

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

**MASTER PLAN NO. 104 (SITE DEVELOPMENT PLAN – DETAILED PLANNING AREA 2
– PRECINCT 8) 2018**

**Approved by Sunshine Coast Regional Council pursuant to
Master Plan Determination No.
(Approval of Site Development Plan – Detailed Planning Area 2 – Precinct 8) 2019
Dated / /**

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Drawing Name	Drawing Reference	Prepared by	Date
Site Diagram	DA_1.05 B	OGE Group Architects	16.08.2019
Site Plan	DA_1.06 B	OGE Group Architects	16.08.2019
Building Matrix	DA_1.07 B	OGE Group Architects	16.08.2019
Basement	DA_2.01 B	OGE Group Architects	16.08.2019
Ground Floor	DA_2.02 B	OGE Group Architects	16.08.2019
Level 01	DA_2.03 B	OGE Group Architects	16.08.2019
Level 02	DA_2.04 B	OGE Group Architects	16.08.2019
Level 03	DA_2.05 B	OGE Group Architects	16.08.2019
Level 04/Typical	DA_2.06 B	OGE Group Architects	16.08.2019
Roof Level	DA_2.07 B	OGE Group Architects	16.08.2019
Walkway/Pedestrian Access	DA_2.08 B	OGE Group Architects	16.08.2019
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North Elevation	DA_3.01 B	OGE Group Architects	16.08.2019
East Elevation	DA_3.02 B	OGE Group Architects	16.08.2019
South Elevation	DA_3.03 B	OGE Group Architects	16.08.2019
West Elevation	DA_3.04 B	OGE Group Architects	16.08.2019
Section A	DA_4.01 B	OGE Group Architects	16.08.2019
Section B	DA_4.02 B	OGE Group Architects	16.08.2019
Section C	DA_4.03 B	OGE Group Architects	16.08.2019
Section D	DA_4.04 B	OGE Group Architects	16.08.2019
Type A1	DA_5.02 B	OGE Group Architects	16.08.2019
Type B1	DA_5.03 B	OGE Group Architects	16.08.2019
Type B2	DA_5.04 B	OGE Group Architects	16.08.2019
Type C1	DA_5.05 B	OGE Group Architects	16.08.2019
Type C2	DA_5.06 B	OGE Group Architects	16.08.2019
Type D	DA_5.07 B	OGE Group Architects	16.08.2019
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Landscape Calculation	DA_6.02 B	OGE Group Architects	16.08.2019
Communal Open Space	DA_6.03 B	OGE Group Architects	16.08.2019
Awning 1	DA_6.04.02 B	OGE Group Architects	16.08.2019
Awning 2	DA_6.04.03 B	OGE Group Architects	16.08.2019
Brick Features	DA_6.04.04 B	OGE Group Architects	16.08.2019

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River Stone Ledge	DA_6.04.05 B	OGE Group Architects	16.08.2019
Change Room Roof	DA_6.04.06 B	OGE Group Architects	16.08.2019
Shopfronts	DA_6.04.07 B	OGE Group Architects	16.08.2019
Shop Entry Feature	DA_6.04.08 B	OGE Group Architects	16.08.2019
Canvas Awning	DA_6.04.09 B	OGE Group Architects	16.08.2019
Concrete Columns	DA_6.04.10 B	OGE Group Architects	16.08.2019
Corner Retail Glazing	DA_6.04.11 B	OGE Group Architects	16.08.2019
External Stair	DA_6.04.12 B	OGE Group Architects	16.08.2019
Pool Edge	DA_6.04.13 B	OGE Group Architects	16.08.2019
WC – Screen	DA_6.04.14 B	OGE Group Architects	16.08.2019
External Core Finish and Planter/Trellis	DA_6.04.15 B	OGE Group Architects	16.08.2019
North East Awning Planters	DA_6.04.16 B	OGE Group Architects	16.08.2019
Northern View	DA_7.2 A	OGE Group Architects	16.08.2019
Eastern View	DA_7.3 A	OGE Group Architects	16.08.2019
Southern View	DA_7.4 A	OGE Group Architects	16.08.2019
Western View	DA_7.5 A	OGE Group Architects	16.08.2019
3D Section 1	DA_7.6 A	OGE Group Architects	16.08.2019
3D Section 2	DA_7.7 A	OGE Group Architects	16.08.2019
3D Section 3	DA_7.8 A	OGE Group Architects	16.08.2019
3D Section 4	DA_7.9 A	OGE Group Architects	16.08.2019
3D Section 5	DA_7.10 A	OGE Group Architects	16.08.2019
Locality Plan & Schedule of Drawings	1885-R01 D	Barlow Shelley Consulting Engineers	05.08.2019
General Notes	1885-R02 D	Barlow Shelley Consulting Engineers	05.08.2019
Earthworks, Erosion & Sediment Control Plan - Basement	1885-R03 D	Barlow Shelley Consulting Engineers	05.08.2019
Erosion & Sediment Control Details	1885-R04 D	Barlow Shelley Consulting Engineers	05.08.2019
Ground Floor - Driveway Details	1885-R05 D	Barlow Shelley Consulting Engineers	05.08.2019
Stormwater Detail Plan - Level 1	1885-R06 D	Barlow Shelley Consulting Engineers	05.08.2019
Bioretention Details	1885-R07 D	Barlow Shelley Consulting Engineers	05.08.2019
Landscape Design - Ground	DA01 190303 – 1.1	Form Landscape Architects	07.08.2019
Landscape Design - Level 01	DA01 190303 – 1.2	Form Landscape Architects	07.08.2019
Landscape Design - Level 02	DA01 190303 – 1.3	Form Landscape Architects	07.08.2019
Landscape Design - Level 03	DA01 190303 – 1.4	Form Landscape Architects	07.08.2019

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Design Details - Ground – Surface	DA01 190303 – 1.5	Form Landscape Architects	07.08.2019
Design Details - Ground – Planting	DA01 190303 – 1.6	Form Landscape Architects	07.08.2019
Design Details - Level 01 – Surface	DA01 190303 – 1.7	Form Landscape Architects	07.08.2019
Design Details - Level 01 – Planting	DA01 190303 – 1.8	Form Landscape Architects	07.08.2019
Design Details - Level 02 – Surface	DA01 190303 – 1.9	Form Landscape Architects	07.08.2019
Design Details - Level 02 – Planting	DA01 190303 – 1.10	Form Landscape Architects	07.08.2019
Design Details - Level 03 – Surface	DA01 190303 – 1.11	Form Landscape Architects	07.08.2019
Design Details - Level 03 – Planting	DA01 190303 – 1.12	Form Landscape Architects	07.08.2019
Design Details - Landscape Character Images	DA01 190303 – 1.13	Form Landscape Architects	07.08.2019
Design Details - Material and Finishes	DA01 190303 – 1.14	Form Landscape Architects	07.08.2019
Design Details - Planting Palette	DA01 190303 – 1.15	Form Landscape Architects	07.08.2019
Design Details - Specification	DA01 190303 – 1.16	Form Landscape Architects	07.08.2019
Design Details - Typical Details	DA01 190303 – 1.17	Form Landscape Architects	07.08.2019

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1.0 ADMINISTRATION

1.1 Preliminary

1.1.1 Citation

- 1.1.1.1 This document may be cited as Master Plan No. 104 (Site Development Plan – Detailed Planning Area 2 – Precinct 8) 2019.

1.1.2 Type of Master Plan

- 1.1.2.1 This document is a Site Development Plan.

1.1.3 Legal Requirement for Master Plan

- 1.1.3.1 A Site Development Plan is required to be prepared for the area defined as Land Use Area 2 (Mixed Use and Tourism) pursuant to Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015, and in accordance with section 7.4.5.1 of DCP 1.

1.1.4 Legal Effect of the Master Plan

- 1.1.4.1 The Site Development Plan comprises:
- (a) This document which shows the subdivision layout with lot boundaries, the purpose for which each lot may be developed, building envelopes and setbacks, building layout criteria, access and parking; and
 - (b) Maps 1 – 3 which show in more detail the elements identified as required by section 7.4.5.2 of DCP 1, to be read in conjunction with the accompanying detailed Architectural Plans.

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1.2 Location and Description

- 1.2.1 The land the subject of this Site Development Plan is bound by Bokarina Boulevard to the north, Precinct 9 and Kombi Street to the south, Longboard Parade to the east, and Precinct 7 to the west.
- 1.2.2 The land the subject of this Master Plan is described as part of Lot 2000 on SP 302191 (Future Lot 905) in the Parish of Bribie, being leasehold land within Development Lease No. 2.
- 1.2.3 The land the subject of this Site Development Plan has an area of approximately 3,977m².
- 1.2.4 Map 1 (Locality Plan) shows the land the subject of this Master Plan, relative to its surrounds as described above, while Map 2 (Land Subject of Master Plan) shows the extent of the area covered by this application.

1.3 Zoning Map Description

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

1.4 Strategic Plan Description

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

1.5 DCP Description

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

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1.6 Relationship to Higher Order Master Plans

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

- (a) identified on Structure Plan Map 1 as having a land use Focal Tourist Node and being subject to the Focal Tourist Node Development Criteria defined in the Structure Plan;
- (b) subject to Structure Plan Map 2 which shows the area as having an adjacent pedestrian/cycle network;
- (c) subject to Structure Plan Map 3 which shows the area as being part of Detailed Planning Area 2;
- (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 This Site Development Plan should be read in conjunction with Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015.

1.8 Relationship to DCP

1.8.1 The land the subject of this Site Development Plan is subject to DCP 1 and as such is identified on DCP 1, Map 1 as being part of Detailed Planning Area 2.

1.8.2 DCP 1, Map 2 identifies the subject area as containing 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.

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1.9 Relationship to Planning Scheme Provisions

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

- (a) Zoning Map No. 55 which identifies the land as being included in the Special Development zone;
- (b) the Table of Development in Section 2.7 (2) (Special Development Zone) of the Planning Scheme which lists the purposes for which premises in the Special Development Zone may be used in accordance with a Supplementary Table of Development prepared in accordance with DCP 1; and
- (c) Part 6 of the Planning Scheme which contains provisions relating to the reconfiguring of lots in the Special Development Zone.

2.0 STRUCTURE OF MASTER PLAN

2.1 Structure of Site Development Plan

This Site Development Plan comprises:

- 2.1.1 Subdivision layout with lot boundaries as specified in Section 3.0 (Subdivision Layout) of this document;
- 2.1.2 The purpose for which each lot may be developed as specified in Section 4.0 (Defined Uses) of this document;
- 2.1.3 Building Layout Criteria as specified in Section 5.0 (Building Design and Development Works) of this document;
- 2.1.4 Access and Parking Provision as specified in Section 6.0 (Vehicular Access) of this document;
- 2.1.5 Implementation of Urban Design Performance Criteria as specified in Section 7.0 (Implementation of Urban Design Performance Criteria) of this document;

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- 2.1.6 Maps and Tables as specified in Section 8.0 (Maps and Tables) of this document;
- 2.1.7 Statement of Compliance as specified in Section 9.0 (Statement of Compliance) of this document;
- 2.1.8 Interpretation Rules as specified in Section 10.0 (Interpretation Rules) of this document; and
- 2.1.9 Supporting Information as specified in Section 11.0 (Supporting Information) of this document.

3.0 SUBDIVISION LAYOUT

3.1 Subdivision Layout

- 3.1.1 The subdivision layout with lot boundaries for the Site Development Plan is indicated on Map 3 (Dimensions Plan) of this document.

4.0 DEFINED USES

4.1 Defined Uses

- 4.1.1 The land the subject of this Site Development Plan shall be developed for the defined uses specified in Table 1 – Supplementary Table of Development of this document.
- 4.1.2 'Permitted Land Uses' nominated in Column 1 are self-assessable where in accordance with the relevant Probable Solutions prescribed in Section 7.0 (Implementation of Urban Design Performance Criteria) of this document.
- 4.1.3 Any proposal that is not in accordance with the approved plans forming part of this Site Development Plan is a Column 4 'Prohibited Use'.
- 4.1.4 Notwithstanding Section 4.1.3 above, any subsequent amendments to the plans forming part of this Site Development Plan are to be facilitated by a formal amendment to the Site Development Plan. Any such

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amendment is to demonstrate compliance with Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015 and maintain consistency with the built form outcomes of the original approved design.

Table 1 – Supplementary Table of Development – Precinct 8

SITE DEVELOPMENT PLAN PRECINCT	COLUMN 1 PERMITTED LAND USES AND DEVELOPMENT WORKS	COLUMN 2 PERMITTED SUBJECT TO CONDITIONS	COLUMN 3 CONSENT REQUIRED	COLUMN 4 PROHIBITED USES
Site Development Plan Precinct 8	<p>Residential Uses Limited to:</p> <ul style="list-style-type: none"> ▪ Multiple Dwelling comprising a maximum 63 dwelling units ▪ Temporary House and Land Sales Office <p>Commercial Uses Limited to:</p> <ul style="list-style-type: none"> ▪ Food Outlet, Function Room, Hotel, Local Store, Restaurant and Shop where the combined gross floor area does not exceed 816m²; <p>Advertising devices, limited to the following:</p> <ul style="list-style-type: none"> ▪ Wall or Façade Signs limited to: <ul style="list-style-type: none"> - Façade Sign - Flush Wall Sign ▪ Freestanding Signs limited to: <ul style="list-style-type: none"> - Ground Sign <p>where in accordance with PDLPP 7.0/01 – Siting and Design of Advertising Devices.</p> <p>All Operational Works relative to the above uses of the site, including:</p> <ul style="list-style-type: none"> ▪ Civil works ▪ Landscaping works ▪ Electrical reticulation 			Uses not listed in Column 1, 2 and 3

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4.2.1 The land the subject of this Site Development Plan shall be subject to the controls specified in the Supplementary Table of Development, being part of this document and Table 1 of Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015;

4.2.2 The land the subject of this Site Development Plan shall be subject to the Development Criteria specified in Section 4.0 (Development Criteria) of Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015.

5.0 BUILDING DESIGN AND DEVELOPMENT WORKS

5.1.1 The proposed built form and development works for the site is to be in accordance with the Plans included within this Site Development Plan, as listed below:

Drawing Name	Drawing Reference	Prepared by	Date
Site Diagram	DA_1.05 B	OGE Group Architects	16.08.2019
Site Plan	DA_1.06 B	OGE Group Architects	16.08.2019
Building Matrix	DA_1.07 B	OGE Group Architects	16.08.2019
Basement	DA_2.01 B	OGE Group Architects	16.08.2019
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Level 02	DA_2.04 B	OGE Group Architects	16.08.2019
Level 03	DA_2.05 B	OGE Group Architects	16.08.2019
Level 04/Typical	DA_2.06 B	OGE Group Architects	16.08.2019
Roof Level	DA_2.07 B	OGE Group Architects	16.08.2019
Walkway/Pedestrian Access	DA_2.08 B	OGE Group Architects	16.08.2019
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North Elevation	DA_3.01 B	OGE Group Architects	16.08.2019
East Elevation	DA_3.02 B	OGE Group Architects	16.08.2019
South Elevation	DA_3.03 B	OGE Group Architects	16.08.2019
West Elevation	DA_3.04 B	OGE Group Architects	16.08.2019
Section A	DA_4.01 B	OGE Group Architects	16.08.2019
Section B	DA_4.02 B	OGE Group Architects	16.08.2019
Section C	DA_4.03 B	OGE Group Architects	16.08.2019

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Section D	DA_4.04 B	OGE Group Architects	16.08.2019
Type A1	DA_5.02 B	OGE Group Architects	16.08.2019
Type B1	DA_5.03 B	OGE Group Architects	16.08.2019
Type B2	DA_5.04 B	OGE Group Architects	16.08.2019
Type C1	DA_5.05 B	OGE Group Architects	16.08.2019
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Eastern View	DA_7.3 A	OGE Group Architects	16.08.2019
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3D Section 1	DA_7.6 A	OGE Group Architects	16.08.2019
3D Section 2	DA_7.7 A	OGE Group Architects	16.08.2019
3D Section 3	DA_7.8 A	OGE Group Architects	16.08.2019
3D Section 4	DA_7.9 A	OGE Group Architects	16.08.2019

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3D Section 5	DA_7.10 A	OGE Group Architects	16.08.2019
Locality Plan & Schedule of Drawings	1885-R01 D	Barlow Shelley Consulting Engineers	05.08.2019
General Notes	1885-R02 D	Barlow Shelley Consulting Engineers	05.08.2019
Earthworks, Erosion & Sediment Control Plan - Basement	1885-R03 D	Barlow Shelley Consulting Engineers	05.08.2019
Erosion & Sediment Control Details	1885-R04 D	Barlow Shelley Consulting Engineers	05.08.2019
Ground Floor - Driveway Details	1885-R05 D	Barlow Shelley Consulting Engineers	05.08.2019
Stormwater Detail Plan - Level 1	1885-R06 D	Barlow Shelley Consulting Engineers	05.08.2019
Bioretention Details	1885-R07 D	Barlow Shelley Consulting Engineers	05.08.2019
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Landscape Design - Level 03	DA01 190303 – 1.4	Form Landscape Architects	07.08.2019
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Design Details - Level 01 – Planting	DA01 190303 – 1.8	Form Landscape Architects	07.08.2019
Design Details - Level 02 – Surface	DA01 190303 – 1.9	Form Landscape Architects	07.08.2019
Design Details - Level 02 – Planting	DA01 190303 – 1.10	Form Landscape Architects	07.08.2019
Design Details - Level 03 – Surface	DA01 190303 – 1.11	Form Landscape Architects	07.08.2019
Design Details - Level 03 – Planting	DA01 190303 – 1.12	Form Landscape Architects	07.08.2019
Design Details - Landscape Character Images	DA01 190303 – 1.13	Form Landscape Architects	07.08.2019
Design Details - Material and Finishes	DA01 190303 – 1.14	Form Landscape Architects	07.08.2019
Design Details - Planting Palette	DA01 190303 – 1.15	Form Landscape Architects	07.08.2019
Design Details - Specification	DA01 190303 – 1.16	Form Landscape Architects	07.08.2019
Design Details - Typical Details	DA01 190303 – 1.17	Form Landscape Architects	07.08.2019

6.0 VEHICULAR ACCESS

6.1.1 Vehicular access is to be in accordance with the approved plans forming part of this Site Development Plan.

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7.0 IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA

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

The Specific Outcomes and Probable Solutions prescribed below are an extract taken from Master Plan No. 44 Detailed Planning Area Plan – Detailed Planning Area 2, Section 5.1 – Urban Design Performance Criteria.

Urban Design Performance Criteria contained in Master Plan No. 44 that are not applicable to the assessment of this Site Development Plan for Precinct 8 within Land Use Area 2 have been identified below.

Specific Outcome	Probable Solution	Site Development Plan Compliance										
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> <p><i>Not applicable to this Site Development Plan relating to Land Use Area 2</i></p> <p><u>Land Use Area 2 – Mixed Use & Tourism:-</u></p> <table border="1"> <thead> <tr> <th>Precinct</th> <th>Minimum Lot Size</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>3,000m²</td> </tr> <tr> <td>6</td> <td>5,500m²</td> </tr> <tr> <td>7</td> <td>5,000m²</td> </tr> <tr> <td>8</td> <td>3,500m²</td> </tr> </tbody> </table> <p><u>Land Use Area 3 – Residential B</u></p> <p><i>Not applicable to this Site Development Plan</i></p>	Precinct	Minimum Lot Size	5	3,000m ²	6	5,500m ²	7	5,000m ²	8	3,500m ²	<p>Complies.</p> <p>Compliance with the minimum lot size of 3,500m² prescribed for Precinct 8 is demonstrated on Map 3 (Dimensions Plan) of this document.</p>
Precinct	Minimum Lot Size											
5	3,000m ²											
6	5,500m ²											
7	5,000m ²											
8	3,500m ²											

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p><i>relating to Land Use Area 2</i></p> <p><u>Land Use Area 4 – Community Facilities:-</u></p> <p><i>Not applicable to this Site Development Plan relating to Land Use Area 2</i></p> <p><u>Land Use Area 5 – Public Access Club Facility:-</u></p> <p><i>Not applicable to this Site Development Plan relating to Land Use Area 2</i></p> <p>S1.2 No Probable Solution prescribed for Land Use Area 5 (Open Space).</p>	<p>Not applicable.</p>
Stormwater Management (On-Site)		
<p>O2 Development on allotments within Land Use Areas 2, 3, 4 & 5 is to provide for stormwater quality management infrastructure that is designed and constructed in accordance with contemporary best practice standards for water sensitive urban design.</p>	<p>S2.1 Stormwater quality management infrastructure associated with development within Land Use Areas 2, 3, 4 & 5 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.</p>	<p>Complies.</p> <p>Stormwater quality management infrastructure is to be provided in accordance with the Site-Based Stormwater Management Plan prepared by Barlow Shelley, provided as Supporting Information to this SDP. This report recommends provision of the following treatment devices:</p> <ul style="list-style-type: none"> • A 60m² filter area bioretention basin to treat the stormwater runoff from the roof areas of the development site; • A 24m long, 1m wide grassed swale treating stormwater runoff from the proposed driveway conveyed towards Kombi Street.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
O3 Development on allotments within Land Use Areas 2, 3, 4 & 5 is to comply with the stormwater quality management objectives set out in the relevant State Government regulations in force at the time of development.	S3.1 Development within these Land Use Areas complies with <i>State Planning Policy 04/10 Healthy Waters</i> (where applicable) and <i>South East Queensland Regional Plan 2009-2031 Implementation Guideline # 7 Water Sensitive Urban design</i> .	Complies. As above, stormwater quality management infrastructure is to be provided in accordance with the Site-Based Stormwater Management Plan prepared by Barlow Shelley, provided as Supporting Information to this SDP.
O4 Development on allotments within Land Use Areas 2, 3, 4 & 5 avoids discharging ¹ 'treated' stormwater into ² 'un-treated' stormwater within the public stormwater network.	S4.1 'Treated' stormwater discharged from development within these Land Use Areas, accords with the following: (a) connects to a lawful point of discharge; and (b) connects to a dedicated 'treated' stormwater network (where provided); or (c) connects directly into the nearest public stormwater pit (where there is no dedicated 'treated' stormwater network provided). S4.2 Development ensures that under no circumstances shall a development's 'treated' stormwater discharge to the footpath, kerb and channel, or pavement surface of a public road.	Complies. As outlined in the Site-Based Stormwater Management Plan prepared by Barlow Shelley, treated stormwater will be connected to a lawful point of discharge.

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.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
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 is provided in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.</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> <p>(a) <i>AS2890.1 – Parking Facilities: Off-street Car Parking</i>; and</p> <p>(b) <i>AS2890.2 – Parking Facilities: Off-street Commercial Vehicles facilities</i>.</p> <p>S5.4 On-site parking and manoeuvring areas (excluding Dwelling Houses and Terrace Houses) 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>Complies.</p> <p>Vehicular access is proposed from Kombi Street and Longboard Parade in the locations nominated on Map 7 of the Detailed Planning Area Plan.</p> <p>The proposed vehicular crossing has been designed in accordance with Council's adopted standards.</p> <p>All parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways have been designed in accordance with the relevant Australian Standards.</p> <p>The proposed parking and manoeuvring areas have been designed to ensure all vehicles are able to enter and exit the site in forward motion.</p> <p>All parking and manoeuvring areas have been designed in accordance with Council's adopted standards.</p>
<p>O6 Residential development provides on-site car parking at a rate that adequately services the needs of the</p>	<p>S6.1 The minimum number of on-site residential car parking spaces provided is in accordance with the</p>	<p>Complies.</p> <p>As nominated on the Architectural Plans forming part of this Site Development Plan, a</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance														
<p>use, without encouraging or reinforcing reliance on private vehicles.</p>	<p>rates nominated in Table 3 below:</p> <p>Table 3 – Residential Car Parking Rates</p> <table border="1" data-bbox="1021 459 1361 1209"> <thead> <tr> <th data-bbox="1021 459 1205 499">Use</th> <th data-bbox="1205 459 1361 499">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="1021 499 1205 643">Residential Uses (limited to Accommodation Building, Motel and Multiple Dwelling only):</td> <td data-bbox="1205 499 1361 643"></td> </tr> <tr> <td data-bbox="1021 643 1205 722"> <ul style="list-style-type: none"> Dwelling Unit comprising 1 or 2 bedrooms* </td> <td data-bbox="1205 643 1361 722">1 space per unit</td> </tr> <tr> <td data-bbox="1021 722 1205 818"> <ul style="list-style-type: none"> Dwelling Unit comprising 3 or more bedrooms* </td> <td data-bbox="1205 722 1361 818">1.25 spaces per unit</td> </tr> <tr> <td data-bbox="1021 818 1205 914"> <ul style="list-style-type: none"> On-site Visitor Spaces (limited to Multiple Dwelling only) </td> <td data-bbox="1205 818 1361 914">0.25 spaces per unit</td> </tr> <tr> <td colspan="2" data-bbox="1021 914 1361 1026"> <p>* 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).</p> </td> </tr> <tr> <td data-bbox="1021 1026 1205 1209">Dwelling House, Terrace House and Duplex Dwelling</td> <td data-bbox="1205 1026 1361 1209">2 spaces per dwelling unit, with at least one space capable of being covered (parking spaces may be provided in tandem)</td> </tr> </tbody> </table>	Use	Minimum Rate	Residential Uses (limited to Accommodation Building, Motel and Multiple Dwelling only):		<ul style="list-style-type: none"> Dwelling Unit comprising 1 or 2 bedrooms* 	1 space per unit	<ul style="list-style-type: none"> Dwelling Unit comprising 3 or more bedrooms* 	1.25 spaces per unit	<ul style="list-style-type: none"> On-site Visitor Spaces (limited to Multiple Dwelling only) 	0.25 spaces per unit	<p>* 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).</p>		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)	<p>minimum of 129 resident spaces and sixteen (16) visitors spaces are to be provided on-site, exceeding the rates prescribed by Table 3.</p>
Use	Minimum Rate															
Residential Uses (limited to Accommodation Building, Motel and Multiple Dwelling only):																
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Specific Outcome	Probable Solution		Site Development Plan Compliance				
	Caretaker's Residence	1 space per residence	<p>Complies.</p> <p>Seventy three (73) resident bike parking spaces are provided in the basement and twenty-nine (29) bicycle spaces at ground level for retail and residential visitors. This number exceeds the minimum required.</p>				
Bed and Breakfast - Homestay	1 additional space per guest suite in addition to the Dwelling House requirement						
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" data-bbox="1021 906 1366 1050"> <thead> <tr> <th data-bbox="1021 906 1167 954">Use</th> <th data-bbox="1167 906 1366 954">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="1021 954 1167 1050">Multiple Dwelling</td> <td data-bbox="1167 954 1366 1050">1 resident space / dwelling + 1 visitor space / 4 dwellings</td> </tr> </tbody> </table>		Use	Minimum Rate	Multiple Dwelling	1 resident space / dwelling + 1 visitor space / 4 dwellings	
Use	Minimum Rate						
Multiple Dwelling	1 resident space / dwelling + 1 visitor space / 4 dwellings						
<p>O7 Visitor parking spaces are accessible at all times.</p>	<p>S7.1 No Probable Solution prescribed.</p>		<p>Complies.</p> <p>The visitor parking spaces have been located outside of the secured basement level to ensure they are accessible at all times.</p>				
<p>O8 Sufficient on-site car parking is</p>	<p>S8.1 The minimum number of on-site</p>		<p>Complies with Specific Outcome.</p>				

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Specific Outcome	Probable Solution	Site Development Plan Compliance																				
<p>provided for the number and type of vehicles likely to be generated by the commercial activity.</p>	<p>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" data-bbox="1016 504 1361 1037"> <thead> <tr> <th>Use</th> <th>On-Site Rates</th> </tr> </thead> <tbody> <tr> <td>Child Care Centre</td> <td>1 / employee and 1 customer space / 5 children</td> </tr> <tr> <td>Commercial Premises</td> <td>1 / 30m² 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>Health Care Premises</td> <td>1 / 20m² gross floor area</td> </tr> <tr> <td>Hotel</td> <td>1 / guest room</td> </tr> <tr> <td>Local Store</td> <td>1 / 30m² total use 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 / employee and 1 customer space / 5 children	Commercial Premises	1 / 30m ² total use area	Food Outlet	1 / 10m ² total use area	Function Room	1 / 15m ² total use area	Health Care Premises	1 / 20m ² gross floor area	Hotel	1 / guest room	Local Store	1 / 30m ² total use area	Restaurant	1 / 15m ² dining area	Shop	1 / 20m ² total use area	<p>A total of thirty three (33) commercial car parking spaces are provided at ground and mezzanine level to cater to the demands generated by the retail tenancies, achieving an average rate of 1 space per 24m².</p> <p>The final mix of the ground floor tenancies is not yet know and may be a combination of shops, food outlets, restaurants and local store. An average parking supply rate of 1 space per 24m² is close to the rates specified in Table 3, however, assessment against the Specific Outcome is warranted in this case.</p> <p>The applicant sought and received advice from Lambert & Rehbein Traffic Engineers regarding the supply of commercial parking, which advised as follows:</p> <ul style="list-style-type: none"> <i>The proposed development provides a surplus of total parking spaces, but does have a small deficit of eight (8) parking spaces for the shop land use. However, we anticipate that the shop land use, which consists of nine (9) retail tenancies connected by activated laneways, will experience a high level of temporal cross utilisation of parking demands with customers potentially visiting several tenancies in each trip. We anticipate that cross utilisation would be approximately 20% of the parking demand. This would result in a shop use parking requirement of 33 parking spaces, which meets the proposed supply of 33 parking spaces.</i> <i>Considering the location of the proposed development in the context of the precinct, we also anticipate high proportions of walk-in customers. These will generated by the high</i>
Use	On-Site Rates																					
Child Care Centre	1 / employee and 1 customer space / 5 children																					
Commercial Premises	1 / 30m ² total use area																					
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Specific Outcome	Probable Solution	Site Development Plan Compliance
		<p><i>density residential dwellings both within the proposed development and the neighbouring developments, as well as from visitors to the beach and other community uses in the area. Considering the location and context of the development, we believe that the proposed parking supply is sufficient to accommodate the peak parking demand for the proposed development. Combined with the proposed form of Longboard Parade, which we understand will accommodate indented on-street parking for beach access and other community purposes, the commercial parking supply is considered adequate.</i></p>
<p>O9 For Land Use Areas 2, 3, 4 & 5 sufficient on-site parking and manoeuvring area is provided to accommodate the number and type of service vehicles generated by the development activity.</p>	<p>S9.1 For Land Use Areas 2 & 3 provision is made for on-site manoeuvring and service areas to accommodate on-site refuse collection in addition 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.</p> <p>S9.2 For Land Use Areas 4 & 5 provision is made for on-site manoeuvring and service areas to accommodate on-site refuse collection only, designed in accordance with <i>AS2890.2 Parking Facilities: Off-street commercial vehicle facilities</i> and Council's adopted Engineering Standards</p>	<p>Complies.</p> <p>The proposed ground floor design allows for on-site refuse collection, with the refuse collection vehicle being capable of entering and exiting the site in a forward motion, as demonstrated by the swept paths indicated on the proposal plans by OGE.</p> <p>Adequate space is also provided at ground level to accommodate an occasional medium rigid vehicle without impeding on-site traffic flows.</p> <p>Not applicable.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
O10 For Land Use Areas 2, 3, 4 & 5 provision is made for a reasonable portion of the total number of on-site car parking spaces to be wheelchair accessible spaces (with at least one space per site) and identified and reserved for such access.	<p>S10.1 The number of car parking spaces provided for people with disabilities complies with the relevant provisions of the Building Code of Australia.</p> <p>S10.2 Access to parking spaces for people with disabilities complies with AS1428 – <i>Design for Access and Mobility</i>.</p> <p>S10.3 Car parking spaces for people with disabilities comply with the provisions of AS2890.6 – <i>Parking Facilities: Off-street parking for people with disabilities</i>.</p>	<p>Complies.</p> <p>One (1) car parking space is provided at ground level to cater for people with disabilities.</p> <p>Access to this parking space complies with AS1428 – <i>Design for Access and Mobility</i>.</p> <p>This parking space also complies with the provisions of AS2890.6 – <i>Parking Facilities: Off-street parking for people with disabilities</i>.</p>
O11 Mixed use development provides car parking for residents that is clearly marked and physically separated from the car parking provided for other uses within the building.	S11.1 Residential car parking is clearly nominated on the Site Development Plan.	<p>Complies.</p> <p>The proposed resident car parking spaces are clearly defined by being located at basement level, restricting access to visitors and retail patrons.</p>
O12 Development is designed to ensure that adequate provision is made for on-street car parking.	<p>S12.1 Development in Land Use Area 1 (Residential A) provides on-street car parking at the following rates:-</p> <p>(a) 1 space per 2 dwelling houses for lots with an area of 300m² or less; and</p> <p>(b) 2 spaces per 3 dwelling houses for larger lots.</p> <p>These on-street car parks are to be provided generally in accordance with the locations identified on Map 14 (Proposed Car Parking Provision) of this document.</p>	Not applicable.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>S12.2 Additional unallocated on-street car parking is provided adjacent to Land Use Areas 2 – 6 to cater to the demands generated by visitors to the Detailed Planning Area, generally in accordance with the locations identified on Map 14 (Proposed Car Parking Provision) of this document.</p>	<p>Complies.</p> <p>On-street car parking will be provided adjacent to Precinct 8 in the locations identified on Map 14 (Proposed Car Parking Provision) of the DPAP.</p>
Energy Efficiency		
<p>O13 Development in Land Use Area 2 (Mixed Use and Tourism) is designed to respond to the local climatic conditions and thereby reduce reliance on artificial heating and cooling systems, energy and water consumption</p>	<p>S13.1 The Development demonstrates achievement of current best practice and design energy efficiency, where buildings achieve at least an equivalent 4 Star Green Star Rating benchmarked against the Green Building Council of Australia's (GBCA) 'Green Star' rating system, or for buildings not addressed by the GBCA ratings system, buildings are designed to achieve a 4 star Australian Building Greenhouse Rating (ABGR).</p> <p>S13.2 Development incorporates fundamental design features to engender an energy efficient built form, being:</p> <p>(a) appropriate building orientation;</p>	<p>Complies.</p> <p>The development incorporates energy and water efficiency features to reduce environmental impact, including:</p> <ul style="list-style-type: none"> • GENERAL DESIGN <ul style="list-style-type: none"> • Extensive whole unit cross ventilation achieved to limit use of air conditioning • Minimisation of glazing to the west to minimise solar loads • Adequate shading to the north to minimise solar loads in summer (limit air conditioning use) and maximise solar gain in winter (limit heater use) • Extensive shading to the Eastern & Western facades to minimise solar loads

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<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>S13.3 Multi-unit residential dwellings sited above podium level(s) are predominantly oriented east / north-east, to maximise climatic efficiencies.</p>	<ul style="list-style-type: none"> • Selection of glazing performance to minimise heat loads where required • Large amounts of glazing to the living areas, reducing artificial lighting loads • Provision of roof overhangs to most facades and terraces to protect facades from excessive insulation requirements • Light (white) wall and roof colours are proposed, where possible to limit undue solar loads through the envelope • Efficient use of material modules to limit waste & therefore embodied energy savings made through construction • Robust material selections to limit need for future maintenance / replacement to limit material waste / embodied energy • SERVICES, FIXTURES & FITTINGS: <ul style="list-style-type: none"> • Incorporation of ceiling fans to extend period where air conditioning isn't required • LED lighting throughout • Selection of fittings and fixtures to reduce water consumption • Selection of fittings and fixtures to reduce energy consumption • Water efficient irrigation system to landscaping

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Specific Outcome	Probable Solution	Site Development Plan Compliance
		<ul style="list-style-type: none"> • Use of (Natural) Bio-retention system to clean stormwater catchments • Individually controlled air conditioning with energy efficiency control features • Waterless air conditioning system
Acid Sulfate Soils		
<p>O14 Development works are managed to avoid or minimise the release of acid and metal contaminants into the environment.</p>	<p>S14.1 The Development works do not disturb acid sulfate soils when undertaking excavation or filling works, or when extracting groundwater</p> <p>S14.2 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</p>	<p>Complies. An Acid Sulfate Soils Management Plan prepared by Core Consultants is provided as Supporting Information to this SDP.</p> <p>Complies. An Acid Sulfate Soils Management Plan prepared by Core Consultants is provided as Supporting Information to this SDP.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	comply with the required outcomes of the Queensland State Planning Policy is prepared in conjunction with the Site Development Plan, and is reviewed by Council in conjunction with its assessment of the Site Development Plan.	
O15 Basements (where proposed) are designed and constructed as water excluding structures.	S15.1 No Probable Solution prescribed.	Complies. The proposed basement has been designed and will be constructed as a water excluding structure.
Advertising Devices		
O16 Advertising Devices within the Detailed Planning Area: (a) are to compliment, or at least do not unreasonably detract from, the desirable characteristics of the natural and built environment; (a) are designed and integrated so as to minimise visual clutter; and (b) are constructed to satisfactory standards of public safety.	S16.1 Advertising Devices are designed and located in accordance with Local Planning Policy PDLPP 7.0/01 – Siting and Design of Advertising Devices (Caloundra City Planning Scheme 1996). Assessment level to be determined by applicable Site Development Plan.	Will comply. Advertising Devices will be designed and located in accordance with Local Planning Policy PDLPP 7.0/01 – Siting and Design of Advertising Devices (Caloundra City Planning Scheme 1996).
Acoustic Quality		
O17 Development is located, designed, constructed and operated to maintain appropriate levels of acoustic amenity for noise sensitive development.	S17.1 Noise sensitive development is to be constructed in accordance with the relevant noise criteria outlined in State Development Assessment Provisions (SDAP) Module 1. Community Amenity	Not applicable. Precinct 8 is not located within proximity to the Nicklin Way, being the closest 'Transport Corridor'.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	1.1 Managing Noise and Vibration Impacts from Transport Corridors state code.	
O18 Mitigation measures incorporated into noise sensitive development to ameliorate road traffic noise achieves appropriate internal and external noise levels.	<p>S18.1 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>S18.2 Noise affected lots are identified on the applicable Site Development Plan.</p>	<p>Not Applicable.</p> <p>Not applicable. The higher order Noise Impact Assessment prepared for the DPAP did not identify Precinct 8 as a noise affected lot.</p>
O19 For Land Use Areas 2, 3, 4 & 5 development involving live entertainment or amplified music and voices maintains a satisfactory level of amenity for surrounding noise sensitive development.	<p>S19.1 From 10pm to 6am -The sound pressure level L_{OCT10}, in a full octave band with centre frequencies from 63 Hz to 2000 Hz. does not exceed the background level, L_{OCT90}, by more than 8 dB in any octave band when measured at any noise sensitive development.</p> <p>S19.2 From 6am to 10pm - The adjusted maximum sound pressure level L_{10}, plus adjustments for tonal and impulse</p>	<p>Not applicable.</p> <p>It is not anticipated that any of the ground floor retail uses will involve live entertainment or amplified music. In the event such activities do occur, licensing associated with such activities will appropriately address any potential noise implications, having regard to the provision of an awning that will act as a barrier for noise emissions for the residents in the tower above.</p> <p>Not applicable.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>components, does not exceed the background level L90 by more than 10 dB(A) when measured at any noise sensitive development.</p>	
<p>O20 For development in Land Use Areas 2, 3, 4 & 5 which includes:</p> <ul style="list-style-type: none"> (a) industrial plant – fixed or mobile; (b) commercial plant – air-conditioning, refrigeration, deliveries, waste storage and collection; or (c) residential air conditioning; <p>and where there is a potential for:</p> <ul style="list-style-type: none"> (a) noise emissions to affect existing (or proposed) potentially noise sensitive development; or (b) noise emissions from existing development to adversely affect a proposed potentially noise sensitive development; <p>a satisfactory level of amenity is achieved.</p>	<p>S20.1 Development complies with the Noise Impact Assessment Criteria provided in Table 6 below at all nearby and adjacent noise sensitive places.</p> <p>OR</p> <p>Where the noise levels specified in Table 6 cannot be achieved, mitigation measures are adopted to achieve an appropriate degree of acoustic amenity at the affected sensitive place. Such measures, in order of preference, include one or more of the following:</p> <ul style="list-style-type: none"> (a) reduction of source noise levels to prevent the impact occurring (this includes provision of additional sound insulation to the building housing the noise source); (b) redesign of building layouts and orientation to maximise buffer distances and noise shielding; (c) provision of noise barriers to provide noise reductions to external and internal spaces; and (d) acoustic treatment of buildings achieves satisfactory design sound levels for internal occupancies, as specified in AS 	<p>Will comply.</p> <p>The proposed air conditioning units will comply with the Noise Impact Assessment Criteria provided in Table 6.</p>

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Specific Outcome		Probable Solution	Site Development Plan Compliance
		2107:2000 Acoustics – Recommended Design Sound Levels and Reverberation	
Table 6 - 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	$L_{Amax,adj} \leq L_{Abg} + 3 \text{ dB}$	$L_{Amax,adj} \leq L_{Abg} + 8 \text{ dB}$	
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 = $0.0087 \times (L_{Abg} - 30)^{1.79}$.	n/a	
<p><i>Notes</i></p> <p>(a) L_{Abg} is the minimum average background sound pressure level for the time period nominated.</p> <p>(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.</p> <p>(c) Refer to the definitions presented in the Noise Measurement Manual (Environmental Protection Agency 2000) for further details.</p>			
Air Quality			
O21	Development in Land Use Areas 2, 3, 4 & 5 is located, designed, constructed and operated to ensure that odour, dust and particulate emissions do not cause an environmental nuisance either:	S21.1 The <i>Air Quality Objectives</i> specified in Schedule 1 of the <i>Environmental Protection (Air) Policy 2008</i> are achieved.	Will comply. The <i>Air Quality Objectives</i> specified in Schedule 1 of the <i>Environmental Protection (Air) Policy 2008</i> will be achieved.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
(a) in the surroundings of the proposed development; or (b) at the proposed development.		
Lighting		
<p>O22 Where development in Land Use Areas 2, 3, 4 & 5 has the potential to cause a loss of amenity as a result of light spillage, lighting devices are suitably located, designed and installed to:-</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>S22.1 Compliance with AS4282-1997: <i>Control of the Obtrusive Effects of Outdoor Lighting</i> is achieved.</p>	<p>Will comply. Compliance with AS4282-1997: <i>Control of the Obtrusive Effects of Outdoor Lighting</i> will be achieved.</p>
<p>O23 Car Park lighting and pedestrian walkway lighting is located, designed and constructed to mitigate adverse amenity impacts.</p>	<p>S23.1 Lighting levels are in accordance with AS1158.3.1:1999: <i>Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>.</p> <p>S23.2 In achieving the above, AS4282 – 1997: <i>Control of the Obtrusive Effects</i></p>	<p>Will comply. Lighting levels will be in accordance with AS1158.3.1:1999: <i>Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>.</p> <p>Will comply. Compliance with AS4282 – 1997: <i>Control of</i></p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<i>of Outdoor Lighting</i> is also met.	<i>the Obtrusive Effects of Outdoor Lighting</i> will also be met.
Refuse Management		
<p>O24 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>S24.1 No Probable Solution prescribed.</p>	<p>Complies.</p> <p>Separate bin stores are provided at ground level to allow for the separate collection and containment of refuse generated by the residential and retail components of the development, including separation of recyclable materials.</p> <p>The bin store areas have been located to allow for on-site collection by a private refuse contractor.</p> <p>A Waste Management Plan prepared by Barlow Shelley Engineers has been provided as Supporting Information to this SDP.</p>
<p>O25 Adequate provision is made for refuse collection for all lots.</p>	<p>S25.1 Lots that do not have a frontage readily serviceable by a refuse collection vehicle or have an irregular frontage are allocated concrete bin pads to enable ease of access by refuse collection vehicles</p>	<p>Complies.</p> <p>The proposed development allows for on-site refuse collection, as demonstrated by the swept paths indicated on the proposal plans.</p>

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

Specific Outcome	Probable Solution	Site Development Plan Compliance
Built Form		
<p>O1 Development ensures the delivery of built form that:</p> <p>(a) incorporates differential vertical and horizontal architectural treatments into the building façade to avoid the presentation of extensive blank walls; and</p> <p>(b) is adequately articulated vertically and horizontally to break up building bulk and mass.</p>	<p>S1.1 Built form incorporates vertical and horizontal articulation to ensure that no unbroken elevation is greater in length than 15 metres. Such articulation should incorporate structures and façade projections that may have a practical as well as aesthetic function, including but not limited to the use of the following design elements:</p> <p>(a) sun protection devices;</p> <p>(b) recessing of windows behind the penetrated planes of the building façade;</p> <p>(c) balconies;</p> <p>(d) artwork;</p> <p>(e) structural framing;</p> <p>(f) balustrades.</p>	<p>Complies.</p> <p>With reference to the Architectural Plans prepared by OGE Group Architects, the built form incorporates extensive vertical and horizontal articulation, emphasised by the delineation of clear and independent vertical tower elements above the podium that offer horizontal articulation through the distinctive balcony configurations.</p> <p>Signature screening devices have been incorporated into the balcony design to offer visual interest to the built form as well as offering sun protection to the bedrooms.</p> <p>Partly transparent balustrades have been used to contribute to the clean lines of the built form, allowing for the changes in depth to be visible from the public realm.</p> <p>The awning structure is a key design outcome that serves to create distinction between the ground plane and the upper tower elements. The bespoke design of the awning will add visual interest and excitement at a pedestrian scale, intertwined with a complimentary landscape strategy.</p>
<p>O2 Podium and tower elements located over Precincts 5 – 8 are to deliver built form projecting toward their respective Primary, Pedestrian Laneway and</p>	<p>S2.1 No Probable Solution prescribed.</p>	<p>Complies.</p> <p>The podium and tower elements project toward the Bokarina Boulevard frontage,</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
Secondary Active Frontages nominated on Map 11 (Active Frontages) of this document, in accordance with the controls identified on Map 13A (Precincts 5-8 – Frontage Controls) and Map 13B (Precinct 8-10 – Frontage Controls) of this document.		the Longboard Parade frontage and the active laneway of the site, in accordance with Maps 11, 13A & 13B of the DPAP.
O3 Where adjacent to land within Land Use Area 1 (Residential A), Precincts 5 – 7 are to provide a distinct and recognisable transition down to 3 storeys of residential development along that non-principal (southern) frontage in accordance with Map 13C (Precincts 5-10 – Height Controls) and Map 13D (Precincts 5-10 – Setback Controls) of this document.	S3.1 No Probable Solution prescribed.	Not applicable.
Building Setbacks		
O4 Buildings setbacks are to be in accordance with Map 13D (Precincts 5-10 – Setback Controls) of this document, to ensure adequate separation between buildings, with particular regards to maximising residential amenity and preservation of key view lines.	S4.1 No Probable Solution prescribed.	Complies. The proposed building setbacks comply with the dimensions nominated on Map 13D of the DPAP. For the tower element, a minimum 9m setback is achieved to the western façade, a minimum 3m setback to the northern façade and a minimum 3m setback to the eastern façade with the exception of the projecting elements required by Specific Outcome O2 above. The southern tower is setback 3m from the southern boundary with the exception of some finer grain architectural articulation. An approximately 43m setback to the southern tower from the eastern boundary

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Specific Outcome	Probable Solution	Site Development Plan Compliance
		is achieved in excess of the 30m requirement. At the ground plane, the retail tenancies vary in their setback generally between 0m-3m to allow for a direct interface with the northern and eastern primary road frontages. A greater than 4.5m podium setback to the western boundary has been achieved to provide for the active pedestrian through link.
O5 Tower elements located over Precincts 5 – 8 are to be setback from their southern property alignment in accordance with Map 13D (Precincts 5-10 – Setback Controls) such that overshadowing of the adjacent Land Use Area 1 is eliminated between 9am and 3pm.	S5.1 No Probable Solution prescribed.	Complies. The southern tower is setback 3m from the southern boundary with the exception of some finer grain architectural articulation.
O6 In the event Precincts 5 – 10 (or part thereof) are amalgamated, the boundary setbacks nominated for podium and tower elements on Map 13D (Precincts 5-10 – Setback Controls) of this document are to be maintained.	S6.1 No Probable Solution prescribed.	Not applicable.
O7 Development encourages overlooking and passive engagement between residential dwelling units and the principal site frontage to streets, public spaces, the beach and Village Park.	S7.1 Balconies orientated to a Primary Active Frontage, as notated on Map 11 (Active Frontages) of this document, may extend beyond the minimum setback dimension nominated on Map 13D (Precincts 5-10 – Setback Controls) (i.e. beyond 3 metres and up to the front property alignment).	Complies. Projecting balconies are proposed to the Bokarina Boulevard and Longboard Parade primary active street frontages.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
O8 Adequate separation is maintained between tower balconies, to ensure appropriate levels of privacy and amenity for visitors and residents.	S8.1 Balconies to adjacent towers are not to be located closer than 15 metres.	Complies. The westernmost balconies achieve a minimum setback of 9m. Comparable setbacks to the balconies in Precinct 7 will achieve a combined separation in excess of 15m. Setbacks to balconies on the southern façade are generally compliant and allow for the development of Precinct 9 to achieve the 15m balcony separation. Privacy screening has been applied to balconies of the southern façade.
Building Height, Siting and Design		
O9 Building heights within Land Use Area 2 do not to exceed those nominated on Map 12 (Building Heights Plan) and Map 13C (Precincts 5-10 – Height Controls) of this document, in accordance with Local Planning Policy – Building Height PDLPP 3.7/01.	S9.1 No Probable Solution prescribed.	Complies. The proposed development does not exceed 8 storeys in height. With respect to the podium parking level, we note that it sits outside of the tower footprint, hence the development is only ever 8 storeys maximum at any point through the building.
O10 Site coverage for tower elements over Precinct 5 – 8 is to be in accordance with Map 13A (Precincts 5-8 – Frontage Controls) of this document to ensure appropriate building massing and retention of key view lines above podium.	S10.1 No Probable Solution prescribed.	Complies. The proposed site coverage of the tower element does not exceed that permitted by Map 13A of the DPAP
O11 All buildings over Precincts 5 – 8 are to be constructed such as to be capable of maintaining operational facilities which enable and encourage the use of the building for the purpose of short-	S11.1 No Probable Solution prescribed.	Complies. The proposed multiple dwelling comprises the following elements which facilitate the use of the building for short-term

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Specific Outcome	Probable Solution	Site Development Plan Compliance
term accommodation, by incorporating within the development: (a) foyers at ground level that are capable of functioning as Motel reception areas, concierge desks and restaurant facilities; (b) defined vehicle access and short-term set down areas located adjacent to foyers/reception areas (e.g. porte-cochere provided on Precincts 5 to 7 [or a suitable alternative approved by Council]); (c) sufficient utility rooms/areas located in building basement or elsewhere within the building that enable self-contained Motel (short-term / holiday accommodation) operations such as room servicing (housekeeping etc.).		accommodation purposes: <ul style="list-style-type: none"> • a ground floor lobby and associated manager's office. Restaurant uses are likely to establish in the proposed retail tenancies; • car parking adjacent to the lobby that is suitable for short-term drop offs; • resident stores and other areas that could be potentially used for housekeeping purposes, and the like.
O12 Design and layout provides: (a) a visible clear pedestrian entrance to and from the building; (b) minimal potential for pedestrian and vehicular conflict; (c) opportunities to promote casual surveillance of public spaces.	S12.1 The building is sited and designed such that:- (a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage; (b) access from the street to the entrance of the building(s) or individual dwellings is easily discerned; (c) vehicular access to the site is	Complies. Easily discernible pedestrian entrances that are separated from vehicle access are provided from the primary active street frontages. Habitable rooms, balconies and communal open space areas address street frontages to promote casual surveillance.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>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 and promote casual surveillance.</p>	
O13 Development addresses the public realm, contributes to a residential character and achieves a high level of amenity for dwellings within the site.	S13.1 The number of dwelling units, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open space is optimised.	Complies. The tower facades maximise balconies and glazing that address street frontages and on-site communal open space areas
O14 The total number of dual key units in a precinct is not to exceed 20% of the total allocated dwelling yield for that precinct.	S14.1 No Probable Solution prescribed.	Not applicable. No dual key units are proposed as part of this development.
O15 Development is designed to ensure car parking areas, services and mechanical plant do not detrimentally impact on the amenity of the dwelling units and streetscape.	S15.1 Services and mechanical plant, including individual air conditioning equipment for dwelling units is visually integrated into the design and finish of the building, or effectively screened from public view.	Complies. The services plant is proposed to be contained within screened service platforms. Council will condition that services and mechanical plant be screened.
Mixed Use Development		

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Specific Outcome	Probable Solution	Site Development Plan Compliance
<p>O16 Mixed use developments comprising both a residential and commercial component provide reasonable standards of amenity, privacy and security for residents and visitors.</p>	<p>S16.1 Entries are clearly defined, signposted and well lit for safety.</p> <p>S16.2 Safe and secure parking areas are provided for residential uses that are clearly marked, easily accessible and distinguishable from non-residential building users.</p> <p>S16.3 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; (c) designing and locating ventilation and mechanical plants so that prevailing breezes do not direct undesirable noise and odours 	<p>Complies.</p> <p>Separate and clearly defined entries are provided to the respective retail and residential components of the building, as shown on the Ground Floor Plan. Entries will be appropriately signposted and lit.</p> <p>Complies.</p> <p>Separate secure car parking is provided to residents of the building in a basement level and is distinct to the retail and visitor car parking that is provided at ground and podium level.</p> <p>Complies.</p> <p>Secure and screened refuse storage areas have been provided at ground level to allow for ease of access by Council's refuse contractor, while ensuring they are not visually prominent</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	toward nearby dwelling units.	
O17 Ground floor development over Precincts 5, 6, 7 and 8 is to provide through-site pedestrian links, generally as shown on Map 5 (Pedestrian & Cycle Movement Plan) and Map 13D (Precincts 5-10 – Setbacks Controls) of this document.	S17.1 No Probable Solution prescribed.	Complies. A through-site pedestrian link measuring at least 4.5m wide is provided along the western side of the development in accordance with Maps 5 and 13D of the DPAP.
O18 The through-site pedestrian links are to be provided at-grade to enable all-hours access and are to be a minimum 9.0m wide (combined) in accordance with Map 13D (Precincts 5-10 – Setbacks Controls) of this document.	S18.1 No Probable Solution prescribed.	Complies. The development provides its part of a combined 9m wide through-site pedestrian link that will afford all-hours access for pedestrians travelling between Kombi Street and Bokarina Blvd. The pedestrian link is provided at grade.
O19 Development over Precinct 5 – 8 is to contain active ground floor uses with a frontage to the through-site pedestrian link (Pedestrian Laneway) for a minimum length of 30m for Precincts 5 – 7 and 15m for Precinct 8 in accordance with Map 11 (Active Frontages) and Map 13A (Precincts 5-8 – Frontage Controls) of this document.	S19.1 No Probable Solution prescribed.	Complies. The ground floor plan nominates the a retail tenancy that extends 15m along the through-site pedestrian link in accordance with Maps 11 & 13A of the DPAP.
O20 Car parking and servicing areas which are incorporated into development as partial /semi-basement or at-grade, are to be contained within the building and appropriately screened from public view.	S20.1 Car parking structures and servicing areas constructed as partial basement or at ground level are sleeved by appropriate commercial and retail uses such that they are effectively concealed from the active frontages nominated on Map 11 (Active Frontages) of this document and the Primary, Pedestrian	Complies. The ground level car park is not located on the active street frontage portion of Longboard Parade.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>Laneway or Secondary active frontages identified on Map 13A (Precinct 5-8 – Frontage Controls).</p> <p>S20.2 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>S20.3 Partial /semi-basement car parking does not protrude more than 1m above finished ground level, when measured to underside of the slab which constitutes the roof of the car park structure.</p>	<p>Complies</p> <p>As demonstrated by the east elevation of the Architectural plans, the ground level and mezzanine level car parking is appropriately screened from Longboard Parade.</p> <p>Not Applicable</p> <p>The basement car park is located completely underground.</p>
<p>O21 <u>Where addressing a Primary Active Frontage:</u></p> <p>At ground level, buildings with frontages identified on Map 11 (Active Frontages) of this document:</p> <p>(a) comprise activities that are likely to foster casual, social and business interaction for extended periods (such as shop fronts, indoor/outdoor cafes and restaurants) to the full length of the identified frontages;</p> <p>(b) present a minimum of 80% of building frontage as openings and windows;</p> <p>(c) present clear or relatively clear</p>	<p>S21.1 No Probable Solution prescribed.</p>	<p>Complies.</p> <p>The primary active frontage areas along Bokarina Blvd and Longboard Pde comprise retail tenancies that will foster casual, social and business interaction for extended periods</p> <p>As shown on the elevational drawings, built form at the ground plane along these frontages will be characterised by extensive glazing</p> <p>Primary pedestrian entries are located along the primary active street frontages.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
<p>windows to the street frontage;</p> <p>(d) where required for security purposes, provide grills or translucent security screens rather than solid shutters, screens or roller-doors;</p> <p>(e) provide the primary pedestrian entry to the building from the identified frontage.</p>		
<p>O22 <u>Where addressing a Primary Active Frontage:</u></p> <p>Development above the ground storey facilitates casual surveillance of adjoining streets and public spaces from buildings through the provision of verandahs, balconies, windows and other openings orientated to the identified frontage(s).</p>	<p>S22.1 No Probable Solution prescribed.</p>	<p>Complies.</p> <p>The residential units provided above the ground storey facilitate casual surveillance of the adjoining streets and adjacent community facilities and parkland through the provision of generous balconies and extensive glazing to the north, eastern and southern facades.</p>
<p>O23 <u>Where addressing a Secondary Active Frontage or Pedestrian Laneway Active Frontage:</u></p> <p>At ground level, buildings with frontages identified on Map 11 (Active Frontages) of this document:</p> <p>(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).</p> <p>(b) where required for security</p>	<p>S23.1 No Probable Solution prescribed.</p>	<p>Complies.</p> <p>As above, the ground floor plan nominates the provision of a retail tenancy that extends 15m along the Pedestrian Laneway frontage in accordance with Maps 11 & 13A of the DPAP.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
<p>purposes, provide grills or translucent security screens rather than solid shutters, screens or roller-doors;</p> <p>(c) provide the primary pedestrian entry to the building from the identified frontage.</p>		
<p>O24 <u>Where addressing a Secondary Active Frontage or Pedestrian Laneway Active Frontage:</u></p> <p>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>	<p>S24.1 No Probable Solution prescribed.</p>	<p>Complies.</p> <p>The westernmost unit provided at each level of the residential tower comprises balcony areas and windows that will allow for casual surveillance of the pedestrian laneway and other public spaces.</p>
<p>O25 Dining opportunities provided to ground floor uses are located in the following areas, generally as depicted on Maps 16 - 18 of this document:</p> <p>(a) where not situated internally within a ground floor tenancy, within the 0.0m – 5.0m variable ground floor building setback; and</p> <p>(b) beyond the 5.0 metre wide pedestrian zone.</p>	<p>S25.1 No Probable Solution prescribed.</p>	<p>Complies.</p> <p>Dining opportunities are available internally within the ground floor tenancies, within the 0.0m – 5.0m variable ground floor building setback as well as some locations beyond the 5.0 metre wide pedestrian zone provided along Bokarina Boulevard.</p>
<p>O26 Ground floor tenancies are to have the same floor level as the adjoining pedestrian thoroughfares, to present consistency in streetscape, and reduce</p>	<p>S26.1 No Probable Solution prescribed.</p>	<p>Complies.</p> <p>The retail tenancies will have the same floor levels as the adjoining pedestrian</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
the incidence of trip hazards for patrons and pedestrians.		thoroughfares.
Building Design (Sub-Tropical Elements)		
<p>O27 Elements of sub-tropical design are integrated into the design of dwellings and structures.</p>	<p>S27.1 Sub-tropical design elements are incorporated within residential design, including but not limited to:</p> <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. 	<p>Complies.</p> <p>Sub-tropical design elements are incorporated within the residential design by way of:</p> <ul style="list-style-type: none"> • VENTILATION: <ul style="list-style-type: none"> • Extensive whole unit cross ventilation achieved through; • Single loaded unit configurations • Rear entry 'Beach Rooms' • Extensive operable glazing to all habitable spaces • GLAZING: <ul style="list-style-type: none"> • Provision of extensive glazing (North, East & South) to maximise access to natural light while limiting solar loads • SCREENING: <ul style="list-style-type: none"> • Provision of sun screening devices to offer sun protection; • Extensive operable shading to the Eastern facades & Terraces

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Specific Outcome	Probable Solution	Site Development Plan Compliance
		<p>to protect from extensive sun / heat loads while encouraging coastal views</p> <ul style="list-style-type: none"> • Extensive screening to the Western facades (where glazing & terraces are required) with a mix of operable and fixed screening to encourage hinterland views were possible • Extensive operable shading to the Northern facades & Terraces to protect from glancing Eastern and Western solar loads while encouraging Winter sun passive design <ul style="list-style-type: none"> • OVERHANGS: <ul style="list-style-type: none"> • Provision of horizontal projections to protect from sun & rain; • External balconies provide to virtually the full periphery of the building to offer shading to the internal floor plan • Additional non traffic-able slabs / hoods provided to glazing where no terrace protection provided • Extensive roof overhangs to most facades and terraces to encourage use of spaces & operable windows in inclement weather • TERRACES: <ul style="list-style-type: none"> • Provision of extensive, screened private terraces to encourage

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Specific Outcome	Probable Solution	Site Development Plan Compliance
		external living opportunities <ul style="list-style-type: none"> Provision of extensive, shaded Common Areas to encourage community interactions & external gathering opportunities
Awnings		
<p>O28 Continuous cantilevered awnings are provided for the entire length of the Primary and Secondary Active Frontages identified for Precincts 5 – 8 and defined on Map 11 (Active Frontages) and represented on Map 13A (Precincts 5-8 – Frontage Controls) and Map 13B (Precincts 8-10 – Frontage Controls) of this document being:</p> <p>(a) A 4.0m awning width extending from the building podium where fronting the Primary Active Frontage along Bokarina Boulevard and 3.0m awning width where fronting the Primary Active Frontage along Longboard Parade; and</p> <p>(b) A minimum awning height of 3.4m to a maximum height of 4.5m, when measure from the finished footpath level to the outer edge of the awning.</p>	<p>S28.1 No probable solution prescribed</p>	<p>Complies.</p> <p>A mostly continuous cantilevered awning is provided to the northern and eastern active frontages, measuring 4m in width along Bokarina Blvd and 3m in width along Longboard Parade, in accordance with Maps 13A & 13B of the DPAP. The awning is provided at a height of 4.5m.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
Ground Storey Height		
O29 Development over Precincts 5 – 8 is to provide a minimum ground storey height of 3.4m between floor level and underside of the floor above for the entire length of the Primary and Secondary Active Frontages as shown on Map 11 (Active Frontages) of this document, for the purpose of facilitating the adaptability of the use of the ground floor tenancies and a consistent built form for the entire length of these relevant street frontages.	S29.1 No probable solution prescribed	Complies. The ground floor tenancies have a height of 6m measured to the top of the podium slab.
Podium Elements		
O30 The maximum podium level height (i.e. when measured to the top of parapet or balustrade rail, etc.) provided to Precincts 5 – 8 is not to exceed 6.0m from footpath level, in accordance with Map 13C (Precincts 5-10 – Height Controls) of this document.	S30.1 No probable solution prescribed	Complies. The ground floor tenancies have a height of 6m measured to the top of the podium slab. Note as discussed with Council, the balustrade on top of the podium has been setback from the edge to ensure the podium continues to read as 6m.
O31 Car parking and servicing areas which are provided within podium levels constructed above ground are to be contained within the building and appropriately screened from public view.	S31.1 Car parking and servicing areas incorporated into a podium level presenting to a Primary, Pedestrian Laneway or Secondary Active Frontage are to be sleeved by appropriate commercial and retail uses, resulting in the effective concealment of the car park structure and servicing area from the frontages identified by Map 11 (Active	Not applicable. The mezzanine car park does not present to an active street frontage and in any case is well screened from view.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	Frontages).	
Parking and Access		
O32 Vehicle access points are to be located in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.	S32.1 No probable solution prescribed	Complies. Vehicle access is provided from Kombi Street and Longboard Parade in accordance with Map 7 (Vehicle Movement Network & Driveway Location Plan) of the DPAP.
O33 Adequate on-site car parking is provided to cater to the demands generated by the residential and commercial uses, as applicable.	S33.1 Car parking for residential and commercial uses is provided on-site in accordance with the rates nominated in Section 5.1 of this Master Plan.	Complies – Specific Outcome. As nominated on the Architectural Plans forming part of this Site Development Plan, a minimum of 129 resident spaces and 16 residential visitors spaces are to be provided on-site, exceeding the rates prescribed by Table 3 A total of 33 commercial car parking spaces are provided at ground and mezzanine level to cater to the demands generated by the retail tenancies, achieving an average rate of 1 space per 24m ² . The applicant sought and received advice from Lambert & Rehbein Traffic Engineers regarding the supply of commercial parking, which advised as follows: <i>The proposed development provides a surplus of total parking spaces, but does have a small deficit of eight (8) parking spaces for the shop land use. However, we anticipate that the shop land use, which consists of nine (9) retail tenancies connected by activated laneways, will experience a high level of temporal cross</i>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
		<p><i>utilisation of parking demands with customers potentially visiting several tenancies in each trip. We anticipate that cross utilisation would be approximately 20% of the parking demand. This would result in a shop use parking requirement of 33 parking spaces, which meets the proposed supply of 33 parking spaces.</i></p> <ul style="list-style-type: none"> <i>Considering the location of the proposed development in the context of the precinct, we also anticipate high proportions of walk-in customers. These will be generated by the high density residential dwellings both within the proposed development and the neighbouring developments, as well as from visitors to the beach and other community uses in the area. Considering the location and context of the development, we believe that the proposed parking supply is sufficient to accommodate the peak parking demand for the proposed development. Combined with the proposed form of Longboard Parade, which we understand will accommodate indented on-street parking for beach access and other community purposes, the commercial parking supply is considered adequate.</i>
<p>O34 Development is designed to ensure car parking and servicing areas do not detrimentally impact on the amenity of the streetscape, adjacent parkland or proximal dwelling units.</p>	<p>S34.1 Car parking areas and other associated car parking structures are integrated into the design of the development such that:-</p> <p>(a) they are screened from view from frontages to streets, parks,</p>	<p>Complies.</p> <p>The basement car park is located completely underground and will be screened from view.</p> <p>As demonstrated by the east elevation of the Architectural plans, the ground level</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	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.	and mezzanine level car parking is appropriately screened from Longboard Parade. The ground level car park is not located on the active street frontage portion of longboard parade. No car parking is located between the building and street front address. Not Applicable
O35 Uncovered at-grade car parking areas are to contain adequate landscaping to deliver sun protection for vehicles, and to provide visual relief to the hardscape area.	S35.1 Large canopy shade trees are provided at regular intervals throughout uncovered surface car parking areas and along exposed internal roadways. Trees are provided within a minimum planting area of 1.2m ² and at a minimum interval of one tree per 6 car parking bays, where appropriate. S35.2 Trees and planting areas provided within uncovered surface car parks are protected from vehicles by either raised kerbs or where surface runoff is directed into planters as WSUD initiatives, wheel stops, bollards or alternative restriction devices may be used.	Not applicable. No uncovered at-grade car parking is proposed.
Feature Lighting		
O36 Feature lighting that supports and enhances the functionality of the public realm and creates visual interest is	S36.1 No probable solution prescribed	Can Comply. Feature lighting options can be incorporated bearing in mind the

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Specific Outcome	Probable Solution	Site Development Plan Compliance
encouraged for developments within Land Use Area 2, where fronting the 'Boulevard Street' identified on Map 7 (Vehicle Movement Network & Driveway Location Plan) of this document.		sensitivities associated with lighting adjacent to the identified turtle breeding grounds.
<p>O37 Lighting and signage adjacent to the dune area is designed to minimise disruption to adjacent turtle breeding grounds as follows:</p> <p>(a) External feature lighting is positioned below 10 metres in height;</p> <p>(b) Smart lighting technology (including dimming control) is incorporated in levels above 10 metres in height, in order to allow Council the ability to reduce light emissions during critical turtle breeding periods;</p> <p>(c) The use of illuminated external signage on the eastern (seaward) sides of the buildings is restricted;</p> <p>(d) Be accompanied by a substantial vertical shielding to reduce sky glow;</p> <p>(e) Avoid the use of halogen, metal halide, or fluorescent lights, and use only white lights contained areas where colour rendition is required;</p> <p>(f) The number and wattage of lights is minimised, and lights are</p>	S37.1 No Probable Solution prescribed.	<p>Will comply.</p> <p>We understand that Council will impose reasonable and relevant condition of approval to ensure compliance with O37.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
<p>recessed into structures wherever possible;</p> <p>(g) The use of timers or motion activated light sensors is maximised;</p> <p>(h) Low Pressure Sodium lighting is used as a first choice light source, and high pressure sodium lights where low pressure is not practical; and</p> <p>(i) Reflective materials are used to delineate pathways, and embedded lighting is used wherever possible.</p>		
Open Space/Landscaping and Fencing		
<p>O38 Development incorporates communal and private open space and landscaping such that residents have sufficient area to engage in communal activities, enjoy private and semi-private spaces and accommodate visitors.</p>	<p>S38.1 Open space areas are incorporated into development as follows:</p> <p>(a) A minimum of 25% of the site area is provided as communal open space with each space having a minimum dimension of 4 metres;</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 16m² and a minimum dimension of 3 metres;</p> <p>(c) Each dwelling unit above ground storey is provided with a balcony as follows:-</p>	<p>Complies.</p> <p>A total of 19.5% of the site area is provided as communal open space in one location at podium level, with each space having a minimum dimension of 4 metres as indicated by the attached Architectural Plans. This area is 779m² in total and provides sufficient area for residents to engage in communal activities, enjoy private and semi-private spaces and accommodate visitors.</p> <p>The development does not comprise any ground floor units.</p>

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	<p>(i) 1 bedroom unit – minimum 9m² (minimum dimension 3m);</p> <p>(ii) 2 bedrooms and greater – minimum 16m² (minimum dimension 3m).</p> <p>Note: any room which is reasonably capable of being used as a bedroom will be regarded as a bedroom for the purposes of determining minimum balcony requirements (e.g. study, media room)</p>	All units above ground floor level each enjoy balconies that are in excess of 16m ² with a minimum dimension of 3 metres, irrespective of their bedroom composition.
O39 Landscaping is to enhance the quality of streetscapes and adjoining development without unduly restricting opportunities for casual surveillance of public and communal areas and facilities.	S39.1 No Probable Solution prescribed.	Complies. Please refer to the attached Landscape Plans prepared by Form Landscape Architects.
O40 The development is to integrate well-designed landscape areas, pedestrian spaces, courtyards and/or recreation areas that are usable and appropriate for the built form in terms of scale, composition, character, safety and privacy.	S40.1 No Probable Solution prescribed.	Complies. Please refer to the attached Landscape Plans prepared by Form Landscape Architects.
O41 Plant selections for Landscape areas must address functional issues of the development, its character and privacy needs by considering: (a) watering requirements; (b) screening and buffering needs; (c) street frontage and kerb appeal;	S41.1 No probable solution prescribed.	Complies. A range of proposed plant species are nominated in the Landscape package prepared by Form Landscape Architects.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
(d) shading and potential overshadowing; (e) limb, foliage or seed drop issues.		
O42 Fences and walls in landscaping are to: (a) assist the development to address the street and/or walkable waterfront; (b) assist safety and surveillance; (c) enable the use of private open space abutting the street; (d) provide an acoustic barrier for traffic noise; (e) assist in highlighting entrances; (f) maintain important views from the street; (g) assist in allowing access for cooling breezes; and (h) do not unduly impact upon the amenity of the site and surrounding area.	S42.1 High solid fences or walls are avoided along street frontages. S42.2 Front fences and walls have a maximum height of: (a) 1.8 metres if 50% transparent; or (b) 1.2 metres if solid.	Complies. No fences or walls are proposed along the street frontages.
O43 The location, height, extent and materials of retaining walls must be designed to minimise visual impact.	S43.1 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. S43.2 Retaining walls, including those situated adjacent to a trunk collector street, do not exceed 1m in height unless stepped or terraced so that landscaping can soften visual impact.	Not applicable.

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Specific Outcome	Probable Solution	Site Development Plan Compliance				
Privacy and Amenity						
<p>O44 Dwelling units and associated private open spaces are provided with a reasonable level of privacy.</p>	<p>S44.1 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>S44.2 Where habitable room windows look directly at habitable room windows in an adjacent dwelling unit, privacy is protected by:</p> <ul style="list-style-type: none"> (a) window sill heights being a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing being applied to any part of a window below 1.5 metres above floor level; or (c) fixed external screens. <p>S44.3 For development up to and including 3 storeys in height, the outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas is screened, where direct view would otherwise be available into private open space of an adjacent, existing dwelling.</p>	<p>Complies with S44.1 to S44.3</p> <p>Window design, architectural screening and tower separation will ensure appropriate protection of privacy and amenity.</p>				
End of Trip Facilities						
<p>O45 Provision is made for secure and convenient bicycle parking or storage, that:</p> <ul style="list-style-type: none"> (a) is located close to each building's pedestrian entrance; 	<p>S45.1 All development is to provide bicycle parking at the following rates:</p> <table border="1" data-bbox="947 1169 1366 1209"> <thead> <tr> <th data-bbox="947 1169 1164 1209">Land Use</th> <th data-bbox="1164 1169 1366 1209">Rate</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Land Use	Rate			<p>Complies.</p> <p>At least Four (4) visitor bicycle spaces are provided at Ground Level to cater to the retail demands, in addition to the sixteen</p>
Land Use	Rate					

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Specific Outcome	Probable Solution	Site Development Plan Compliance						
(b) is obvious, easily and safely accessible; (c) is secure; (d) is dispersed on large sites for easy access to destination; (e) does not impact adversely on visual amenity; and (f) does not impede the movement of pedestrians or other vehicles.	<table border="1"> <thead> <tr> <th></th> <th>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>		Minimum	Commercial & Mixed Use	1 per 200m ² of GFA	Other Uses	No Probable Solution prescribed	(16) spaces provided for residential visitors.
	Minimum							
Commercial & Mixed Use	1 per 200m ² of GFA							
Other Uses	No Probable Solution prescribed							
O46 Each Commercial Premises is to provide for end of trip facilities that encourage the end user to utilise alternative transport modes, particularly cycling and walking.	S46.1 Each Commercial Premises is to provide end of trip facilities (change rooms, toilets and lockers for both males and females) with shower cubicles at the following rates: <table border="1"> <thead> <tr> <th rowspan="2">Land Use</th> <th>Rate</th> </tr> <tr> <th>Minimum</th> </tr> </thead> <tbody> <tr> <td rowspan="5">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 </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 	Complies. Compliant end of trip facilities have been provided at ground level.	
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 							

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	every 5,000m ² GFA. AND 1 employee locker per 2 bicycle parking spaces Other Uses - No Probable Solution prescribed	
Site Facilities		
O47 Adequate on-site facilities are provided for storage and collection of refuse in a manner which provides reasonable standards of amenity for residents.	S47.1 A communal refuse storage area for wheelie bins (9 units or less) or a suitable single refuse bin collected by a contractor (10 units or more), is located and designed such that it: (a) is provided within an appropriately designed and well-ventilated part of a building situated close to the likely point of collection; or (b) if this is not reasonably practicable and an outdoor area is provided, such an area is: (c) no closer than 3 metres to any frontage and 1.5 metres to any other site boundary; (d) enclosed on three sides with a screen wall extending 0.2 metres above the height of the refuse receptacles; (e) screened by dense planting with or without mounding; and (f) adequately separated from dwellings so as to avoid any undesirable impact of odour or	Complies. Separate communal refuse areas are provided for the retail and residential components of the building, as shown on the Ground Floor Plan. The bin stores are located to allow for on-site servicing by a private refuse contractor.

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Specific Outcome	Probable Solution	Site Development Plan Compliance
	noise from refuse collection services.	
O48 Communal clothes drying facilities are provided where dwelling units are not provided with individual drying facilities.	S48.1 One or more outdoor clothes drying areas are provided in an accessible location, calculated at 5m ² per dwelling unit, with a minimum area of 15m ² to a maximum area of 60m ² , and of a minimum dimension of 2 metres, equipped with robust clothes lines.	Not applicable Individual screened clothes drying areas are provided for each unit.
Requirements for a Caretakers Residence		
O49 Caretakers Residence is only provided where demonstrated to be a legitimate support for other activities on the site.	S49.1 Site Development Plan is to demonstrate compliance with Local Planning Policy PDLPP 4.3/01 – Caretakers Residence	Not applicable. A caretakers residence isn't proposed.

8.0 MAPS AND TABLES

This Site Development Plan comprises the following:

Maps

- Map 1 – Locality Plan
- Map 2 – Land Subject of Master Plan
- Map 3 – Dimensions Plan

Tables

- Table 1 (Supplementary Table of Development)

Plans

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Drawing Name	Drawing Reference	Prepared by	Date
Site Diagram	DA_1.05 B	OGE Group Architects	16.08.2019
Site Plan	DA_1.06 B	OGE Group Architects	16.08.2019
Building Matrix	DA_1.07 B	OGE Group Architects	16.08.2019
Basement	DA_2.01 B	OGE Group Architects	16.08.2019
Ground Floor	DA_2.02 B	OGE Group Architects	16.08.2019
Level 01	DA_2.03 B	OGE Group Architects	16.08.2019
Level 02	DA_2.04 B	OGE Group Architects	16.08.2019
Level 03	DA_2.05 B	OGE Group Architects	16.08.2019
Level 04/Typical	DA_2.06 B	OGE Group Architects	16.08.2019
Roof Level	DA_2.07 B	OGE Group Architects	16.08.2019
Walkway/Pedestrian Access	DA_2.08 B	OGE Group Architects	16.08.2019
South Façade Sun Study	DA_2.09 B	OGE Group Architects	16.08.2019
North Elevation	DA_3.01 B	OGE Group Architects	16.08.2019
East Elevation	DA_3.02 B	OGE Group Architects	16.08.2019
South Elevation	DA_3.03 B	OGE Group Architects	16.08.2019
West Elevation	DA_3.04 B	OGE Group Architects	16.08.2019
Section A	DA_4.01 B	OGE Group Architects	16.08.2019
Section B	DA_4.02 B	OGE Group Architects	16.08.2019
Section C	DA_4.03 B	OGE Group Architects	16.08.2019
Section D	DA_4.04 B	OGE Group Architects	16.08.2019
Type A1	DA_5.02 B	OGE Group Architects	16.08.2019
Type B1	DA_5.03 B	OGE Group Architects	16.08.2019
Type B2	DA_5.04 B	OGE Group Architects	16.08.2019
Type C1	DA_5.05 B	OGE Group Architects	16.08.2019
Type C2	DA_5.06 B	OGE Group Architects	16.08.2019
Type D	DA_5.07 B	OGE Group Architects	16.08.2019
Site Cover – Tower Level	DA_6.01 B	OGE Group Architects	16.08.2019
Landscape Calculation	DA_6.02 B	OGE Group Architects	16.08.2019
Communal Open Space	DA_6.03 B	OGE Group Architects	16.08.2019
Awning 1	DA_6.04.02 B	OGE Group Architects	16.08.2019
Awning 2	DA_6.04.03 B	OGE Group Architects	16.08.2019
Brick Features	DA_6.04.04 B	OGE Group Architects	16.08.2019
River Stone Ledge	DA_6.04.05 B	OGE Group Architects	16.08.2019

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Change Room Roof	DA_6.04.06 B	OGE Group Architects	16.08.2019
Shopfronts	DA_6.04.07 B	OGE Group Architects	16.08.2019
Shop Entry Feature	DA_6.04.08 B	OGE Group Architects	16.08.2019
Canvas Awning	DA_6.04.09 B	OGE Group Architects	16.08.2019
Concrete Columns	DA_6.04.10 B	OGE Group Architects	16.08.2019
Corner Retail Glazing	DA_6.04.11 B	OGE Group Architects	16.08.2019
External Stair	DA_6.04.12 B	OGE Group Architects	16.08.2019
Pool Edge	DA_6.04.13 B	OGE Group Architects	16.08.2019
WC – Screen	DA_6.04.14 B	OGE Group Architects	16.08.2019
External Core Finish and Planter/Trellis	DA_6.04.15 B	OGE Group Architects	16.08.2019
North East Awning Planters	DA_6.04.16 B	OGE Group Architects	16.08.2019
Northern View	DA_7.2 A	OGE Group Architects	16.08.2019
Eastern View	DA_7.3 A	OGE Group Architects	16.08.2019
Southern View	DA_7.4 A	OGE Group Architects	16.08.2019
Western View	DA_7.5 A	OGE Group Architects	16.08.2019
3D Section 1	DA_7.6 A	OGE Group Architects	16.08.2019
3D Section 2	DA_7.7 A	OGE Group Architects	16.08.2019
3D Section 3	DA_7.8 A	OGE Group Architects	16.08.2019
3D Section 4	DA_7.9 A	OGE Group Architects	16.08.2019
3D Section 5	DA_7.10 A	OGE Group Architects	16.08.2019
Locality Plan & Schedule of Drawings	1885-R01 D	Barlow Shelley Consulting Engineers	05.08.2019
General Notes	1885-R02 D	Barlow Shelley Consulting Engineers	05.08.2019
Earthworks, Erosion & Sediment Control Plan - Basement	1885-R03 D	Barlow Shelley Consulting Engineers	05.08.2019
Erosion & Sediment Control Details	1885-R04 D	Barlow Shelley Consulting Engineers	05.08.2019
Ground Floor - Driveway Details	1885-R05 D	Barlow Shelley Consulting Engineers	05.08.2019
Stormwater Detail Plan - Level 1	1885-R06 D	Barlow Shelley Consulting Engineers	05.08.2019
Bioretention Details	1885-R07 D	Barlow Shelley Consulting Engineers	05.08.2019
Landscape Design - Ground	DA01 190303 – 1.1	Form Landscape Architects	07.08.2019
Landscape Design - Level 01	DA01 190303 – 1.2	Form Landscape Architects	07.08.2019
Landscape Design - Level 02	DA01 190303 – 1.3	Form Landscape Architects	07.08.2019
Landscape Design - Level 03	DA01 190303 – 1.4	Form Landscape Architects	07.08.2019
Design Details - Ground – Surface	DA01 190303 – 1.5	Form Landscape Architects	07.08.2019

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Design Details - Ground – Planting	DA01 190303 – 1.6	Form Landscape Architects	07.08.2019
Design Details - Level 01 – Surface	DA01 190303 – 1.7	Form Landscape Architects	07.08.2019
Design Details - Level 01 – Planting	DA01 190303 – 1.8	Form Landscape Architects	07.08.2019
Design Details - Level 02 – Surface	DA01 190303 – 1.9	Form Landscape Architects	07.08.2019
Design Details - Level 02 – Planting	DA01 190303 – 1.10	Form Landscape Architects	07.08.2019
Design Details - Level 03 – Surface	DA01 190303 – 1.11	Form Landscape Architects	07.08.2019
Design Details - Level 03 – Planting	DA01 190303 – 1.12	Form Landscape Architects	07.08.2019
Design Details - Landscape Character Images	DA01 190303 – 1.13	Form Landscape Architects	07.08.2019
Design Details - Material and Finishes	DA01 190303 – 1.14	Form Landscape Architects	07.08.2019
Design Details - Planting Palette	DA01 190303 – 1.15	Form Landscape Architects	07.08.2019
Design Details - Specification	DA01 190303 – 1.16	Form Landscape Architects	07.08.2019
Design Details - Typical Details	DA01 190303 – 1.17	Form Landscape Architects	07.08.2019

9.0 STATEMENT OF COMPLIANCE**9.1 DCP 1 Requirements**

The Site Development Plan complies with the following:

- (a) The Structure Plan;
- (b) Master Plan Determination No. 1 (Approval of Structure Plan) 1999;
- (c) the Planning Scheme including DCP 1;
- (d) the Development Agreement;
- (e) Development Lease No. 2;
- (f) the Transport Infrastructure Agreement;
- (g) the Hospital Infrastructure Agreement; and
- (h) Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015.

10.0 INTERPRETATION RULES

MASTER PLAN NO. 104 (SITE DEVELOPMENT PLAN – DETAILED PLANNING AREA 2 – PRECINCT 8) 2019

- 10.1 Terms used in this Site Development Plan have the meaning given in Part 9 (Meaning of Words and Interpretation) of the Caloundra Town Planning Scheme unless otherwise defined in this Site Development Plan or Master Plan No. 44 (Detailed Planning Area Plan – Detailed Planning Area 2) 2015.
- 10.2 Interpretation of words or terms used in this Site Development Plan are to be interpreted in accordance with Part 9 (Meaning of Works and Interpretation) of the Planning Scheme unless the context otherwise indicates or requires.
- 10.3 ‘Planning Scheme’ – means the Planning Scheme of the City of Caloundra gazetted on 2 August 1996 (as amended).

10.0 SUPPORTING INFORMATION

The following supporting information is attached to this Site Development Plan:

- Acid Sulfate Soils Management Plan
- Engineering Report
- Stormwater Management Plan
- Landscape Plans
- Waste Management Plan