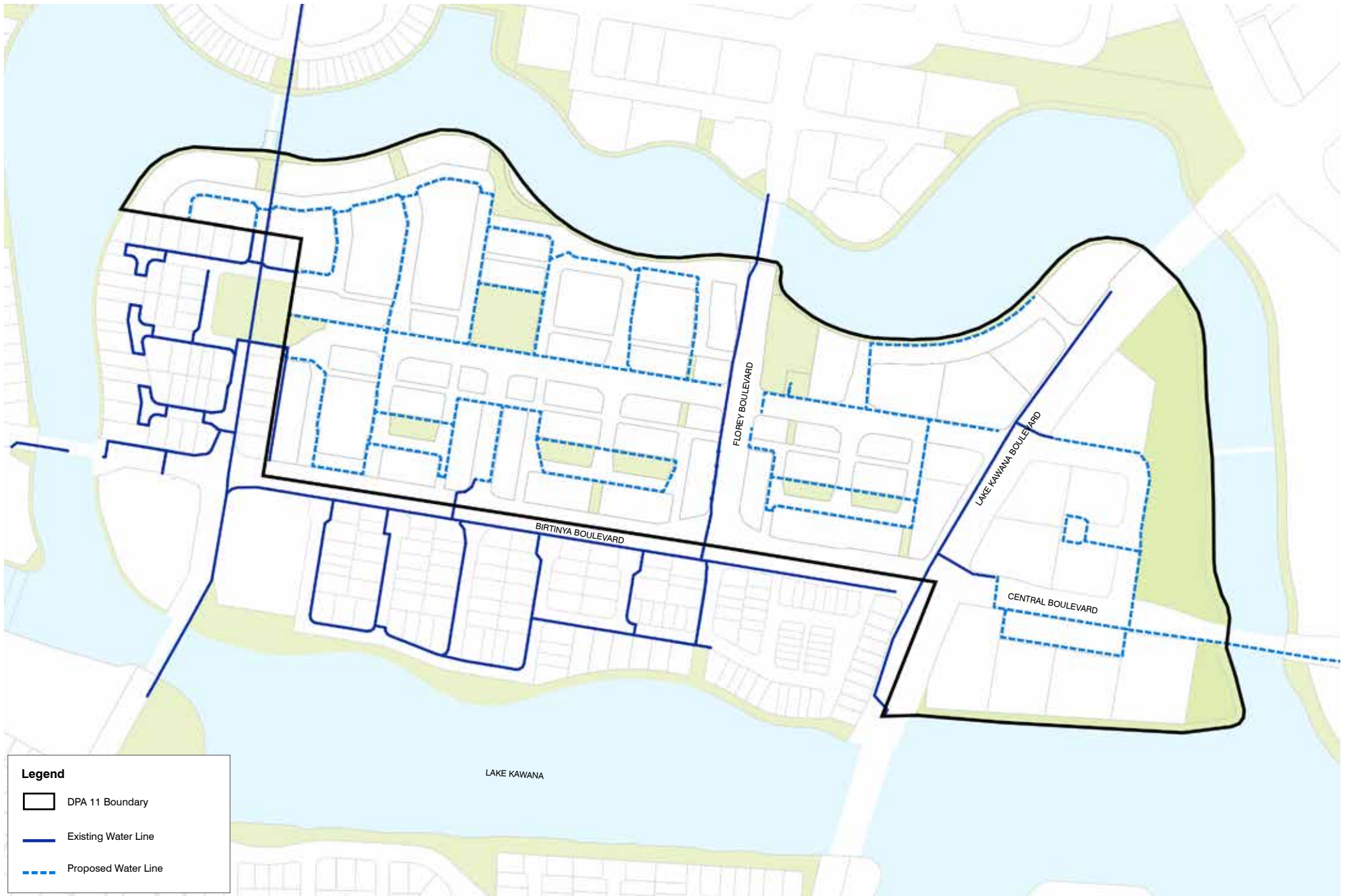
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-  DPA 11 Boundary
-  Community Facilities Site (7,000m²)

MAP 8: COMMUNITY FACILITIES SITE

SCALE 1:5000 0 50 100 150 200 250





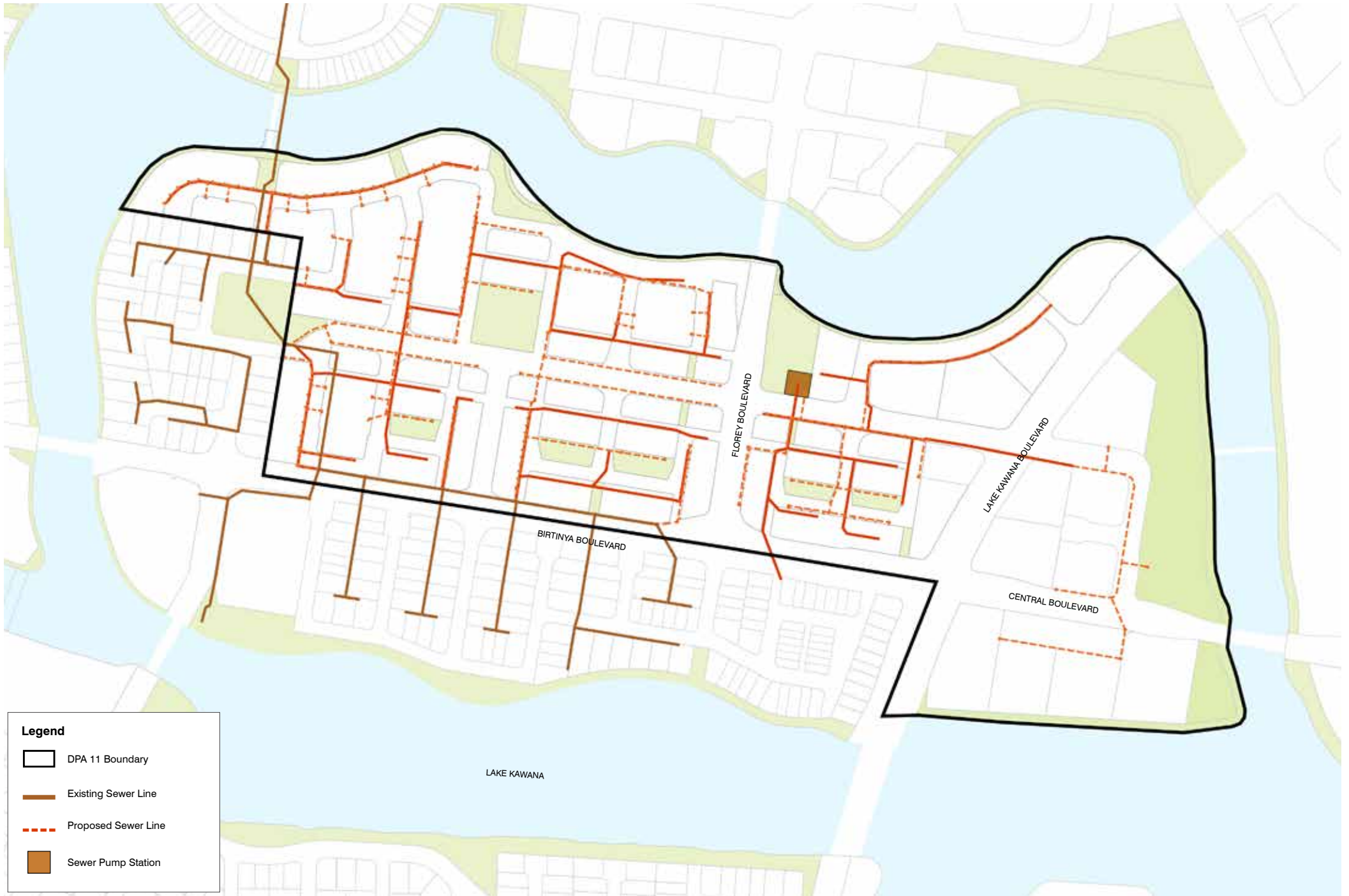
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- DPA 11 Boundary
- Existing Water Line
- Proposed Water Line

MAP 9: URBAN INFRASTRUCTURE NETWORK - WATER

SCALE 1:5000 0 50 100 150 200 250





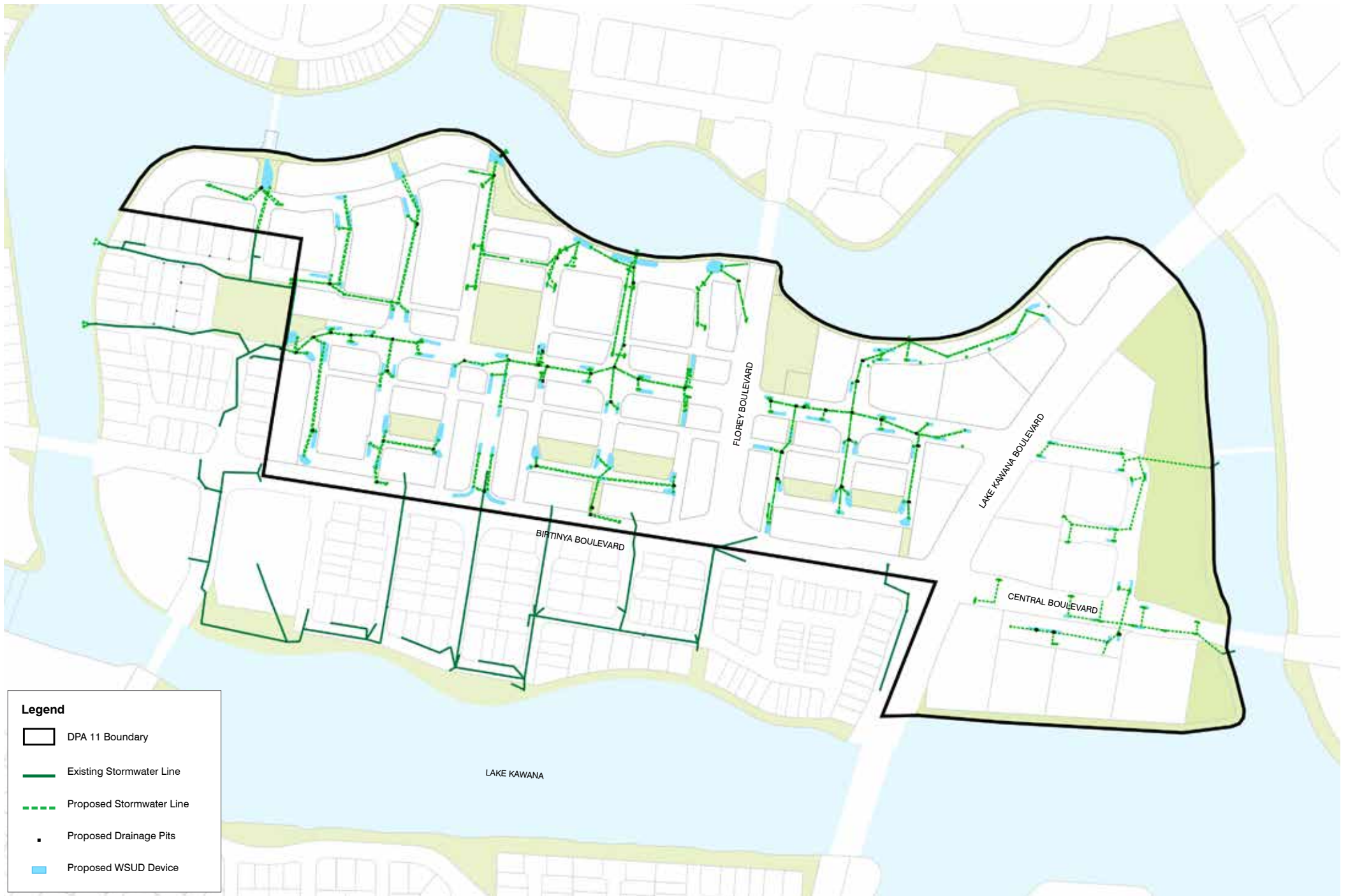
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- DPA 11 Boundary
- Existing Sewer Line
- Proposed Sewer Line
- Sewer Pump Station

MAP 10: URBAN INFRASTRUCTURE NETWORK - SEWER

SCALE 1:5000 0 50 100 150 200 250





Legend

- DPA 11 Boundary
- Existing Stormwater Line
- Proposed Stormwater Line
- Proposed Drainage Pits
- Proposed WSUD Device

MAP 11: URBAN INFRASTRUCTURE NETWORK - STORMWATER DRAINAGE

SCALE 1:5000 0 50 100 150 200 250





Legend

- DPA 11 Boundary
- Principal Bus Route
- Off-street Bus Setdown (by others)
- Possible Other Future Public Transport Route




MAP 12: PUBLIC TRANSPORT PLAN

SCALE 1:5000 0 50 100 150 200 250





Legend

-  DPA 11 Boundary
-  Primary Active Frontage
-  Secondary Active Frontage






MAP 13: ACTIVE FRONTAGE PLAN

SCALE 1:3000 0 25 50 75 100 125 150





Legend

-  DPA 11 Boundary
-  Up to 8 Storeys
-  Up to 3 Storeys
-  Up to 2 Storeys
-  1 Storey Permitted

MAP 14: BUILDING HEIGHTS PLAN

SCALE 1:5000 0 50 100 150 200 250





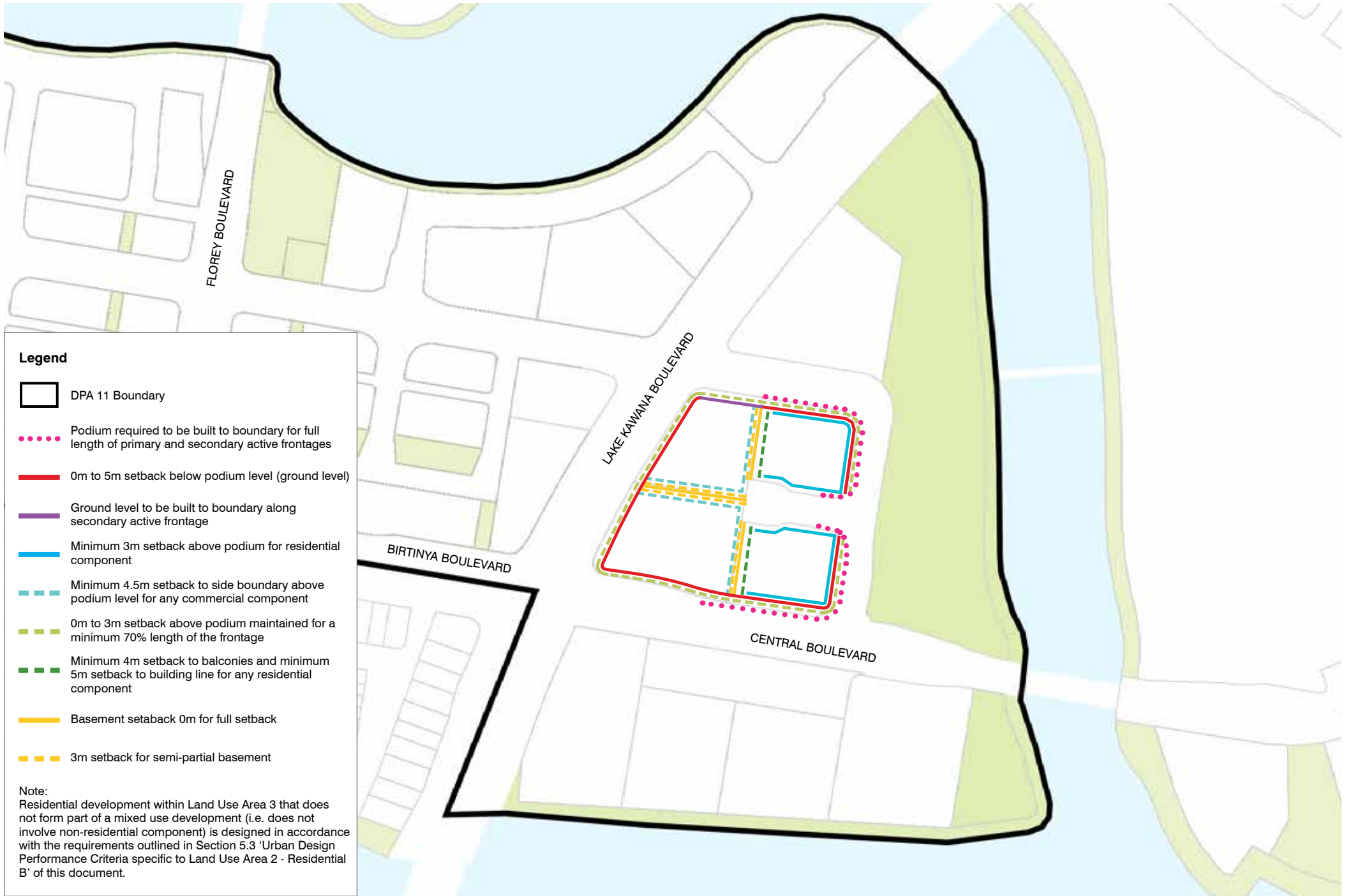
Legend

- DPA 11 Boundary
- Indicative Location of Indented Parking Bays
- Indicative Road Layout

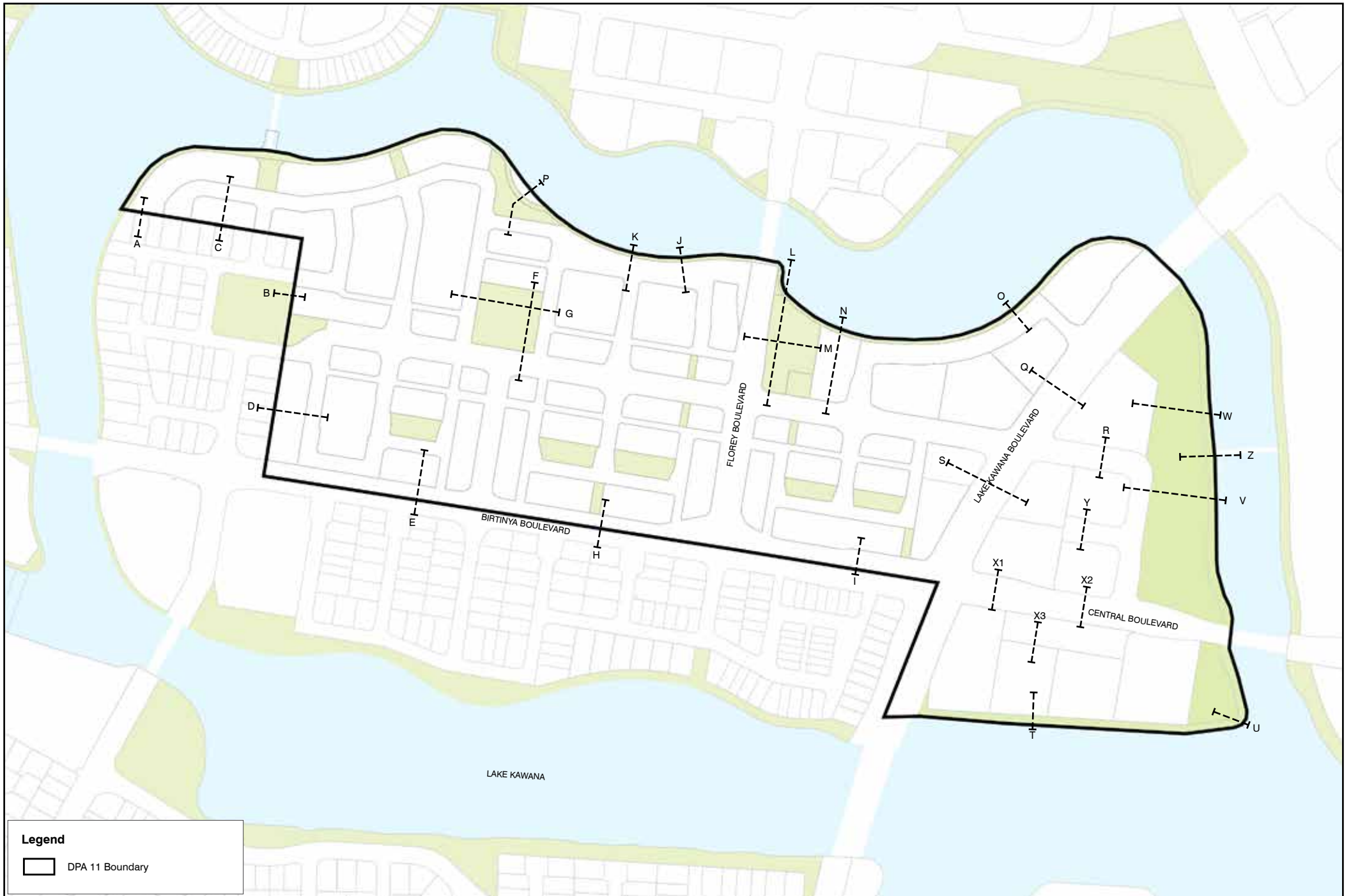
MAP 15: ON-STREET CAR PARKING PROVISION PLAN

SCALE 1:5000 0 50 100 150 200 250






MAP 16: LAND USE AREA 3 - SETBACKS PLAN



Legend

 DPA 11 Boundary

MAP 17: INDICATIVE CROSS SECTIONS - REFERENCE LOCATIONS





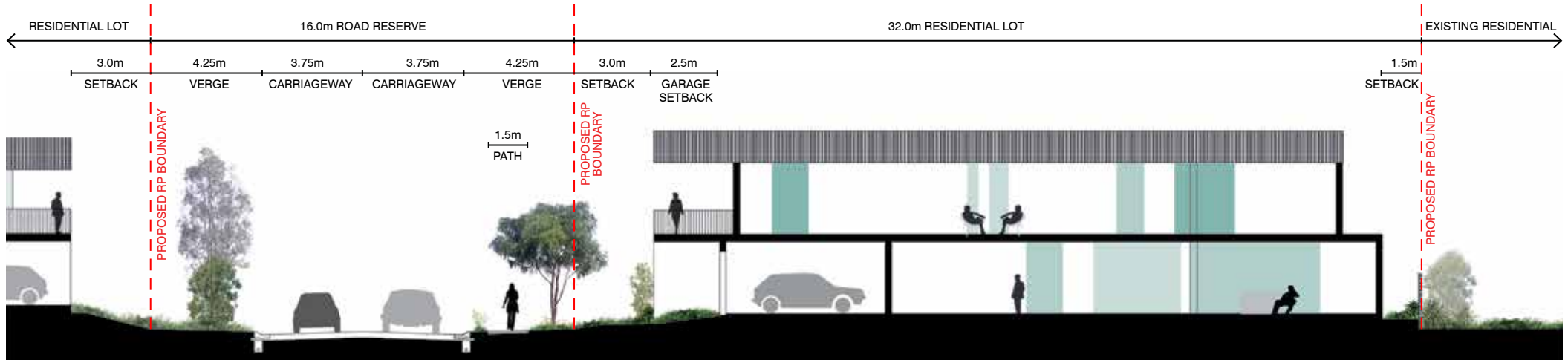
SECTION A - RESIDENTIAL ADJACENT TO EXISTING RESIDENTIAL



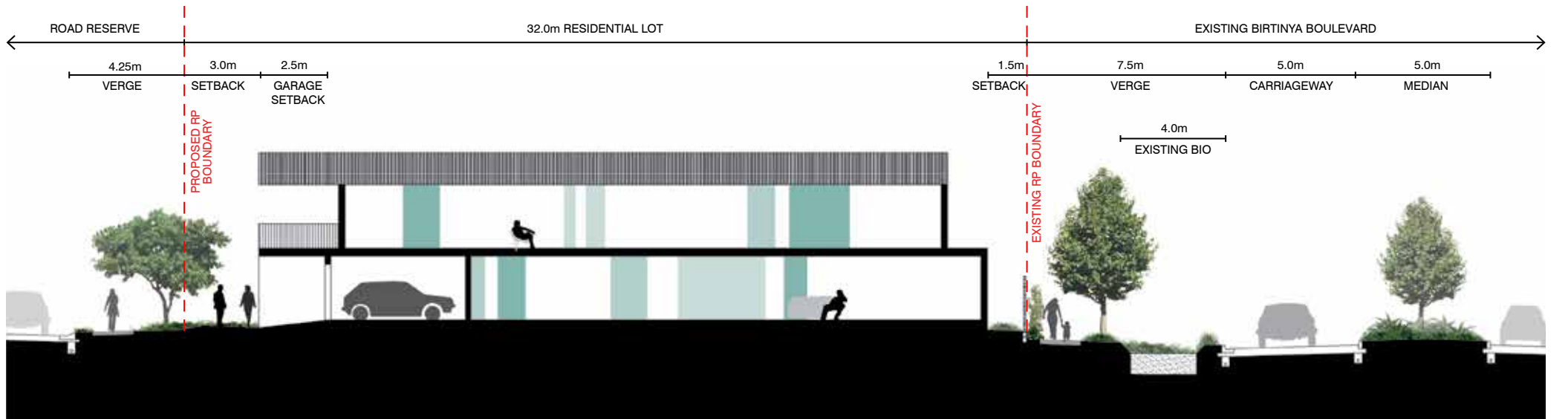
SECTION B - RESIDENTIAL ADJACENT TO EXISTING PARKLAND



SECTION C - RESIDENTIAL STREET TO EXISTING RESIDENTIAL LOTS

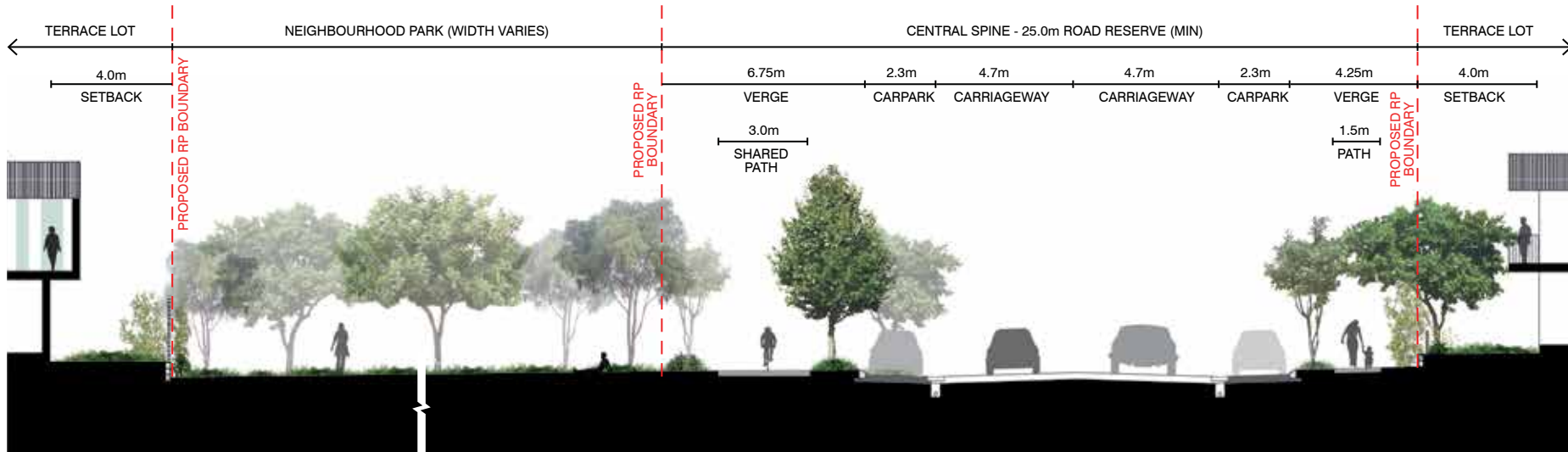


SECTION D - RESIDENTIAL STREET TO EXISTING RESIDENTIAL LOTS



SECTION E - RESIDENTIAL ALONG EXISTING BIRTINYA BOULEVARD





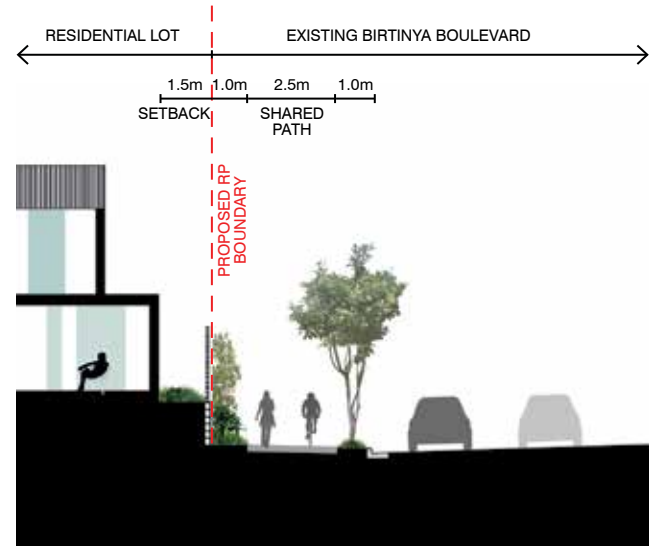
SECTION F - TERRACE LOT ADJACENT TO NEIGHBOURHOOD PARK



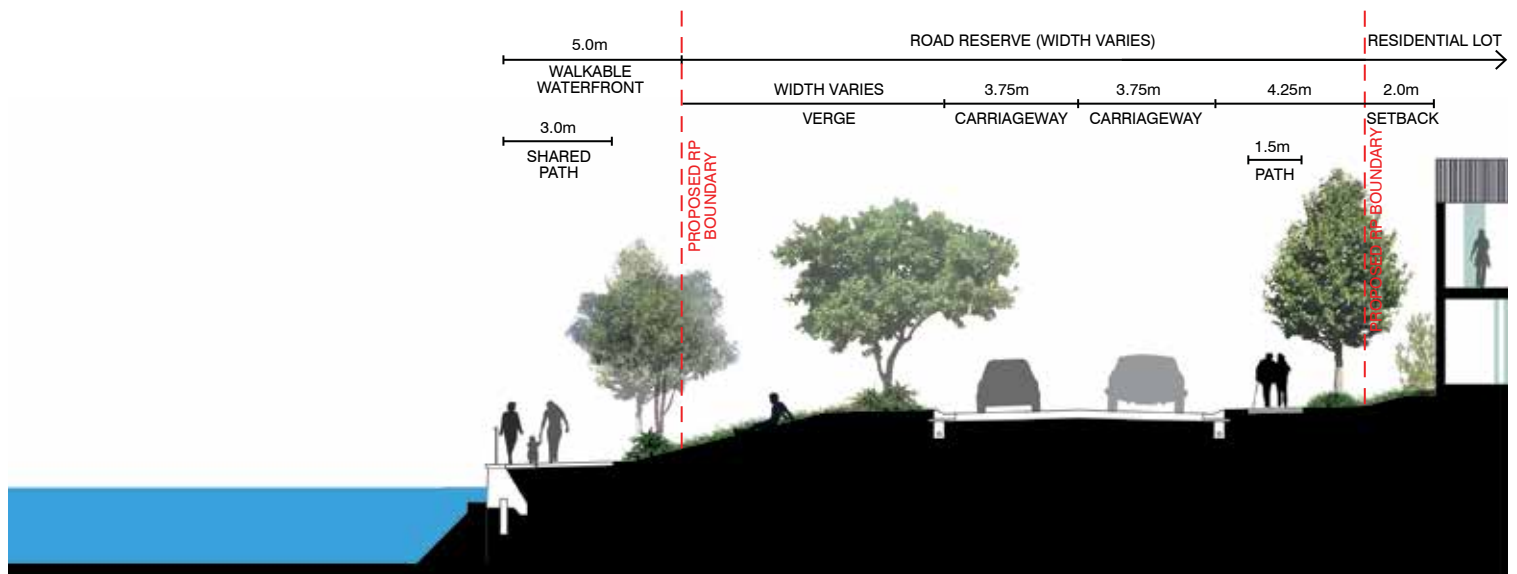
SECTION G - RESIDENTIAL LOTS TO NEIGHBOURHOOD PARK TO RESIDENTIAL LOTS



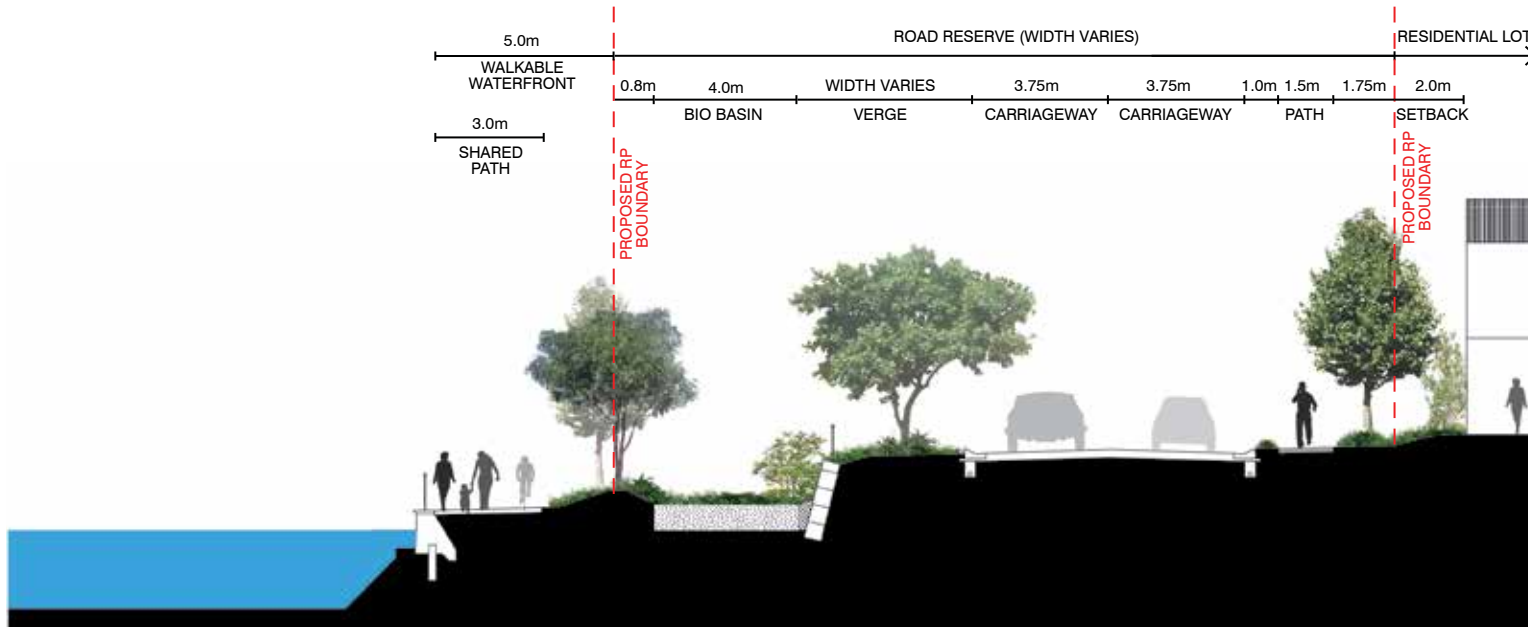
SECTION H - RESIDENTIAL LOT ALONG EXISTING BIRTINYA BOULEVARD



SECTION I - RESIDENTIAL LOT ALONG EXISTING BIRTINYA BOULEVARD



SECTION J - NEIGHBOURHOOD COLLECTOR STREET ADJACENT TO WATERFRONT



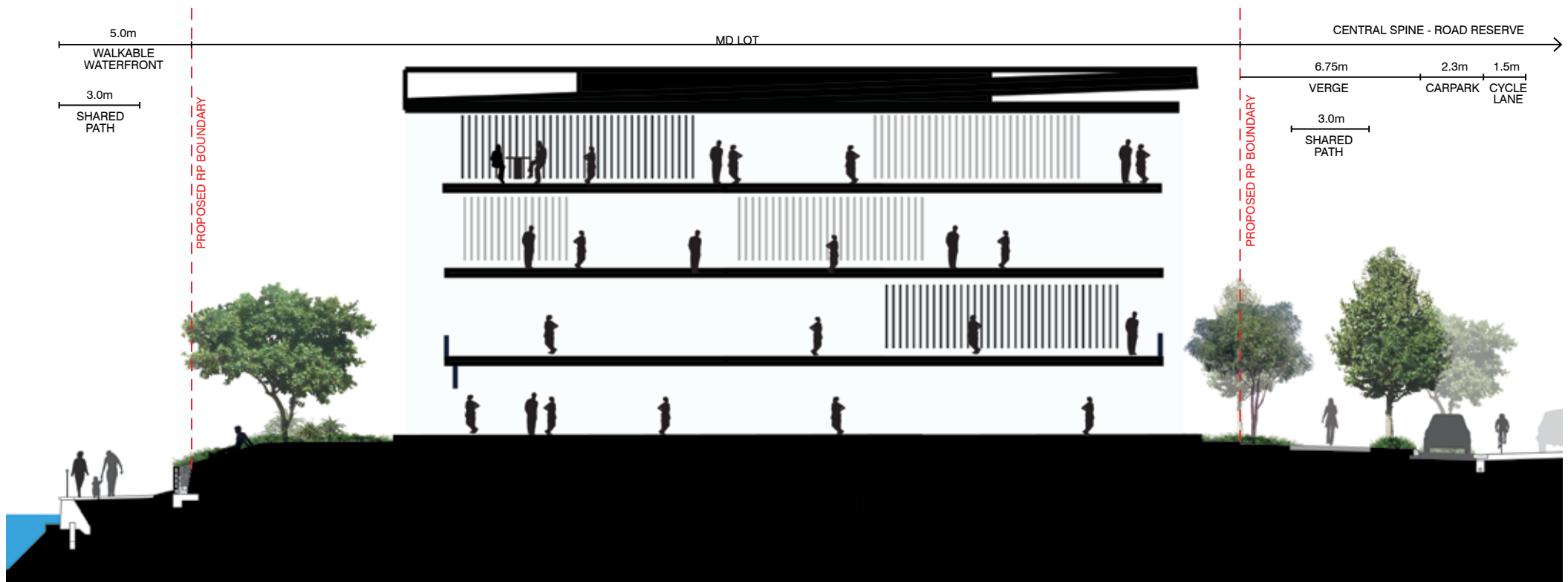
SECTION K - NEIGHBOURHOOD COLLECTOR STREET ADJACENT TO WATERFRONT AND BIO BASIN



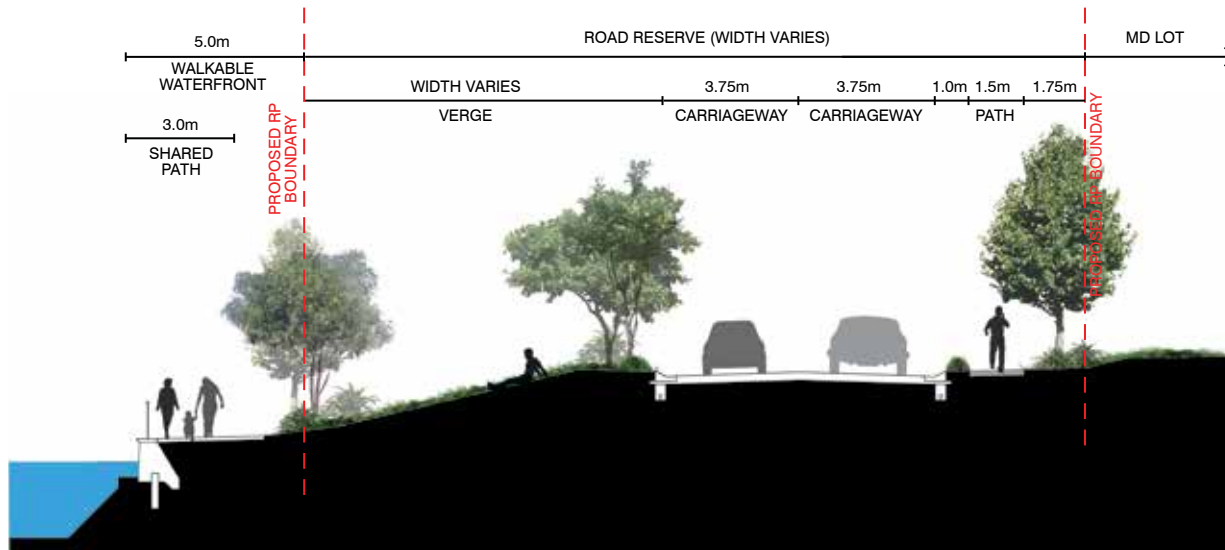
SECTION L - NEIGHBOURHOOD COLLECTOR STREET ADJACENT TO WATERFRONT AND NEIGHBOURHOOD PARK



SECTION M - FLOREY BOULEVARD TO MD SITE THROUGH NEIGHBOURHOOD PARK



SECTION N - MD LOT ADJACENT TO WATERFRONT



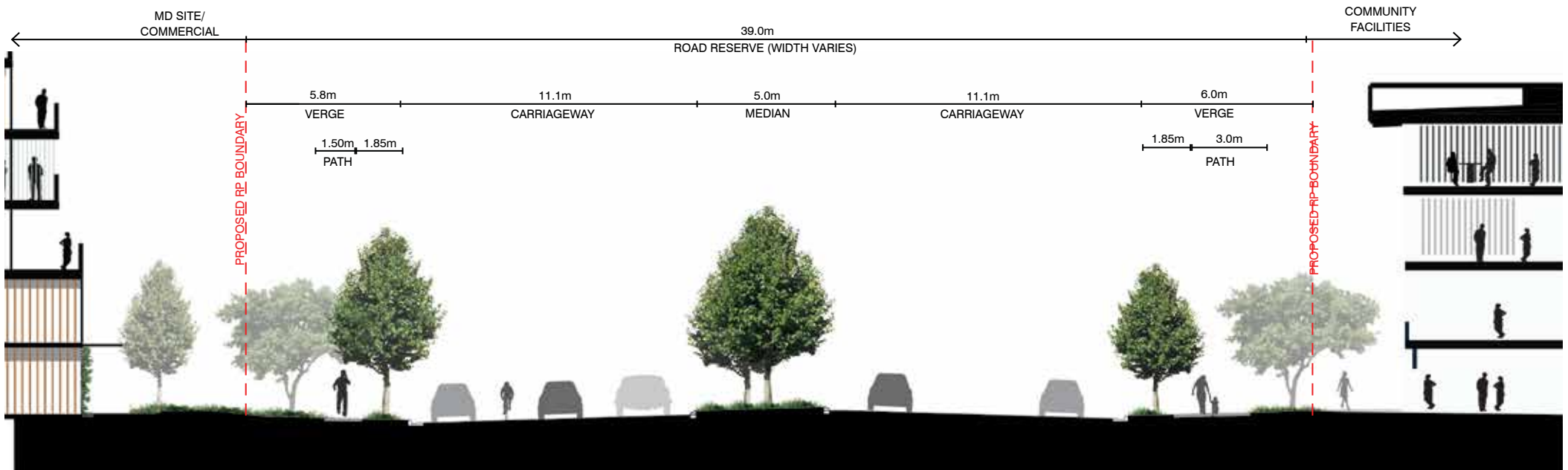
SECTION O - ROAD ADJACENT TO WATERFRONT

MAP 17G: INDICATIVE CROSS SECTIONS





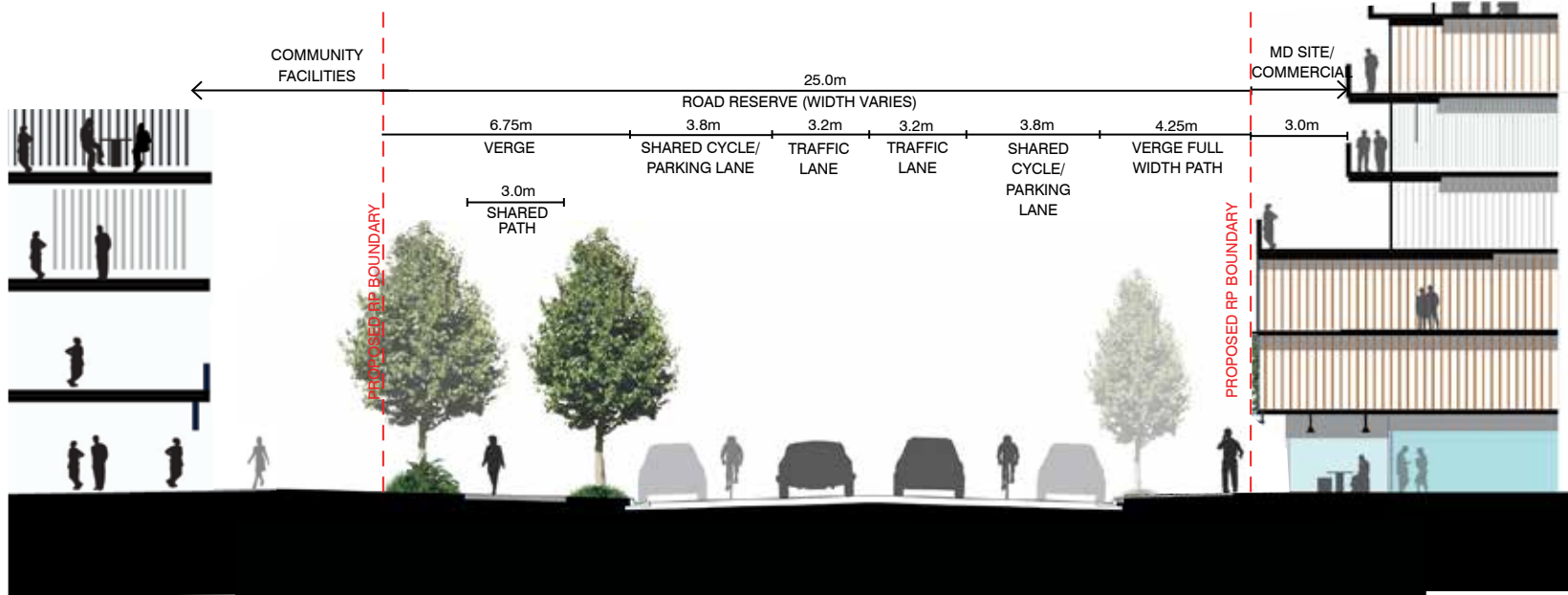
SECTION P - TERRACE LOTS TO PRECINCT PARK AND PROPOSED SANDY BEACH



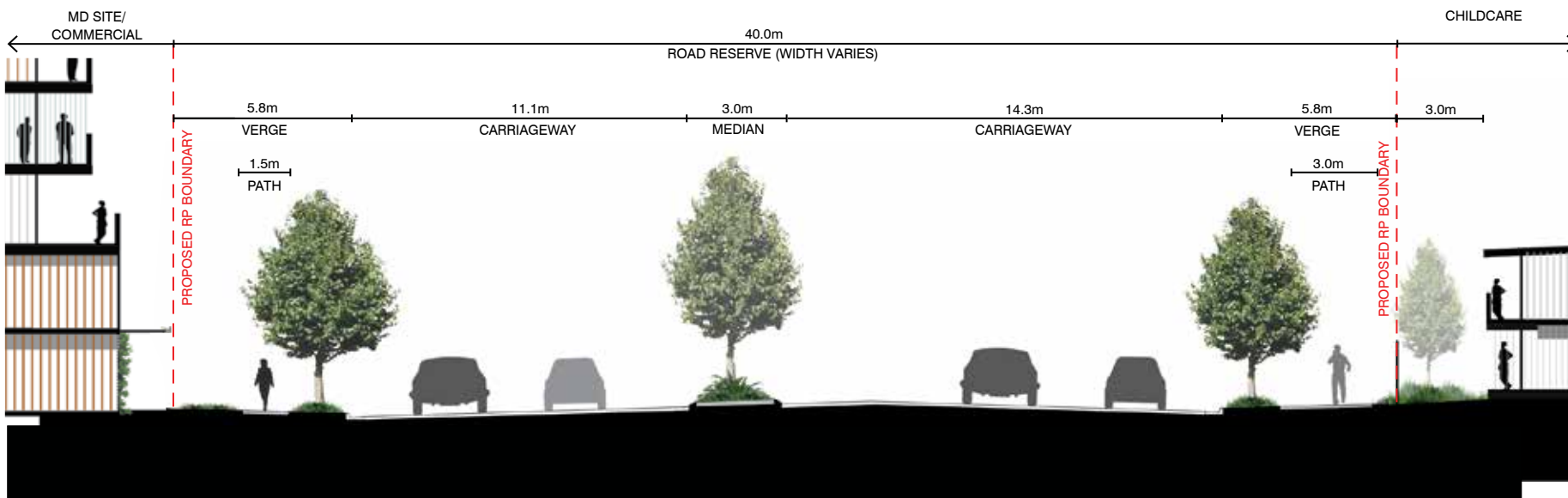
SECTION Q - MD LOT ON LAKE KAWANA BOULEVARD

MAP 17H: INDICATIVE CROSS SECTIONS

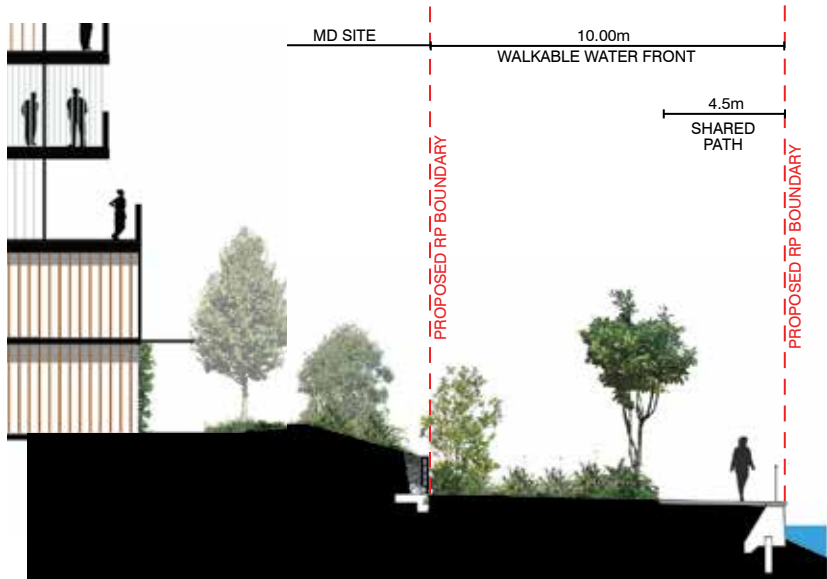




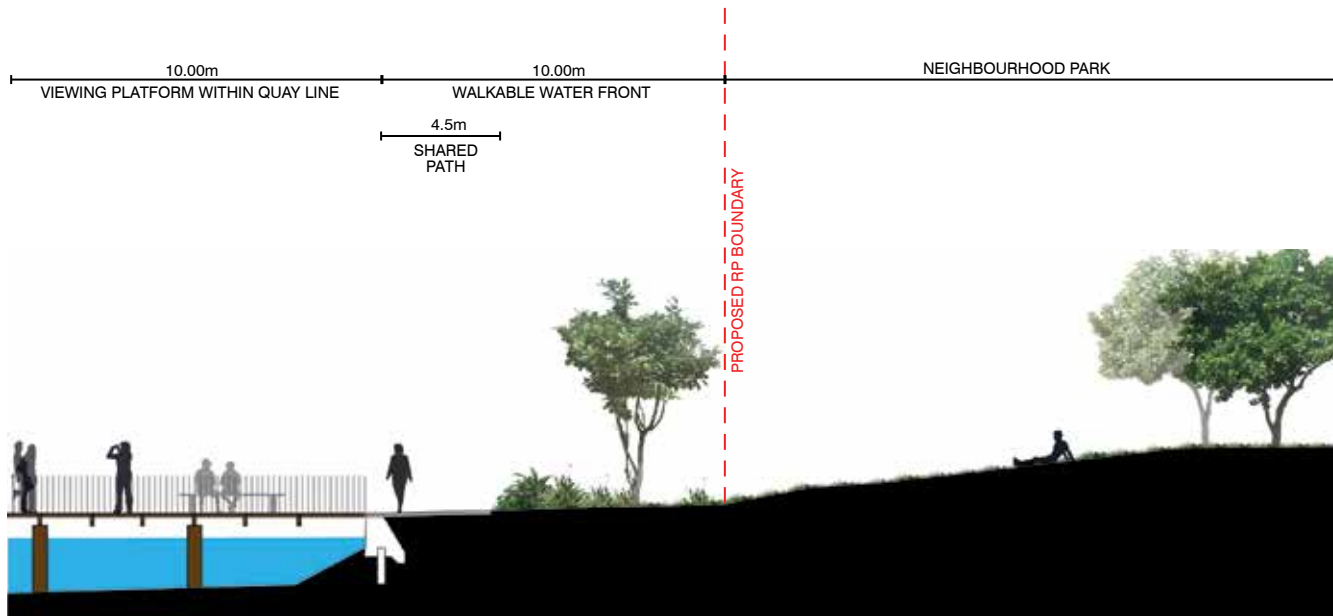
SECTION R - MIXED USE COLLECTOR STREET TYPE 1



SECTION S - LAKE KAWANA BOULEVARD



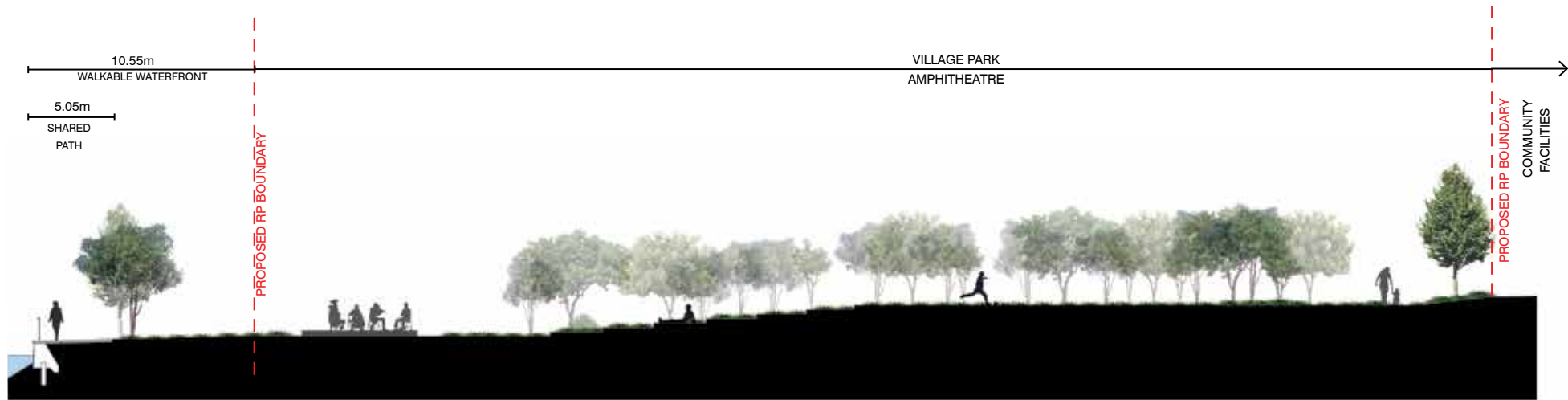
SECTION T - WALKABLE WATERFRONT



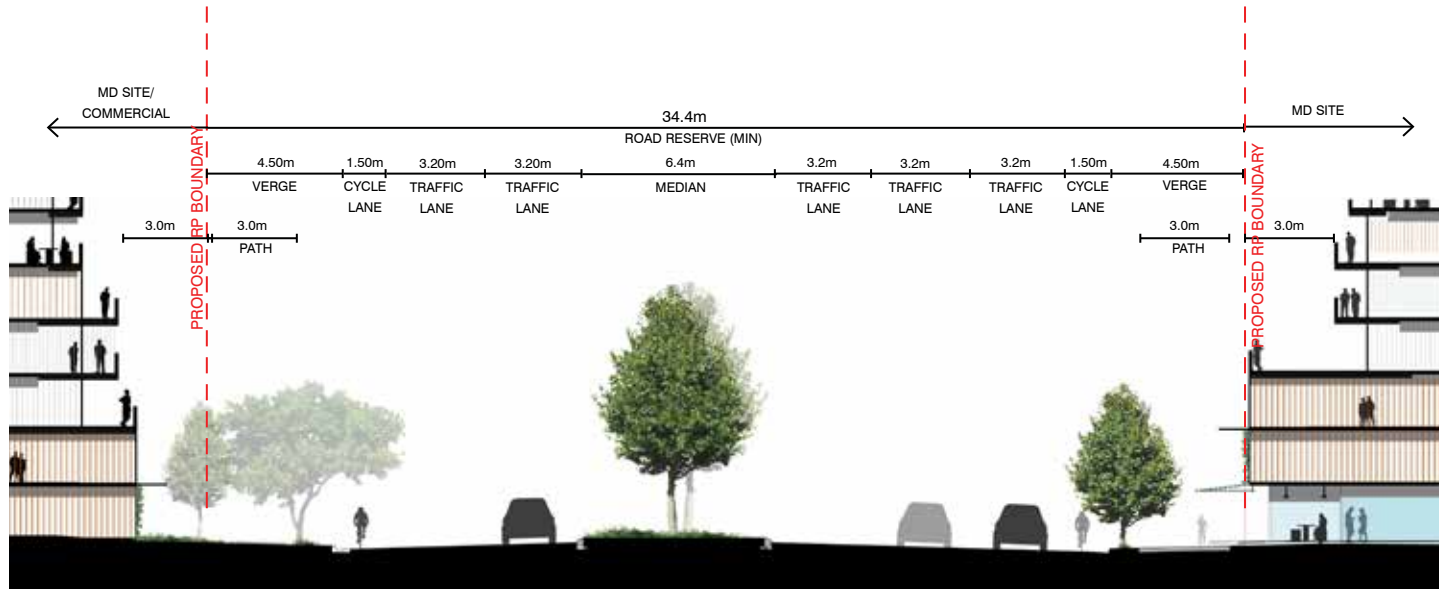
SECTION U - NEIGHBOURHOOD PARK 4



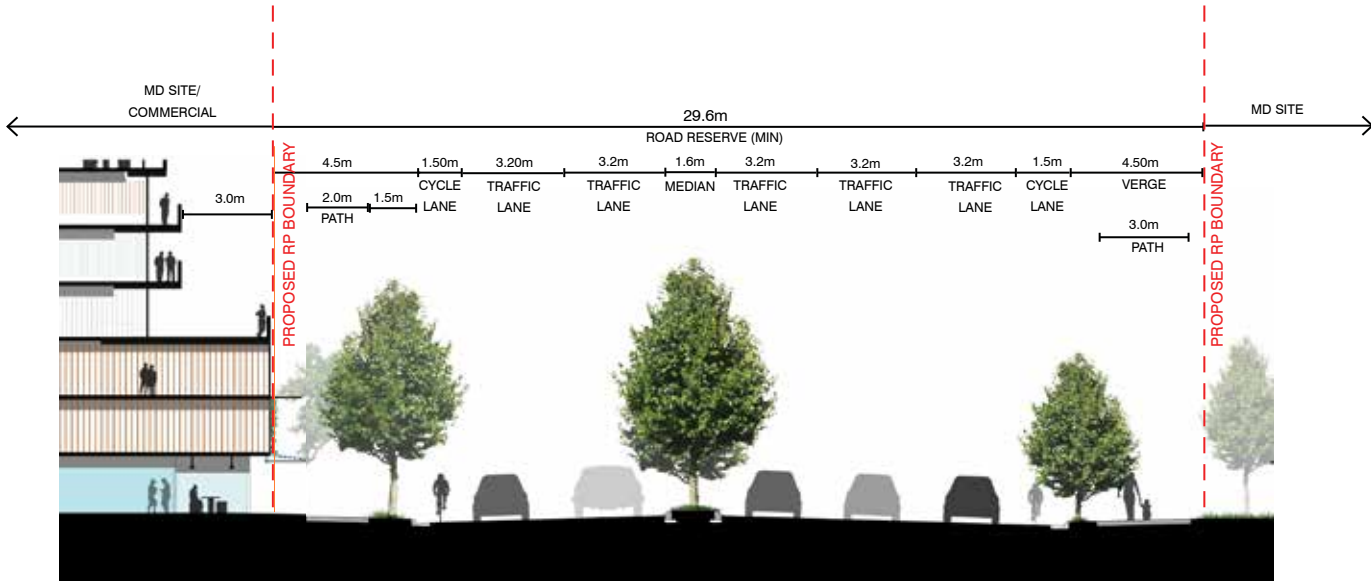
SECTION V - VILLAGE PARK



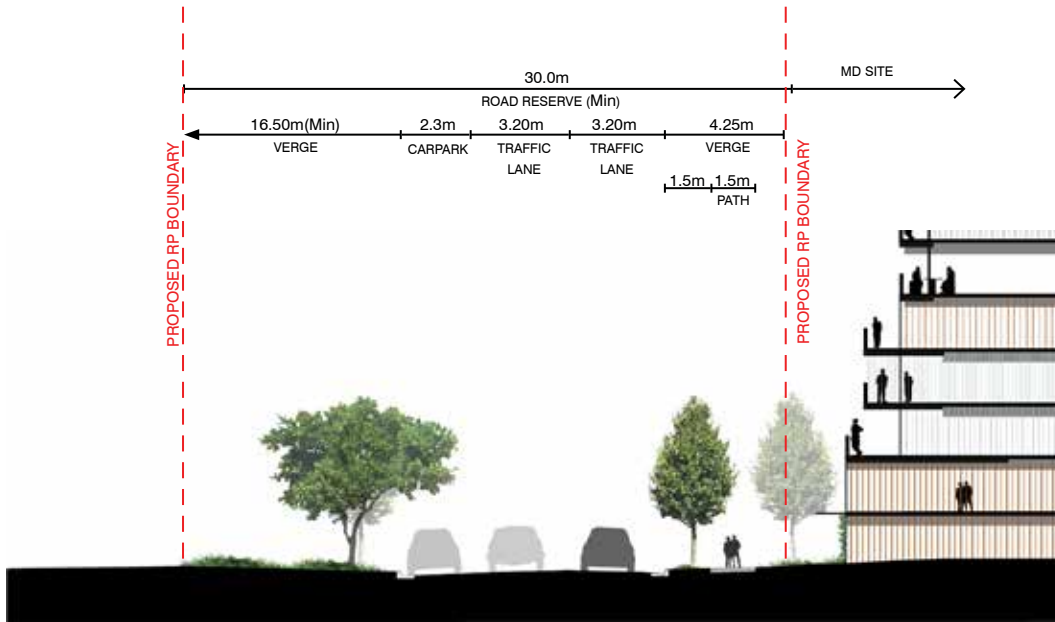
SECTION W - VILLAGE PARK



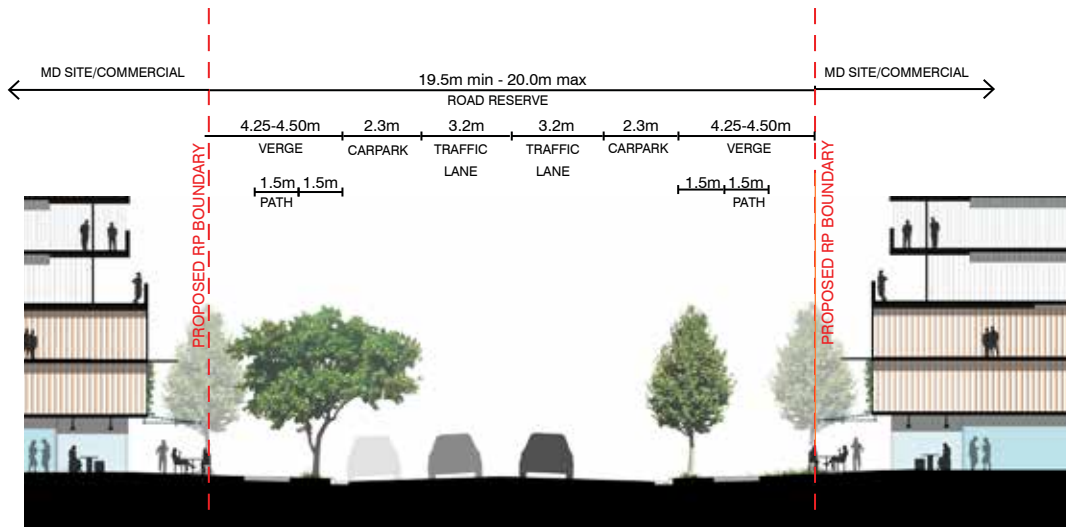
SECTION X1 - CENTRAL BOULEVARD



SECTION X2 - CENTRAL BOULEVARD



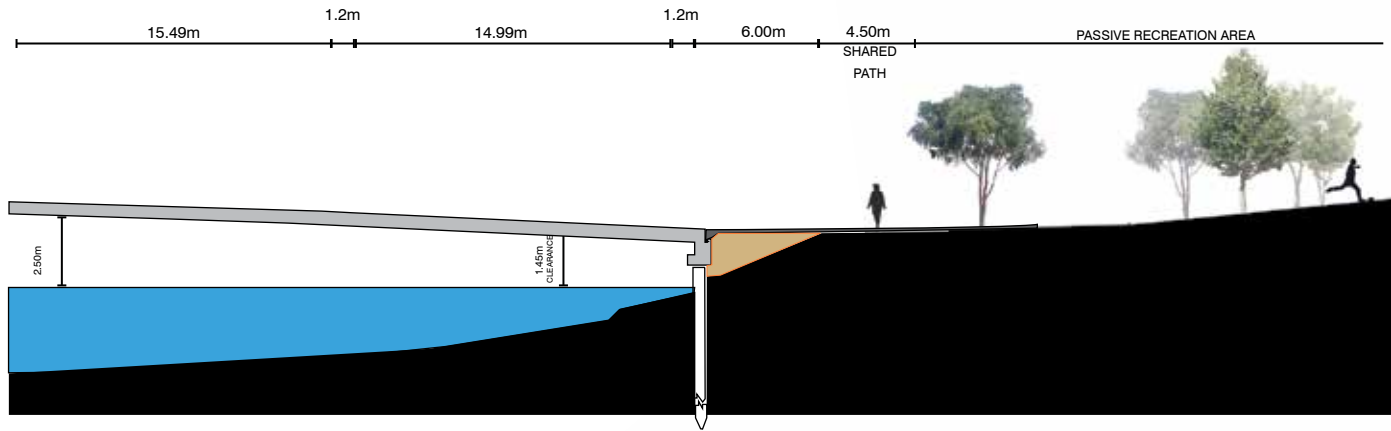
SECTION X3 - MD SITE



SECTION Y - MD SITE/COMMERCIAL

MAP 17M: INDICATIVE CROSS SECTIONS



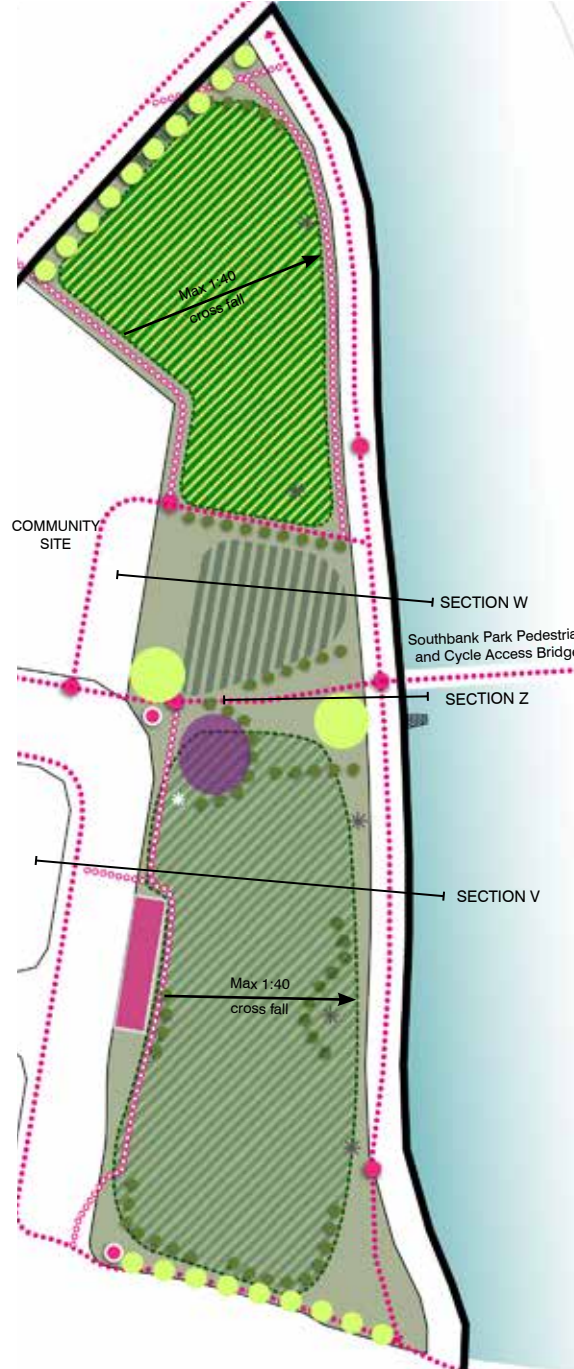


SECTION Z - BRIDGE LANDING

PARK LOCATIONS REFERENCE



VILLAGE PARK 1



CHARACTER IMAGERY



LEGEND

INDICATIVE DESIGN ELEMENTS <i>(all elements are indicatively illustrated only)</i>		NOTES / DESIGN PRINCIPLES
.....	Primary Pedestrian Routes	» Predominant movements to, from, and through park, which are highly visible and accessible
o-o-o-o-o	Secondary Pedestrian Routes	» Pedestrian paths reflect key desire lines through the park to surrounding streets
●	Place Marker	» Public artwork or sculpture at key sight-line terminus
●	Entry Statement	» Consider provision of a small plaza or arbour structure with directional signage
*	Shelters / picnic tables / seating / BBQ facilities	» Seating to take advantage of lake views, BBQ and picnic table facilities to be co-located with bins and drinking fountains. Min 10m ² of shelter to be provided
✱	Public Toilets	» Proximity to areas of anticipated frequent use - kick about oval, amphitheatre, passive recreation area, and playground
▨	Lake Access Point	» Canoe launch facilities
■	Playground area	» Fenced, to accommodate 20 children at any time
▨	Amphitheatre	» Semi-urban seating terraced downhill to walkable waterfront edge, platform stage at base
■	Kick about area	» 5,000m ² recreation activity oval areas clear of vegetation and generally flat
■	Landscape area	» Planting beds, turf areas and low height mounding elements for visual interest
▨	Indicative areas of flat space - passive recreation area *	» Turf area for informal play & running space which is mainly clear of vegetation and reasonably flat
●●●	Tree provision	» Trees to be provided throughout park for amenity and shade. Include marker trees at entries for wayfinding
▨	Buffer landscape treatment	» Buffer treatments (garden beds and landscape mounds)
■	Indicative Carpark	» On-site parking for 15 spaces
●●●	Screening Trees	» Stand of large screening trees to a height that is a min of 7m (at maturity) above adjacent road level
●	Legacy Trees	» Large legacy trees aligned and coordinated with bridge connection and town square legacy trees

* NOTE: Generally flat with typical grade 1:50 with possible sections of terracing and/or embankments that do not exceed 1:3

MAP 18: VILLAGE PARK DESIGN PRINCIPLES



PARK LOCATIONS REFERENCE



* NOTE: Generally flat with typical grade 1:50 with possible sections of terracing and/or embankments that do not exceed 1:3

LEGEND

INDICATIVE DESIGN ELEMENTS <i>(all elements are indicatively illustrated only)</i>		NOTES / DESIGN PRINCIPLES
.....	Primary Pedestrian Routes	» Predominant movements to, from, and through park, which are highly visible and accessible
.....	Secondary Pedestrian Routes	» Pedestrian paths reflect key desire lines through the park to surrounding streets
●	Place Marker	» Public artwork or sculpture at key sight-line terminus
●	Entry Statement	» Consider provision of a small plaza or arbour structure with directional signage
*	Shelters / picnic tables / seating / BBQ facilities	» Seating to take advantage of lake views, BBQ and picnic table facilities to be co-located with bins and drinking fountains
*	Public Toilets	» Proximity to areas of anticipated frequent use - kick about oval, amphitheatre, passive recreation area, and playground
⬢	Playground area	» Playground equipment to accommodate 5-10 children at any time
⬢	Lake Access Point	» Canoe launch facilities
■	Informal Play Area	» Minimum of 1200m ² which can also be used as an informal meeting / gathering area
■	Landscape area	» Planting beds, turf areas and low height mounding elements for visual interest
▨	Indicative areas of flat space - passive recreation area *	» Turf area for informal play & running space which is mainly clear of vegetation and reasonably flat
●●●	Tree provision	» Trees to be provided throughout park for amenity and shade. Include marker trees at entries for wayfinding
▨	Buffer landscape treatment	» Buffer treatments (garden beds and landscape mounds)
■	Lake Access Point	» Canoe launch facilities

CHARACTER IMAGERY



NEIGHBOURHOOD PARK 1 (EXTENSION OF EXISTING NEIGHBOURHOOD PARK)



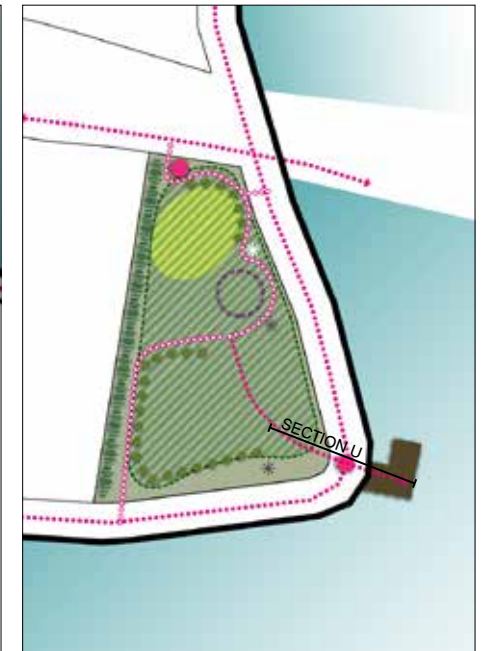
NEIGHBOURHOOD PARK 2



NEIGHBOURHOOD PARK 3



NEIGHBOURHOOD PARK 4



MAP 19: NEIGHBOURHOOD PARK DESIGN PRINCIPLES

SCALE 1:2000 0 20 40 60 80 100



PARK LOCATIONS REFERENCE



CHARACTER IMAGERY



PRECINCT PARK 1



LEGEND

INDICATIVE DESIGN ELEMENTS <i>(all elements are indicatively illustrated only)</i>		NOTES / DESIGN PRINCIPLES
	Communal gathering area	<ul style="list-style-type: none"> » Meeting area to cater for 2-6 people at one time » Area to include a communal BBQ and picnic tables / shelters » Water taps, drinking fountains and bins located in close proximity
	Shelters / picnic tables / seating	<ul style="list-style-type: none"> » Seating to take advantage of lake views
	Playground area	<ul style="list-style-type: none"> » Playground equipment to accommodate 5-10 children at any time
	Primary Pedestrian Routes	<ul style="list-style-type: none"> » Predominant movements to, from, and through park, which are highly visible and accessible
	Secondary Pedestrian Routes	<ul style="list-style-type: none"> » Pedestrian paths reflect key desire lines through the park to surrounding streets
	Entry Statement	<ul style="list-style-type: none"> » Consider provision of a small plaza or harbour structure with directional signage
	Potential beach area interface with Western Waterway	<ul style="list-style-type: none"> » Re-align walkable waterfront to accommodate new beach area
	Landscape area	<ul style="list-style-type: none"> » Planting beds, turf areas and low height mounding elements for visual interest
	Indicative areas of flat space - passive recreation area *	<ul style="list-style-type: none"> » Turf area for informal play & running space which is mainly clear of vegetation and reasonably flat
	Tree provision	<ul style="list-style-type: none"> » Trees to be provided throughout park for amenity and shade. Include marker trees at entries for wayfinding
	Buffer landscape treatment	<ul style="list-style-type: none"> » Buffer treatments (garden beds and landscape mounds)

* NOTE: Generally flat with typical grade 1:50 with possible sections of terracing and/or embankments that do not exceed 1:3

PAVEMENTS



Footpaths: Plain grey concrete, broom finish



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



Integrally Coloured Concrete with Lightly Exposed Aggregate



Coloured Concrete with Broom Finish.



Minor Paths: Plain concrete



Access to Water: Formed concrete

FURNITURE



Seating (modular): Powder-coated aluminium



Bike racks: Polished, marine grade 316 SS



Bollards: Standard hardwood timber



Stone Faced Walls with integrated Seating



Barbecues: Powder-coated steel with stainless steel hotplate/door



Picnic Tables: Powder-coated aluminium



Litter Bins: Stainless (lid) and mild steel (enclosure). Potential for custom powder-coating.



Shade Structure: Lightweight and robust materials



Drinking Fountain: Stainless steel



Shelters: Powder-coated steel framing and hardwood timber

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

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

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

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

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

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

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

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