

# TWIN WATER WEST – PLAN OF DEVELOPMENT

# 1 Introduction

---

This Plan of Development has been prepared in conjunction with the development application for “Twin Waters West” seeking Preliminary Approval under s49(2) of the *Planning Act 2016* for a Material Change of Use for development involving Residential, Business, Community and Sport & Recreation activities in accordance with a Plan of Development, including a Variation Request, overriding the *Sunshine Coast Planning Scheme 2014* (as amended).

This Plan of Development applies to land described as Lot 1 & 2 RP 103117, Lot 4 - 8 RP 98356, Lot 2 & 3 RP 842858, Lot 1 RP 811523, Lot 8 RP 812125, Lot 261 SP 124274 Lot 10 SP 248472, Lot 3 SP 248471, & part of Godfreys Road (unformed road separating Lot 2 RP103117 from Lot 3 on SP248471), as illustrated on the Site Cadastre Information plan in this Plan of Development.

This Plan of Development is intended to be read in conjunction with the *Sunshine Coast Planning Scheme 2014* (as amended), while also seeking to identify the instances where the specific provisions of this Preliminary Approval vary those otherwise applicable under the Planning Scheme.

Pursuant to section 43(3)(c) of the *Planning Act 2016*, this Plan of Development varies the levels of assessment for assessable development, the categories of assessment required for different types of assessable development and the matters that an assessment manager must assess assessable development against.

This Plan of Development comprises specific Twin Waters West Tables of Development Assessment that prescribe the level of assessment for future development applications relating to a Material Change of Use, Reconfiguring a Lot and Operational Works within the Twin Waters West site.

This Plan of Development identifies the following land use zones that comprise the Twin Waters West master planned area:

- Low density residential zone;
- Multiple dwelling residential zone;
- A Community Facilities zone; and
- Open space zone (comprising conservation areas, rehabilitated buffer areas and recreational open space).

The general location of these proposed land use zones is shown on the ‘Zone Plan’ within the Plan of Development.

## 2 Content of Plan of Development

This Plan of Development contains the following:

- Twin Waters West Tables of Assessment for the following forms of development, prescribing the relevant Assessment benchmarks for assessable development and requirements for accepted development:
  - Material Change of Use, for each zone
  - Reconfiguring a Lot
  - Operational Works – Placing an Advertising Device on Premises
  - Overlays – Height of buildings and structures overlay
- Provisions that relates to varied building heights, overring Overlay Map OVM21H of the *Sunshine Coast Planning Scheme 2014*
- Provisions that relate to varied dwelling designs, overriding the Reconfiguring a lot code and Dwelling house code of the *Sunshine Coast Planning Scheme 2014*
- Provisions that relate to varied permitted residential densities, overriding the Maroochy North Shore local plan code of the *Sunshine Coast Planning Scheme 2014*.

The category of uses within the Planning Scheme which are covered by this Plan of Development are as follows:

Defined Activity Group	Sub-category	Use
Residential Activities	Permanent Accommodation; Single unit	<ul style="list-style-type: none"> <li>▪ Dwelling house</li> <li>▪ Dwelling unit</li> </ul>
	Multi unit	<ul style="list-style-type: none"> <li>▪ Residential care facility</li> <li>▪ Retirement facility</li> <li>▪ Multiple dwelling</li> </ul>
Business Activities	Entertainment / catering business uses	<ul style="list-style-type: none"> <li>▪ Food &amp; drink outlet</li> </ul>
	Retail business uses	<ul style="list-style-type: none"> <li>▪ Shop</li> </ul>
	Commercial business uses	<ul style="list-style-type: none"> <li>▪ Health care services</li> <li>▪ Home based business</li> <li>▪ Office</li> <li>▪ Sales office</li> </ul>
Community Activities		<ul style="list-style-type: none"> <li>▪ Child care centre</li> <li>▪ Community care centre</li> <li>▪ Community use</li> <li>▪ Educational establishment</li> <li>▪ Place of worship</li> </ul>
Sport & Recreation Activities		<ul style="list-style-type: none"> <li>▪ Indoor sport and recreation</li> <li>▪ Park</li> </ul>
Other		<ul style="list-style-type: none"> <li>▪ Parking station</li> <li>▪ Utility installation</li> </ul>

These land uses are to be located in their corresponding zone only as detailed within the Twin Waters West Tables of Assessment.

The following is a list of drawings have been prepared to comprise the illustrative function of the Plan of Development, forming statutory plans that are referenced (in part) in the Twin Waters West Tables of Assessment:

- Locality Plan
- Site Cadastre Information
- Zone Plan
- Development Density Plan
- Maximum Building Heights Plan
- Open Space Plan
- Pedestrian & Cycle Movement Plan
- Road Network
- Sections – Road Typologies
- Edge Treatment Plan
- Sections – Walkable Waterfront
- Community Site Plan of Development

### 3 Compliance with Emerging community zone code provisions

---

The following detailed assessment is provided against the provisions referenced in section 6.2.17.2(2)(c), with due regard given to the key elements raised for Twin Waters West in the Maroochy North Shore local plan code:

- (c) *development in other areas not subject to **Part 10 (Other plans)** is undertaken in accordance with a plan of development that appropriately addresses the matters identified below, and which is implemented via a variation approval or an amendment to the planning scheme:-*
- (i) *development reflects any specific intent statements and local structure planning elements for the area identified in a local plan code;*

The content of this Plan of Development has been prepared to specifically articulate how the outcomes sought for Twin Waters West, as expressed by the Maroochy North Shore local plan code, are intended to be achieved in conjunction with a variation approval. The plans that comprise the Plan of Development clearly identify the following key elements of the local plan code:

- Nomination of residential densities and locations on the 'Zone Plan' and 'Development Density Plan' that deliver residential uses at a scale and intensity, and in a configuration that is consistent with and sympathetic to the established low density residential character of the adjoining Twin Waters residential community;
- Delineation of a saline waterbody on the various Plans of Development that illustrate the role of water as a key character element and lifestyle feature of the community, forming an extension of the existing Twin Waters waterway system;
- Identification of a legible and permeable local road network on the 'Road Network' plan that provides for the key points of access nominated on Figure 7.2.18A (Maroochy North Shore local plan elements) as follows:
  - primary access to the site at the Ocean Drive/David Low Way Drive intersection; and
  - local access via Stillwater Drive/Esperance Drive intersection and emergency access via Godfreys Road;

The 'Road Network' plan and associated 'Sections – Road Typologies' contained in this Plan of Development also illustrate the assurance that traffic impacts on the adjoining existing residential areas will be negligible (Access Place roads only along the north-eastern boundary of the site) and that reserve widths have been adopted to reflect the amenity and character of the existing community;

- Protection and enhancement of Settler's Park as a recreation park, local heritage place and gateway entry feature for the broader area, as illustrated on the 'Open Space Plan' and further documented in the supporting Landscape Master Plan Report (which includes confirmation in relation to the minimum park area, embellishments and streetscape/landscape treatments referenced in AO30 of the local plan code);

- Identification of a legible and permeable active transport network on the 'Pedestrian & Cycle Movement Plan' that provides for cycle and pedestrian links generally in accordance with those nominated on Figure 7.2.18A (Maroochy North Shore local plan elements), including connections to the existing Twin Waters community, external connections to the regional pedestrian and cycle path adjacent to the Sunshine Motorway and provision of a recreation trail (to be sensitively designed in coordination with Council) adjacent to the Maroochy River and foreshore (coastal path);
- Provision of generous open space areas throughout the development as shown on the 'Open Space Plan', quantifying that a minimum of 25% of the total site area is available as public open space in the following forms:
  - Open Space – Active areas, such as the Recreation Parks (Twin Waters Park and Settlers Park offset) provided in Stages 1 and 2 ;
  - Open Space – Passive areas, such as Recreation Park 3 (Foreshore Park) and the balance area adjacent to the Maroochy River and foreshore which requires sensitive design;
  - Conservation Areas such as the central ecologically important area on Lot 2 RP103117; and
  - Buffer areas associated with the conservation areas to ensure an appropriate development setback is maintained;

The 'Open Space Plan' illustrates the various rehabilitation buffer widths around the central ecologically important area and along the south-eastern boundary, confirming the minimum development setbacks in these key locations. The extent of the southern Open Space – Passive area has also been defined by provision of an averaged 150 metre setback measured from the Highest Astronomical Tide (HAT);

- Identification of buffers on the various plans that comprise the Plan of Development, illustrating a commitment to dedicate land along the western boundary to ensure delivery of a substantial landscape buffer and separation to the Sunshine Motorway and proposed CAMCOS corridor. These buffer notations also identify a land dedication in the north-western portion of the site to preserve the proposed dedication CAMCOS corridor, extending northward of the section of Godfreys Road to the south which can accommodate the corridor adjacent to the south-western site boundary.

(ii) *development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on ecologically important areas, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management;*

This Plan of Development defines the extent of developable area on the 'Zoning Plan'. Conservation and rehabilitation areas identified on Figure 7.2.18A (Maroochy North Shore local plan elements) will be preserved.

(iii) *development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, steep land, landslide hazard and bushfire hazard, where applicable;*

This Plan of Development defines the extent of the proposed saline waterbody on the 'Zoning Plan', with this waterbody having been designed to mitigate the flooding issues associated with development in this location.

- (iv) *the scale, density and layout of development facilitates an efficient land use pattern that:-*
- (A) *is well connected to other parts of the urban fabric and planned future development;*
  - (B) *supports walkable neighbourhoods that are well connected to employment nodes, activity centres, open space and recreational areas, community facilities, health and education opportunities;*
  - (C) *encourages active and public transport accessibility and use; and*
  - (D) *maximises the efficient extension and safe operation of infrastructure;*

The series of plans comprising the Plan of Development provides a detailed breakdown of the proposed scale, density and layout of the development, illustrating achievement of the following design outcomes:

- Nomination of maximum development densities on the 'Development Density Plan' to ensure the form of development is commensurate with the existing urban fabric in the adjoining Twin Waters community;
- Identification of connections to the existing surrounding residential community, road networks and pedestrian/cycle networks, as well as highly walkable neighbourhoods, as shown on the 'Pedestrian & Cycle Movement Plan' and 'Indicative Road Network' plan;
- Provision of a series of open space and recreation areas to cater to the recreational needs of residents and visitors whilst ensuring the protection of all ecologically important areas, as shown on the 'Open Space Plan';
- Identification of a Community Facilities site that is suited to a range of community and small-scale retail / commercial uses for residents of the immediate and surrounding communities;
- Identifies the manner in which existing forms of infrastructure can be augmented to accommodate the demands generated by development of this site.

- (v) *an appropriate mix of land uses and housing types is provided;*

The 'Zone Plan' in the Plan of Development identifies a mix of land uses and housing types which has been specifically determined on the basis that this community should be commensurate with the existing Twin Waters residential community.

- (vi) *a sense of character and community inclusion is promoted;*

This Plan of Development defines a land use layout on the 'Zoning Plan' that promotes a distinct 'Twin Waters' community character, emphasising the role of water as a key character element and lifestyle feature of the community, as encouraged by the Maroochy North Shore local plan code. This character will also be highly influenced by retention of the conservation and rehabilitation areas nominated on Figure 7.2.18A (Maroochy North Shore local plan elements), perhaps most significantly by embracing the central ecologically important area on Lot 2 RP103117.

Identification of a Community Facilities site, as nominated on the 'Zoning Plan' in this Plan of Development, will facilitate the delivery of community-oriented land uses, underpinned by a Place of Worship, expected to be delivered by the Baptist Union Church.

- (vii) *a high level of residential amenity, personal health and safety, and protection for property is provided;*

The anticipated high level of residential amenity is underpinned in this Plan of Development series by identification of a substantial saline waterbody surrounded by a series of pedestrian and cycle paths that also bear a relationship with the retained conservation and rehabilitation areas. The development layout promotes a healthy outdoor lifestyle while also offering residents with a variety of living options ranging from generous neighbourhood allotments to premium waterfront allotments.

*(viii) development provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to neighbourhoods and other areas;*

This Plan of Development identifies provision of a legible and permeable active transport network on the 'Pedestrian & Cycle Movement Plan' that provides for cycle and pedestrian links generally in accordance with those nominated on Figure 7.2.18A (Maroochy North Shore local plan elements). This network includes connections to the existing Twin Waters community, external connections to the regional pedestrian and cycle path adjacent to the Sunshine Motorway and provision of a recreation trail (to be sensitively designed in coordination with Council) adjacent to the Maroochy River and foreshore (coastal path).

*(ix) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the use of water and energy;*

The 'Road Network' plan illustrates an intended development layout that will enable future subdivision of the low density residential zone to maximise the number of lots with a north-south orientation, thereby embracing the sub-tropical design principles applicable to the Sunshine Coast.

*(x) development does not interfere with the existing or ongoing use of adjoining rural land for productive agricultural purposes;*

Not Applicable – The subject site does not adjoin rural land, so this element does not need to be addressed by the proposed Plan of Development.

*(xi) development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services prior to, or in conjunction with, the first stages of development;*

Development of the subject site will be undertaken in a north-south direction to ensure efficiency in provision of infrastructure services. Development delivery will be undertaken in accordance with an Infrastructure Staging Strategy. This strategy has been prepared to consider the specific infrastructure parameters of Sunshine Coast Council, Department of Transport & Main Roads (TMR) and Unitywater.

*(xii) development is provided with the full range of urban services to support the needs of the community, including parks, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure; and*

This Plan of Development clearly identifies an intention to deliver the community with the full range of urban services including parks, roads and transport corridors, pedestrian and cycle paths. Supporting technical reports have been prepared to address the future provision of



reticulated water, sewerage and stormwater drainage. Electricity and telecommunication infrastructure is a necessity and will be designed in conjunction with a future detail design exercise.

*(xiii) development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.*

This plan of Development illustrates that the development will not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure, particularly the identification of a land dedication (buffer) for the designated CAMCOS corridor and consideration for the broader water and sewer network.

## 4 Variation Items

---

This Plan of Development prescribes a number of variations to the *Sunshine Coast Planning Scheme 2014* (as amended).

These variations include a range of development controls (assessment benchmarks) against which related development within the nominated zones are to be assessed, either in conjunction with or in lieu of the *Sunshine Coast Planning Scheme 2014* (as amended).

Pursuant to section 43(3)(c) of the *Planning Act 2016*, this Plan of Development prescribes the implementation of a number of 'Variation items', as follows:

1. **Vary the levels of assessment** for future development applications within the Low density residential zone, Medium density residential zone, Community facility zone and Open Space zone, as identified on the 'Zone Plan' in this Plan of Development, overriding the Table of Assessment for the current Emerging Community and Community Facilities zoning under the *Sunshine Coast Planning Scheme 2014*;
2. **Vary the permitted building heights** for the Medium density zone and the Community facility zone to permit development up to 12m, overriding the Height of Buildings and Structures Overlay Map OVM21H under the *Sunshine Coast Planning Scheme 2014*;
3. **Vary a number of design provisions** for dwelling houses, as described in further detail in this Plan of Development; and
4. **Vary the permitted residential densities**, overriding Acceptable Outcome AO22 of the Maroochy North Shore local plan code.

# 5 Twin Waters West Tables of Assessment

---

## 5.1 Preliminary

The Twin Waters West Tables of Assessment are to be used to identify instances where the following range of uses are either 'Accepted Development' or 'Code Assessable', where proposed within the respective zones identified on the 'Zone Plan' in this Plan of Development.

The assessment benchmarks for assessable development and requirements for accepted development, as nominated in Part 5 (Tables of Assessment) under the *Sunshine Coast Planning Scheme 2014*, continue to apply to the uses listed in the Twin Waters West Tables of Assessment, unless varied by this Plan of Development.

The Defined Uses contained herein are those defined by Schedule 1 (Definitions) of the *Sunshine Coast Planning Scheme 2014* (as amended).

The Development Code references contained herein are those contained within Part 9 (Development Codes) of the *Sunshine Coast Planning Scheme 2014* (as amended), as varied by this Plan of Development.

Reference to *Prescribed other development codes* in the Twin Waters West Table of Assessment (Material Change of Use) is as per Schedule 1 (Definitions) under the *Sunshine Coast Planning Scheme 2014* (as applicable), as follows:

- Section 9.4.2 Landscape code;
- Section 9.4.3 Nuisance code;
- Section 9.4.5 Safety and security code;
- Section 9.4.6 Stormwater management code;
- Section 9.4.7 Sustainable design code;
- Section 9.4.8 Transport and parking code;
- Section 9.4.10 Waste management code;
- Section 9.4.11 Works, services and infrastructure code.

## 5.2 Table of Assessment - Material Change of Use

This Table of Assessment for development in Twin Waters West involving a Material Change of Use overrides the levels of assessment prescribed by Part 5.5 (Categories of development and categories of assessment – material change of use) of the *Sunshine Coast Planning Scheme 2014* (as amended):

Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>TWIN WATERS WEST – LOW DENSITY RESIDENTIAL ZONE (LDR1 – LDR6) (as identified on the Zone Plan in the Twin Waters West Plan of Development)</b>		
<b>Residential activities</b>		
Dwelling house	Accepted development	<ul style="list-style-type: none"> <li>Dwelling house code, as varied by Section 7.1 of the approved Plan of Development</li> </ul>
<b>Business activities</b>		
Home based business	Accepted development if:- (a) For a <i>home office</i> ; or (b) Involving a home based child care service licensed under the Child Care Act 2002	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	Accepted development if for an activity other than a <i>high impact home based business activity</i>	<ul style="list-style-type: none"> <li>Home based business code</li> </ul>
Sales office	Accepted development where operating for no longer than 4 years	<ul style="list-style-type: none"> <li>Sales office code</li> </ul>
	Code assessment where operating for longer than 4 years	<ul style="list-style-type: none"> <li>Sales office code</li> </ul>
<b>Community activities</b>		
Park	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
Parking station	Accepted development, where associated with a <i>Sales Office</i> located in the 'Proposed Display Village Extent' shown on the 'Zone Plan' in the Twin waters West Plan of Development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>TWIN WATERS WEST – MEDIUM DENSITY RESIDENTIAL ZONE (MD1 &amp; MD2) (as identified on the Zone Plan in the Twin Waters West Plan of Development)</b>		
<b>Residential activities</b>		
Dwelling house	Accepted development	<ul style="list-style-type: none"> <li>Dwelling house code, as varied by Section 7.1 of the approved Plan of Development</li> </ul>
Multiple dwelling	Code assessment <sup>1</sup>	<ul style="list-style-type: none"> <li>Multi-unit residential uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
Residential care facility	Code assessment <sup>1</sup>	<ul style="list-style-type: none"> <li>Residential care facility and retirement code</li> <li><i>Prescribed other development codes</i></li> </ul>
Retirement facility	Code assessment <sup>1</sup>	<ul style="list-style-type: none"> <li>Residential care facility and retirement code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Business activities</b>		
Home based business	Accepted development if:- (a) For a <i>home office</i> ; or	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>

Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(b) Involving a home based child care service licensed under the Child Care Act 2002	
	<b>Accepted development</b> if for an activity other than a <i>high impact home based business activity</i>	<ul style="list-style-type: none"> <li>Home based business code</li> </ul>
<b>Sales office</b>	<b>Accepted development</b> where operating for no longer than 4 years	<ul style="list-style-type: none"> <li>Sales office code</li> </ul>
<sup>1</sup> Code assessable where complying with the maximum yield allocations nominated on the 'Development Density Plan in the Twin Waters West Plan of Development – refer Section 8.2 of this Plan of Development for details relating to transferability of density.		
<b>TWIN WATERS WEST – COMMUNITY FACILITIES ZONE (as identified on the Zone Plan in the Twin Waters West Plan of Development)</b>		
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Accepted development</b> if:- (a) in an existing building (b) not incorporating a drive-through facility; and (c) not for a <i>high volume convenience restaurant</i>	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if having a gross leasable floor area not exceeding 300m <sup>2</sup>	<ul style="list-style-type: none"> <li>Business uses and centre design code, in conjunction with Section 9 of the Twin Waters West Plan of Development</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Health care services</b>	<b>Accepted development</b> if in an existing building	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified	<ul style="list-style-type: none"> <li>Business uses and centre design code, in conjunction with Section 9 of the Twin Waters West Plan of Development</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Office</b>	<b>Accepted development</b> if in an existing building	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified	<ul style="list-style-type: none"> <li>Business uses and centre design code, in conjunction with Section 9 of the Twin Waters West Plan of Development</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Shop</b>	<b>Accepted development</b> if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 300m <sup>2</sup>	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if having a gross leasable floor area not exceeding 300m <sup>2</sup>	<ul style="list-style-type: none"> <li>Business uses and centre design code, in conjunction with Section 9 of the Twin Waters West Plan of Development</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Community activities</b>		
<b>Child care centre</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Child care centre code</li> <li><i>Prescribed other development codes</i></li> </ul>

Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community care centre	Code assessment	<ul style="list-style-type: none"> <li>Community activities code, in conjunction with Section 9 of the Twin Waters West Plan of Development</li> <li><i>Prescribed other development codes</i></li> </ul>
Community use	Accepted development if undertaken by or on behalf of Council	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	Accepted development if in an existing building	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment of not otherwise specified	<ul style="list-style-type: none"> <li>Community activities code, in conjunction with Section 9 of the Twin Waters West Plan of Development</li> <li><i>Prescribed other development codes</i></li> </ul>
Educational establishment	Accepted development if in an existing building	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> <li>Community activities code, in conjunction with Section 9 of the Twin Waters West Plan of Development</li> <li><i>Prescribed other development codes</i></li> </ul>
Place of worship	Code assessment	<ul style="list-style-type: none"> <li>Community activities code, in conjunction with Section 9 of the Twin Waters West Plan of Development</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Sport and recreation activities</b>		
Indoor sport & recreation	Accepted development if in an existing building	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> <li>Business uses and centre design code, in conjunction with Section 9 of the Twin Waters West Plan of Development</li> <li>Sport and recreation uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>TWIN WATERS WEST – OPEN SPACE PRECINCT (as identified in the Twin Waters West Plan of Development)</b>		
<b>Business activities</b>		
Sales office	Accepted development where located in the 'Proposed Display Village Extent' shown on the 'Zone Plan' in the Twin Waters West Plan of Development	<ul style="list-style-type: none"> <li>Sales office code</li> </ul>
Food and drink outlet	Code assessment if having a gross leasable floor area not exceeding 300m <sup>2</sup> and located within Recreation Park 1	<ul style="list-style-type: none"> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Sport and recreation activities</b>		
Park	Accepted development	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Other activities</b>		
Utility installation	Accepted development if for a <i>local utility</i>	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>

### 5.3 Table of Assessment - Reconfiguring a Lot

This Table of Assessment for development in Twin Waters West involving Reconfiguring a lot overrides the levels of assessment prescribed by Part 5.6 (Categories of development and categories of assessment – Reconfiguring a lot) of the *Sunshine Coast Planning Scheme 2014* (as amended):

Zone <sup>1</sup>	Category of development and category of assessment	Assessment benchmarks for assessable and requirements for accepted development
<b>Low density residential zone</b>	<b>Code assessment</b> where:- (a) All resulting lots are 400m <sup>2</sup> or greater; and (b) Complying with the residential density provisions nominated in Section 8.1 of the Twin Waters West Plan of Development	<ul style="list-style-type: none"> <li>Reconfiguring a lot code, as varied by section 8.1 of the Twin Waters West Plan of Development</li> </ul>
<b>Medium density residential zone</b>	<b>Code assessment</b> where:- (a) limited to MD Precincts 1 & 2; and (b) complying with the minimum lot size and density provisions prescribed for the Low density residential Zone in Section 8.1 of the Twin Waters West Plan of Development  <b>Code assessment</b> where involving the subdivision of an existing or approved building or structure that subdivides land and/or airspace	<ul style="list-style-type: none"> <li>Reconfiguring a lot code, as varied by Section 8.1 of the Twin Waters West Plan of Development</li> </ul>
<b>Community facility zone</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Reconfiguring a lot code</li> </ul>

<sup>1</sup> Zone as identified on the 'Zoning Plan' in the Twin Waters West Plan of Development

### 5.4 Table of Assessment - Operational Works – Placing an Advertising Device on Premises

This Table of Assessment for development in Twin Waters West involving Operational works – Placing an Advertising Device on Premises only overrides the relevant section of Table 5.8.1 (Operational work), under Part 5.8 (Categories of development and categories of assessment – operational work) of the *Sunshine Coast Planning Scheme 2014* (as amended), to the extent outlined below:

Zone <sup>2</sup>	Category of development and category of assessment	Assessment benchmarks for assessable and requirements for accepted development
<b>Low Density Residential Zone</b>	<b>Accepted development</b> if:- (a) one or more of the following where associated with a <i>Sales Office</i> (Display Village) located in the 'Proposed Display Village Extent' shown on the 'Precinct Plan' in approved Plan of Development: (i) Ground sign; (ii) Pylon sign; (iii) Boundary fence sign; (iv) Flagpole sign;	<ul style="list-style-type: none"> <li>Advertising devices code</li> </ul>

<sup>2</sup> Zone as identified on the 'Zoning Plan' in the Twin Waters West Plan of Development

## 5.5 Table of Assessment - Overlays – Height of buildings and structures overlay

This Table of Assessment for development in Twin Waters West involving a Material change of use, varies the levels of assessment prescribed by Part 5 (Tables of Assessment) of the *Sunshine Coast Planning Scheme 2014* (as amended), as it references the 8.5 metre height limit nominated on Height of Buildings and Structures Overlay Map OVM21H:

Development subject to overlay	Category of development and category of assessment	Assessment benchmarks for assessable and requirements for accepted development
Material change of use not exceeding the maximum building height specified for each Zone on the 'Maximum Building Heights Plan' in the Twin Waters West Plan of Development, as follows: (a) Low density residential zone – 8.5m (b) Medium density residential zone – 12.0m (c) Community facilities zone – 12.0m	No change	<ul style="list-style-type: none"> <li>Height of buildings and structures overlay code</li> </ul>



## 6 Varied Building Heights

---

### 6.1 Override the Height of buildings and structures overlay code

This Plan of Development overrides the 8.5m height limit prescribed for Twin Waters West on the height of buildings and structures overlay map OVM21H under the *Sunshine Coast Planning Scheme 2014*.

The 'Maximum Building Height Plan' in this Plan of Development identifies height allowances for each respective zone, as follows:

- (a) Low density residential zone – 8.5m
- (b) Medium density residential zone – 12.0m; and
- (c) Community facilities zone – 12.0m.

As identified in Section 5.5 (Table of Assessment, Overlays – Height of buildings and structures overlay) of this Plan of Development, development remains Code Assessable where complying with the above height allowances. To remove any doubt, in instances where development is proposed at a height greater than that shown on the 'Maximum Building Height Plan' in this Plan of Development, Impact Assessment is triggered.

## 7 Varied Dwelling Design Provisions

---

### 7.1 Dwelling house design provisions (Low density residential zone)

This Plan of Development enables the items below to override their respective legislative provisions in order to allow for Dwelling Houses within Twin Waters West to remain as 'Accepted Development', where in compliance with the following setbacks:

Applicable setback	Proposed alternative setbacks (Plan of Development) All lots <sup>1</sup>
<b>Front setback</b>	4.5m ground & 6.0m first storey
<b>Rear setback</b>	1.5m ground & 2.0m first storey
<b>Side setback (corner lots)</b>	2.0m ground along secondary frontage

<sup>1</sup> These alternative setbacks apply to all lots in the Low density residential zone as identified on the 'Zoning Plan' in the Twin Waters West Plan of Development. In the event Medium density zones MD1 or MD2 are subdivided in future in accordance with Section 5.3 of the Twin Waters West Plan of Development, these alternative setbacks will also apply to any resulting low density residential allotments.

## 8 Varied Permitted Residential Densities

### 8.1 Development Density – Low density residential zone

This Plan of Development allows for varied residential density provisions within the Low density residential zones (LR1 – LR6) identified in this Plan of Development, overriding AO22(a) of the Maroochy North Shore local plan code under the *Sunshine Coast Planning Scheme 2014* (as amended), as follows:

Variation Item	Provision to be Varied	Current Requirement	Variation
Residential Density	AO22(a) of the Maroochy North Shore local plan code	Development provides for:- (a) low density residential uses within the development to achieve:- (i) a minimum lot size of 500m <sup>2</sup> ; and (ii) an average lot size of at least 700m <sup>2</sup> ; and	Development provides for:- (a) low density residential uses within the development to achieve:- (i) a minimum lot size of 400m <sup>2</sup> ; (ii) the proportion of lots less than 500m <sup>2</sup> are limited to 12% of the total number of low density residential lots; and (iii) a maximum density of 12 lots per hectare delivered across the entire site.

To remove any doubt, a residential density in excess of 12 lots per hectare is able to be delivered within any given Low density residential zone (LDR1 – LDR6), provided:

- the cumulative density across the entire site does not exceed 12 lots per hectare; and
- compliance is maintained with the minimum lot size (400m<sup>2</sup>) and proportion of lots less than 500m<sup>2</sup> (12%).

### 8.2 Development Density – Medium density residential zone

This Plan of Development allows for varied residential density provisions within the Medium Density Residential Zones MD1 & MD2, overriding AO22(b) of the Maroochy North Shore local plan code under the *Sunshine Coast Planning Scheme 2014* (as amended), as follows:

Variation Item	Provision to be Varied	Current Requirement	Variation
Residential Density	AO22(b) of the Maroochy North Shore local plan code	(b) limited Multi-unit residential uses which are focussed in discreet nodes with convenient access to public transport and active transport routes.	(b) MD precincts are to be developed at a maximum cumulative density of 40 dwellings per hectare <i>See note below</i>

NOTE:

The proposed cumulative medium density development density has been used to determine a maximum yield for Zones MD1 & MD2. As nominated on the 'Development Density Plan' contained within the Twin Waters West Plan of Development, the nominated development density for each multiple dwelling zone is as follows (unless transferred in accordance with the clause provided below which also appears on the 'Development Density Plan'):

Site	Maximum Yield*
MD1**	111 dwellings*
MD2**	69 dwellings*

\* *Dwelling unit yield can be transferred between Precincts MD1 & MD2 provided the cumulative number of dwelling units does not exceed 180 dwelling units. If a code assessable application is lodged over either of the MD Zones with a proposed yield that exceeds the maximum yield detailed within the table above, a corresponding reduction to the remaining MD Zone applies. To remove any doubt, any future development application proposing a yield that exceeds the cumulative maximum of 180 dwellings will be subject to Impact Assessment. The density within each of the MD zones can exceed 40 dwelling units / hectare (up to a maximum of 50 dwelling units / hectare), provided the cumulative yield across both zones does not exceed 40 dwelling units / hectare.*

\*\* *In accordance with the Varied Levels of Assessment contained within Section 5.3 of the Twin Waters West Plan of Development, future subdivision of MD1 & MD2 for detached housing lots is Code Assessable, provided the range of lot types proposed is consistent with the density provisions prescribed for the remaining Low density residential (LDR) zones in Section 8.2 of the Twin Waters West Plan of Development.*

## 9 Community facilities zone

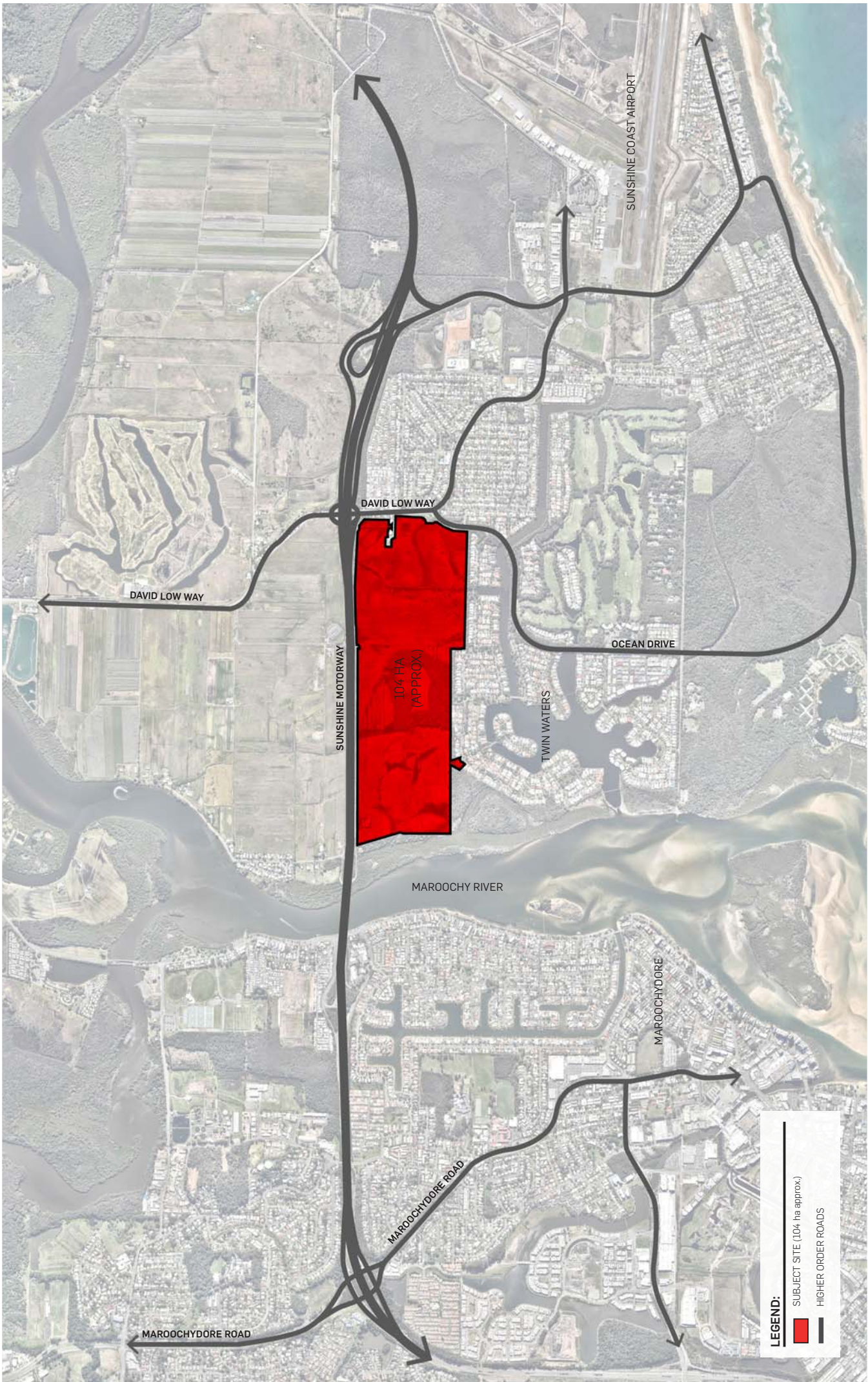
Specific design controls are provided to guide future development over the Community facilities site in order to demonstrate the intended built form. Rather than seeking to vary any provisions of the *Sunshine Coast Planning Scheme 2014*, the 'Community Site Plan of Development' contained in the Twin Waters West Plan of Development serves to demonstrate how compliance with the following key provisions is likely to be achieved within the Community facilities zone:

- Performance Outcome PO5 of the Community Activities Code, which will apply to the assessment of the future community-oriented uses identified in the Tables of assessment in the 'Twin Waters West Plan of Development for the Community facilities zone.

Performance Outcomes	
Scale of Buildings and Structures	
<b>PO5</b>	The scale of buildings and structures used for the community activity is appropriate, having regard to its location and setting, and the nature and scale of surrounding development.

- Performance Outcome PO6 of the Business Use and Centre Design Code, which will apply to future commercial uses identified in the Table of assessment in the 'Twin Waters West Plan of Development for the Community facilities zone.

Performance Outcomes	
Building Massing and Composition	
<b>PO6</b>	<p>The business use or centre activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that:-</p> <ul style="list-style-type: none"> <li>(a) creates a built form in which buildings are closely related to streets, public spaces and pedestrian routes;</li> <li>(b) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building;</li> <li>(c) provides a slender building profile above podium level;</li> <li>(d) ensures access to attractive views and prevailing cooling breezes; and</li> <li>(e) avoids excessively large building floor plates and building facades.</li> </ul>



DATE: 01.10.2019  
 JOB NO: ND1600  
 DWG NO: POD-01  
 REV: 11

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. The plan must not be used for ordering, supply or installation and no reliance should be placed on the plan for any financial, trading or legal purpose. This plan is conceptual and for information only. It is not intended to be used for any other purpose. All dimensions are approximate and shall be based on the survey. Cadastral boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

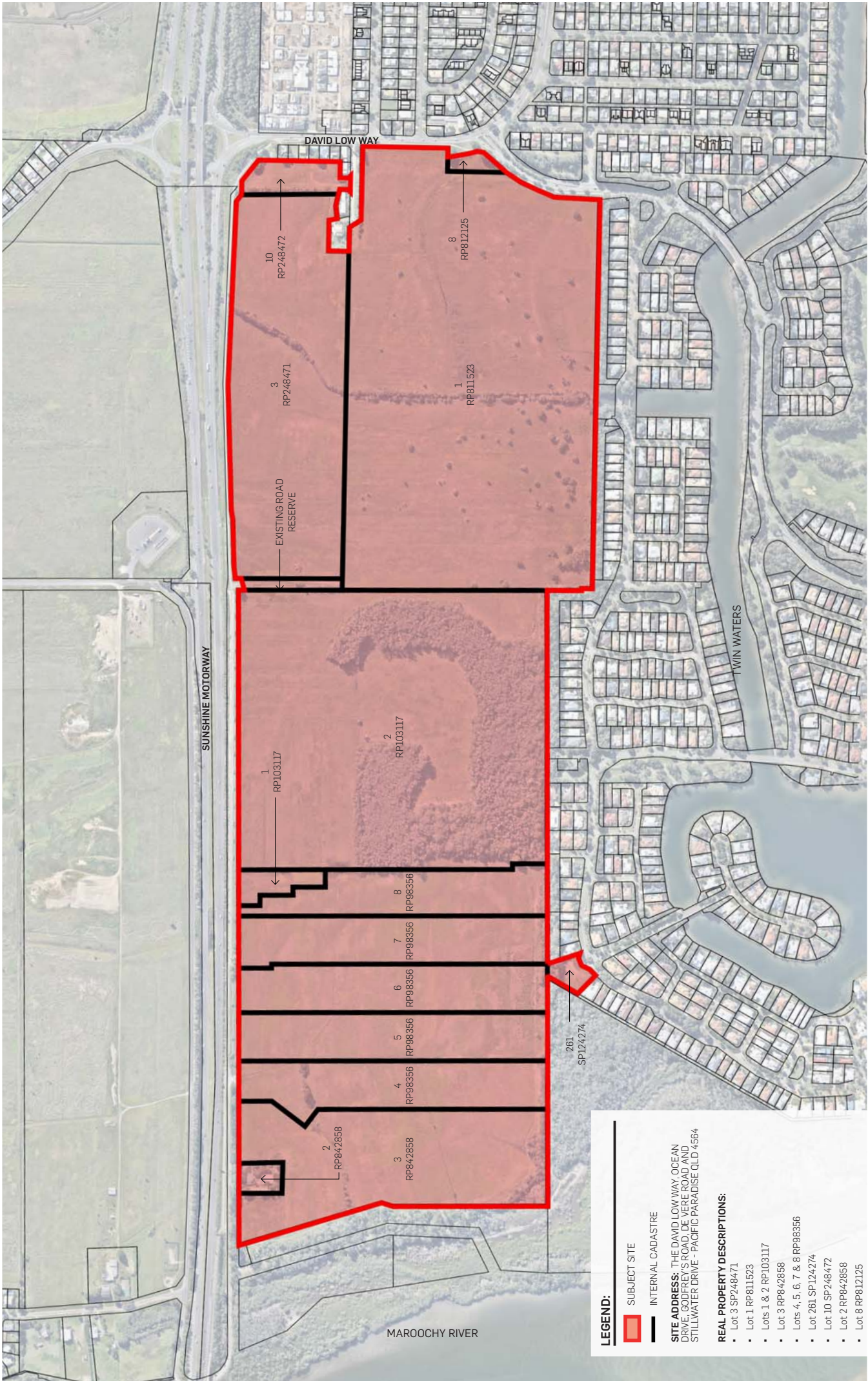


# TWIN WATERS WEST LOCALITY PLAN



**LEGEND:**

- SUBJECT SITE (104 ha approx.)
- HIGHER ORDER ROADS



**LEGEND:**

- SUBJECT SITE
- INTERNAL CADASTRE

**SITE ADDRESS:** THE DAVID LOWWAY OCEAN DRIVE, GODFREYS ROAD, WERE ROAD, AND STILLWATER DRIVE - PACIFIC PARADISE QLD 4564

**REAL PROPERTY DESCRIPTIONS:**

- Lot 3 SP248471
- Lot 1 RP811523
- Lots 1 & 2 RP103117
- Lot 3 RP842858
- Lots 4, 5, 6, 7 & 8 RP98356
- Lot 261 SP124274
- Lot 10 SP248472
- Lot 2 RP842858
- Lot 8 RP812125

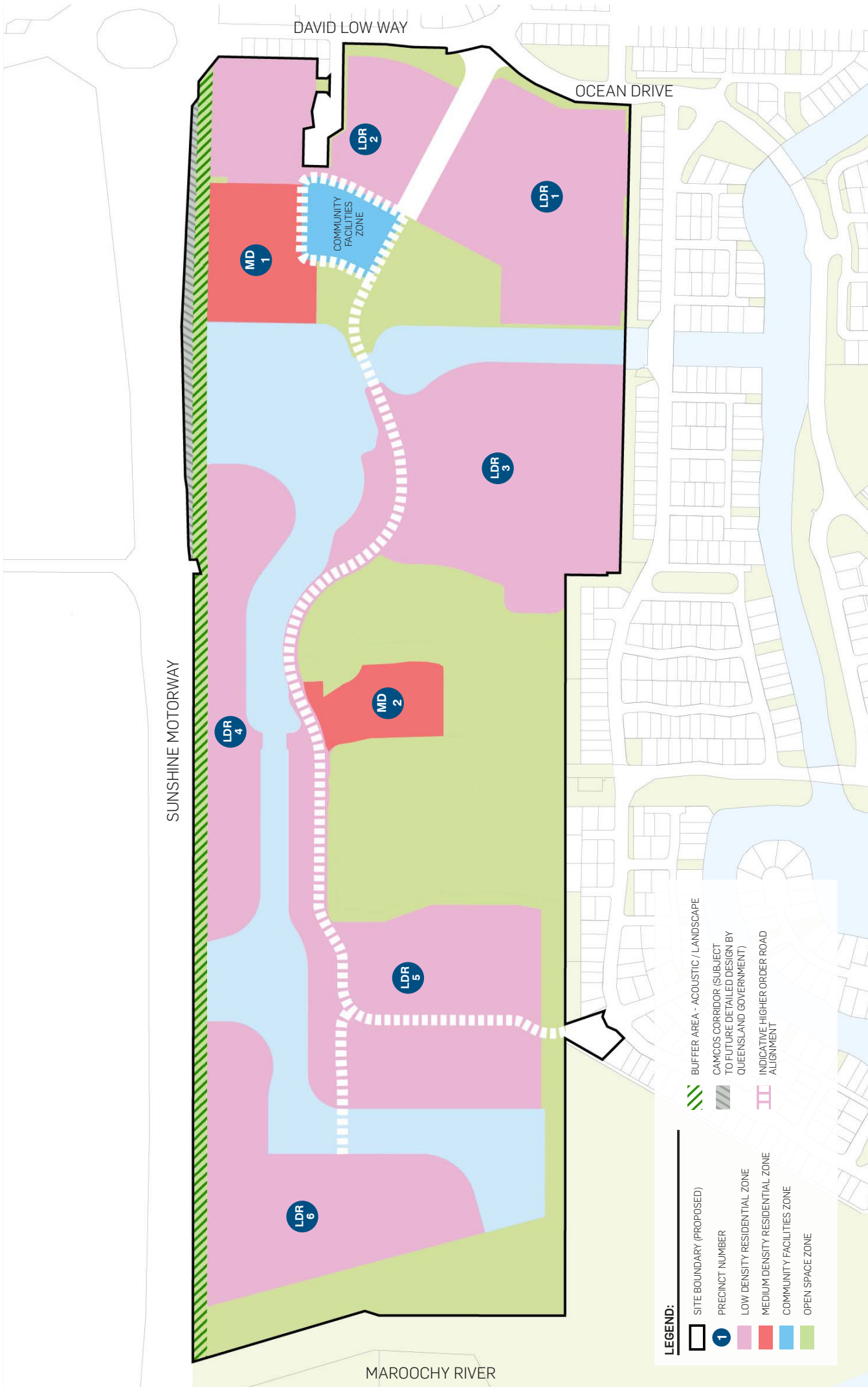
**TWIN WATERS WEST  
SITE CADASTRE INFORMATION**



1:6,000 @ A3  
0 50 100 150 200 250 300

DATE: 01.10.2019  
JOB NO: ND1600  
DWG NO: POD-02  
REV: 11

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. The plan must not be used for ordering, supply or installation and no reliance should be placed on the plan for any financial dealing or the land. This plan is conceptual and does not constitute an offer of any financial product. It is intended for information purposes only. Cadastrial boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.



**LEGEND:**

- SITE BOUNDARY (PROPOSED)
- PRECINCT NUMBER
- LOW DENSITY RESIDENTIAL ZONE
- MEDIUM DENSITY RESIDENTIAL ZONE
- COMMUNITY FACILITIES ZONE
- OPEN SPACE ZONE
- BUFFER AREA - ACOUSTIC / LANDSCAPE
- CAMCOS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY QUEENSLAND GOVERNMENT)
- INDICATIVE HIGHER ORDER ROAD ALIGNMENT

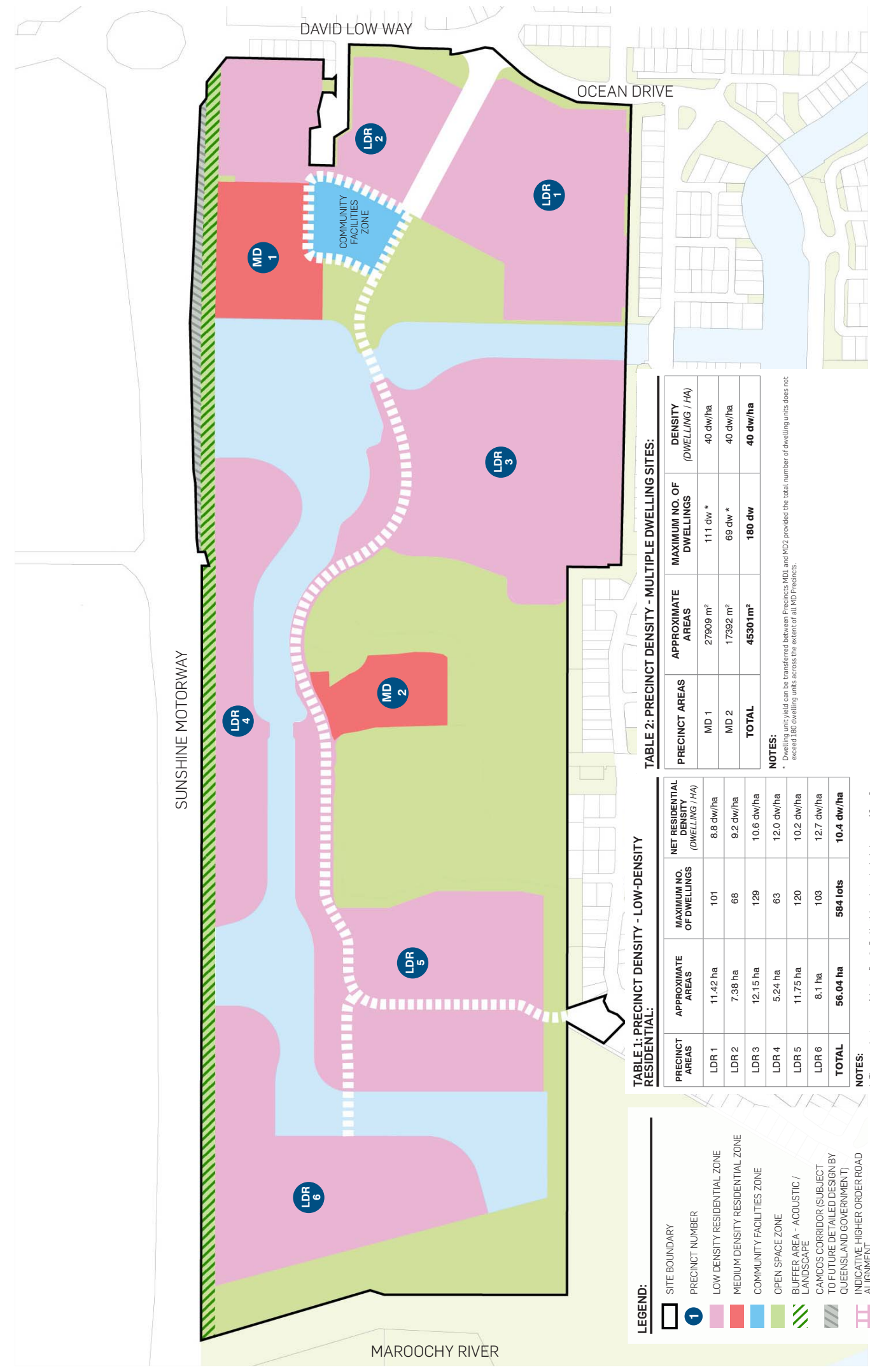
# TWIN WATERS WEST ZONE PLAN

DATE: 17/09/2019  
 JOB NO: ND1600  
 DWG NO: POD-03  
 REV: 1.1

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. The plan must not be used for ordering, supply or installation and no reliance should be placed on this plan for any financial, trading or legal use. This plan is conceptual and is not intended to be used for construction. All dimensions are approximate and shall be taken in preference to scaled dimensions.

1:5,000 @ A3  
 0 50 100 150 200 250





**LEGEND:**

- SITE BOUNDARY
- PRECINCT NUMBER
- LOW DENSITY RESIDENTIAL ZONE
- MEDIUM DENSITY RESIDENTIAL ZONE
- COMMUNITY FACILITIES ZONE
- OPEN SPACE ZONE
- BUFFER AREA - ACOUSTIC / LANDSCAPE
- CAMCUS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY QUEENSLAND GOVERNMENT)
- INDICATIVE HIGHER ORDER ROAD ALIGNMENT

**TABLE 1: PRECINCT DENSITY - LOW-DENSITY RESIDENTIAL:**

PRECINCT AREAS	APPROXIMATE AREAS	MAXIMUM NO. OF DWELLINGS	NET RESIDENTIAL DENSITY (DWELLING / HA)
LDR 1	11.42 ha	101	8.8 dw/ha
LDR 2	7.38 ha	68	9.2 dw/ha
LDR 3	12.15 ha	129	10.6 dw/ha
LDR 4	5.24 ha	63	12.0 dw/ha
LDR 5	11.75 ha	120	10.2 dw/ha
LDR 6	8.1 ha	103	12.7 dw/ha
<b>TOTAL</b>	<b>56.04 ha</b>	<b>584 lots</b>	<b>10.4 dw/ha</b>

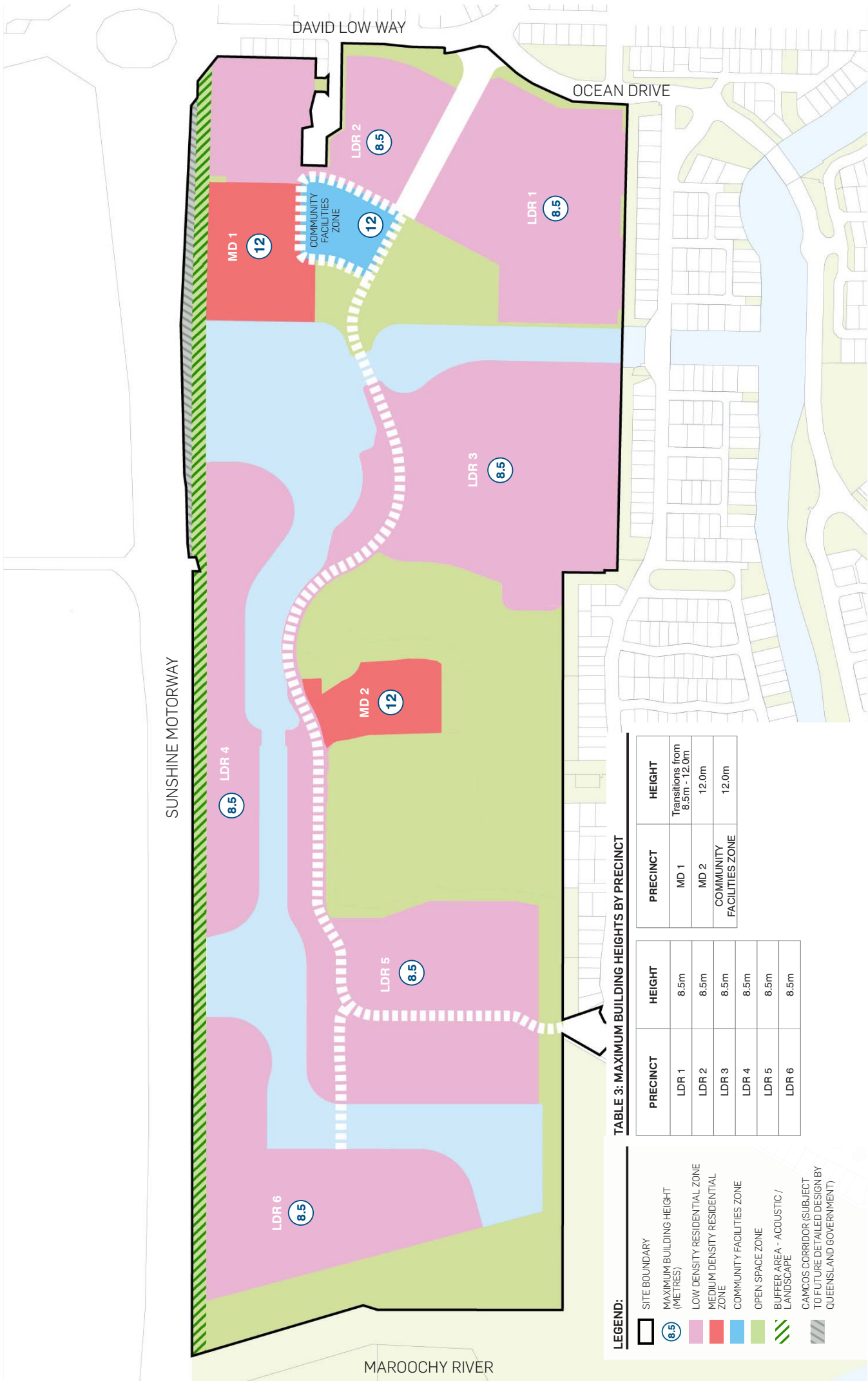
**NOTES:**  
 \* The approximate areas of the Low-Density Residential precincts also include areas of Open Space and roads to achieve the Net Residential Density for the whole site.

**TABLE 2: PRECINCT DENSITY - MULTIPLE DWELLING SITES:**

PRECINCT AREAS	APPROXIMATE AREAS	MAXIMUM NO. OF DWELLINGS	DENSITY (DWELLING / HA)
MD 1	27809 m <sup>2</sup>	111 dw *	40 dw/ha
MD 2	17392 m <sup>2</sup>	69 dw *	40 dw/ha
<b>TOTAL</b>	<b>45301m<sup>2</sup></b>	<b>180 dw</b>	<b>40 dw/ha</b>

**NOTES:**  
 \* Dwelling unit yield can be transferred between Precincts MD1 and MD2, provided the total number of dwelling units does not exceed 180 dwelling units across the extent of all MD Precincts.





SUNSHINE MOTORWAY

DAVID LOW WAY

OCEAN DRIVE

MAROOCHY RIVER

TABLE 3: MAXIMUM BUILDING HEIGHTS BY PRECINCT

PRECINCT	HEIGHT	PRECINCT	HEIGHT
LDR 1	8.5m	MD 1	Transitions from 8.5m - 12.0m
LDR 2	8.5m	MD 2	12.0m
LDR 3	8.5m	COMMUNITY FACILITIES ZONE	12.0m
LDR 4	8.5m		
LDR 5	8.5m		
LDR 6	8.5m		

LEGEND:

- SITE BOUNDARY
- MAXIMUM BUILDING HEIGHT (METRES)
- LOW DENSITY RESIDENTIAL ZONE
- MEDIUM DENSITY RESIDENTIAL ZONE
- COMMUNITY FACILITIES ZONE
- OPEN SPACE ZONE
- BUFFER AREA - ACOUSTIC / LANDSCAPE
- CAMCOS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY QUEENSLAND GOVERNMENT)

**TWIN WATERS WEST**  
MAXIMUM BUILDING HEIGHTS PLAN



1:5,000 @ A3

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. The plan must not be used for ordering, supply or installation and no reliance should be placed on this plan for any financial, trading or legal land. This plan is conceptual and is not intended to be used for any financial, trading or legal land. It is based on a conceptual survey. Coloured boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.  
 DATE: 01.10.2019  
 JOB NO: NDI1600  
 DWG NO: POD-05  
 REV: 1.1



**LEGEND:**

- SITE BOUNDARY
- CONSERVATION - OPEN SPACE
- RECREATION PARK
- LINEAR PARKS / LANDSCAPE BUFFER
- BUFFER AREA - WITHIN ROAD RESERVE
- 30m BUFFER TO CONSERVATION
- POCKET PARKS (MIN. 0.1 HA)
- BLAZED TREE
- SETTLERS PARK
- BUFFER AREA - ACOUSTIC / LANDSCAPE
- CAMCOS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY QUEENSLAND GOVERNMENT)
- WALKABLE WATERFRONT
- MINIMUM BUFFER WIDTHS (SEE TABLE FOR DETAILS)

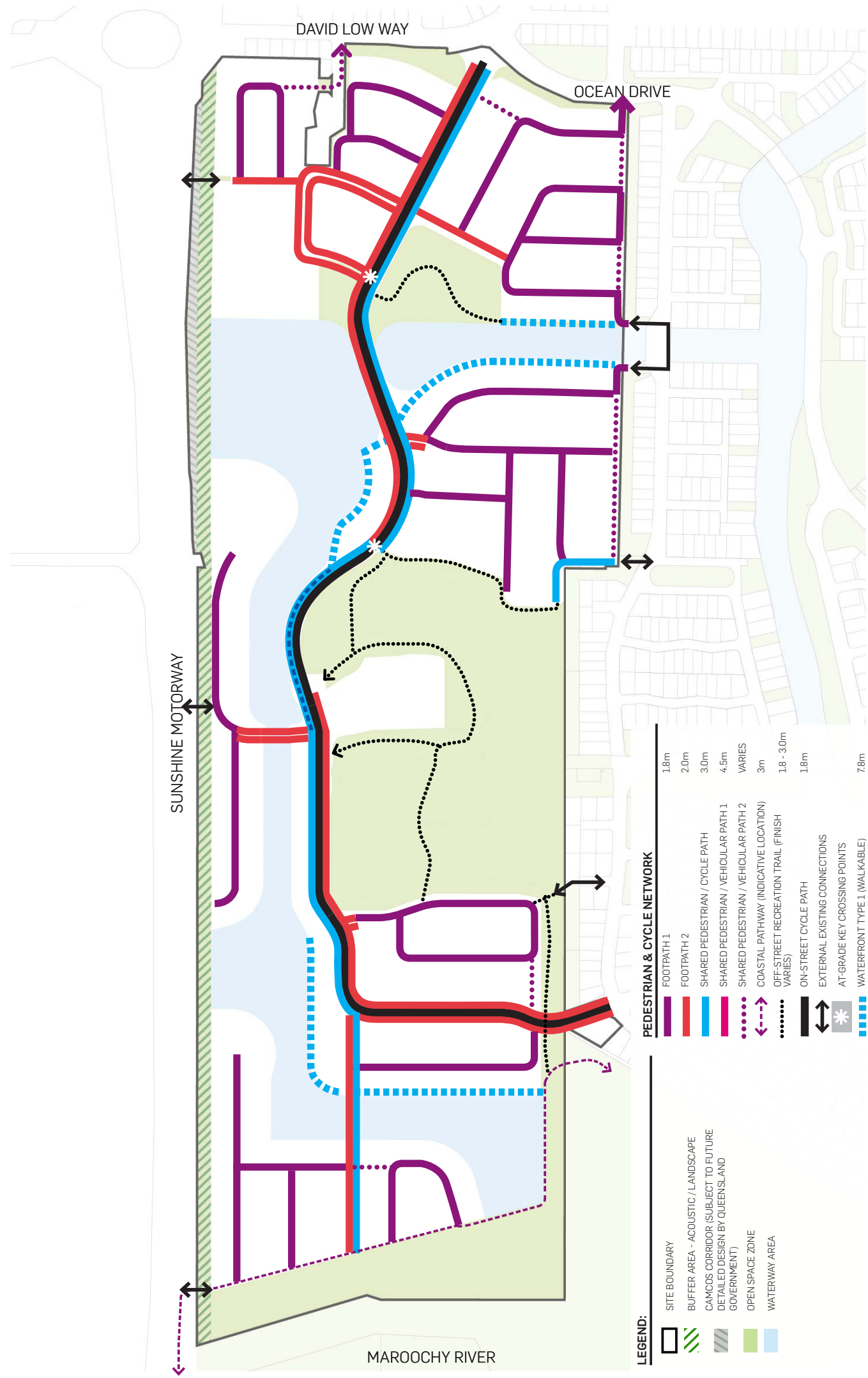
**TABLE 4: OPEN SPACE CALCULATIONS:**

PURPOSE	AREAS
RECREATION PARK 1 (TWIN WATERS PARK)	2.1 ha
RECREATION PARK 2 (SETTLERS PARK OFFSET)	0.45 ha
RECREATION PARK 3 (FORESHORE PARK)	0.32 ha
LINEAR PARKS / LANDSCAPE BUFFERS (EXCLUDING MOTORWAY BUFFER)	14.27 ha
CONSERVATION	9.54 ha
<b>TOTAL</b>	<b>26.68 ha</b> (25% OF TOTAL SITE AREA)

**TABLE 5: DIMENSIONS OF BUFFER TO CONSERVATION:**

REFERENCE	MINIMUM DIMENSIONS	DETAIL
A	35.3m (more than 30m required buffer)	Entire 30m buffer, area excludes roads
B	10.5m (landscape buffer only)	30m buffer total which includes road
C	13.2m (landscape buffer only - narrow point due to bus stop location)	30m buffer total which includes road
D	13.75m (landscape buffer only)	30m buffer total which includes road
E	15m (landscape buffer only)	30m buffer total which includes road

F	35.5m (landscape buffer only)	50m buffer total which includes road
G	86.8m (landscape buffer only)	Extra buffer area between conservation boundaries
H	145.3m (landscape buffer only)	Extra buffer area between MD and conservation boundaries



SUNSHINE MOTORWAY

DAVID LOW WAY

OCEAN DRIVE

MAROOCHY RIVER

**PEDESTRIAN & CYCLE NETWORK**

	FOOTPATH 1	1.8m
	FOOTPATH 2	2.0m
	SHARED PEDESTRIAN / CYCLE PATH	3.0m
	SHARED PEDESTRIAN / VEHICULAR PATH 1	4.5m
	SHARED PEDESTRIAN / VEHICULAR PATH 2	VARIES
	COASTAL PATHWAY (INDICATIVE LOCATION)	3m
	OFF-STREET RECREATION TRAIL (FINISH VARIES)	1.8 - 3.0m
	ON-STREET CYCLE PATH	1.8m
	EXTERNAL EXISTING CONNECTIONS	
	AT-GRADE KEY CROSSING POINTS	
	WATERFRONT TYPE 1 (WALKABLE)	7.8m
	WATERFRONT TYPE 2 (WALKABLE) - COMBINED WITH SHARED PEDESTRIAN / CYCLE PATH	3.0m

**LEGEND:**

	SITE BOUNDARY
	BUFFER AREA - ACOUSTIC / LANDSCAPE
	CAMCOS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY QUEENSLAND GOVERNMENT)
	OPEN SPACE ZONE
	WATERWAY AREA

**TWIN WATERS WEST  
PEDESTRIAN & CYCLE MOVEMENT PLAN**

1:5,000 @ A3  
0 50 100 150 200 250

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. The plan must not be used for ordering, supply or installation and no reliance should be placed on this plan for any financial liability or the land. This plan is conceptual and is not intended to be used for construction. All dimensions are approximate and are based on a site survey. Coloured boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

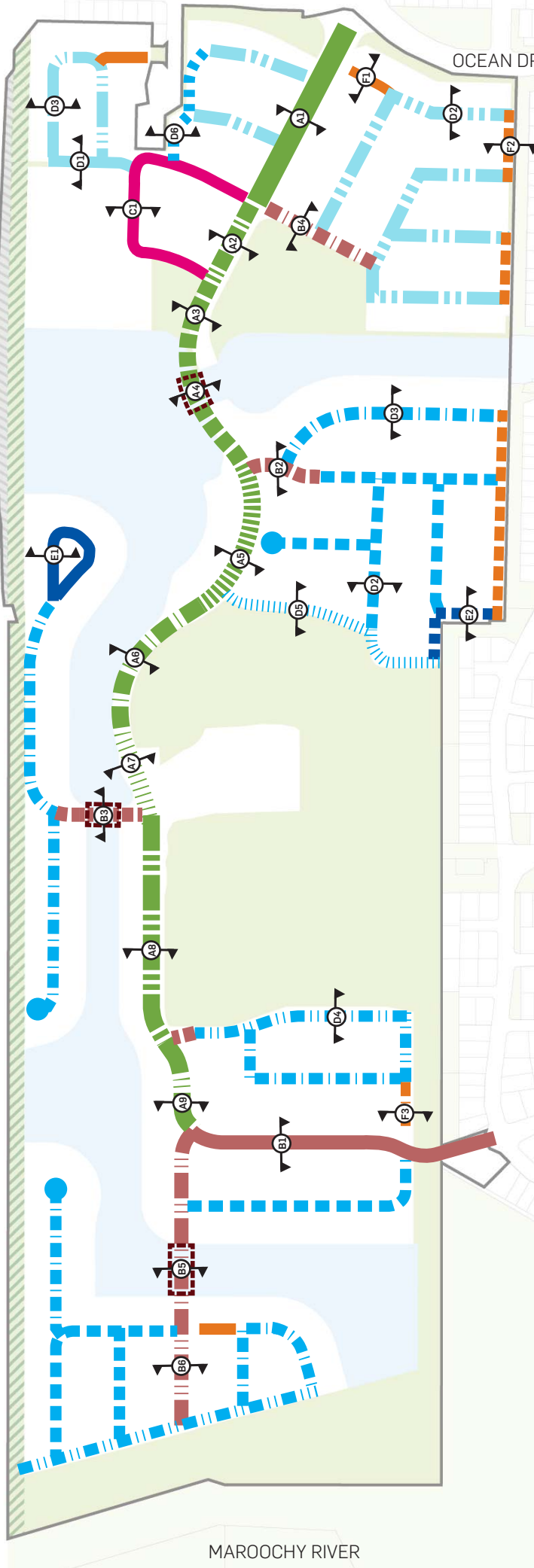
DATE: 01.10.2019  
JOB NO: NDI1600  
DWG NO: POD-07  
REV: 1.1

DAVID LOW WAY

OCEAN DRIVE

SUNSHINE MOTORWAY

MAROOCHY RIVER



LEGEND:

- SITE BOUNDARY
- BUFFER AREA - ACOUSTIC / LANDSCAPE
- CAMCOS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY QUEENSLAND GOVERNMENT)
- OPEN SPACE ZONE
- WATERWAY AREA

ROAD HIERARCHY

ROAD TYPE & REFERENCE	RESERVE WIDTH
A1	DISTRICT COLLECTOR 1
A2	DISTRICT COLLECTOR 2
A3	DISTRICT COLLECTOR 3
A4	DISTRICT COLLECTOR 4
A5	DISTRICT COLLECTOR 5
A6	DISTRICT COLLECTOR 6
A7	DISTRICT COLLECTOR 7
A8	DISTRICT COLLECTOR 8
A9	DISTRICT COLLECTOR 9

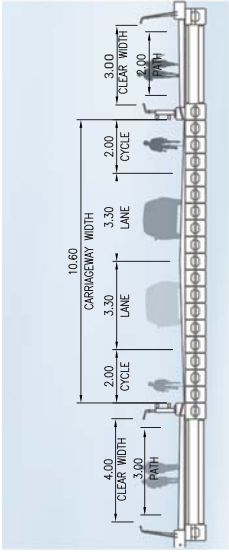
ROAD TYPE & REFERENCE	RESERVE WIDTH
B1	NEIGHBOURHOOD COLLECTOR 1
B2	NEIGHBOURHOOD COLLECTOR 2
B3	NEIGHBOURHOOD COLLECTOR 3
B4	NEIGHBOURHOOD COLLECTOR 4
B5	NEIGHBOURHOOD COLLECTOR 5
B6	NEIGHBOURHOOD COLLECTOR 6
C1	MIXED USE ACCESS STREET

ROAD TYPE & REFERENCE	RESERVE WIDTH
D2	ACCESS STREET 2
D3	ACCESS STREET 3
D4	ACCESS STREET 4
D5	ACCESS STREET 5
D6	ACCESS STREET 6
E1	ACCESS PLACE 1
E2	ACCESS PLACE 2
F1	ACCESS DRIVEWAY 1
F2	ACCESS DRIVEWAY 2
F3	ACCESS DRIVEWAY 3

ROAD TYPE & REFERENCE	RESERVE WIDTH
D1	CROSSFALL ACCESS STREET 1
D2	CROSSFALL ACCESS STREET 2
D3	CROSSFALL ACCESS STREET 3

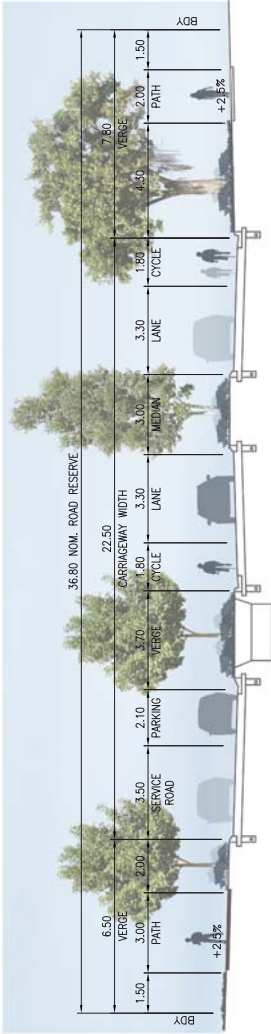


Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. The plan must not be used for ordering, supply or installation and no reliance should be placed on this plan for any physical building or the land. This plan is conceptual and is for information only. It is not intended to be used for construction or any other purpose. All dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.



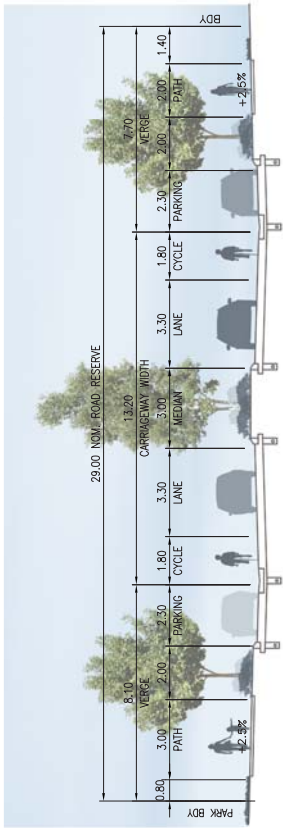
**SECTION A4 - DISTRICT COLLECTOR 4 (24.8m)**

1:100 @ A3



**SECTION A1 - DISTRICT COLLECTOR 1 (36.8m)**

1:100 @ A3



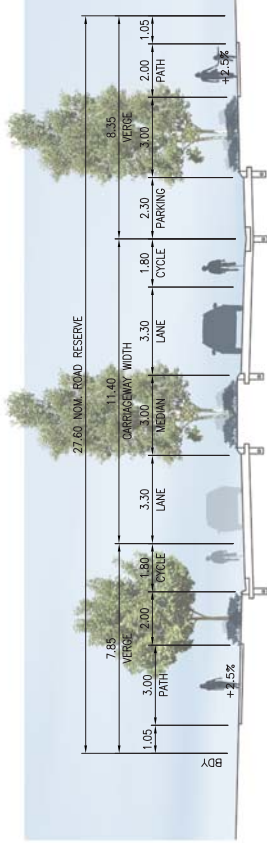
**SECTION A2 - DISTRICT COLLECTOR 2 (29.0m)**

1:100 @ A3



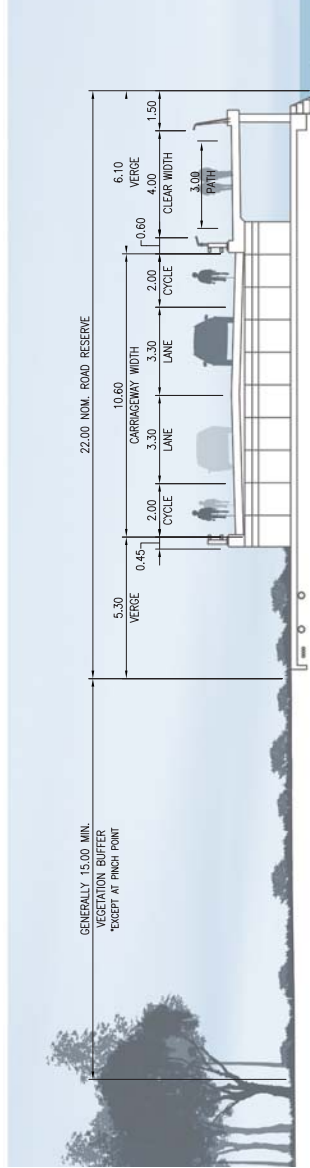
**SECTION A3 - DISTRICT COLLECTOR 3 (24.8m)**

1:100 @ A3



**SECTION A5 - DISTRICT COLLECTOR 5 (27.6m)**

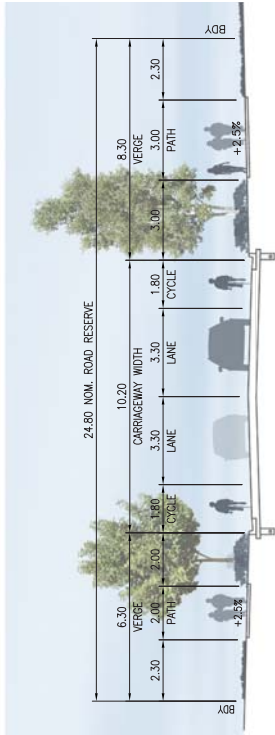
1:100 @ A3



**SECTION A6 - DISTRICT COLLECTOR 6 (22.0m)**

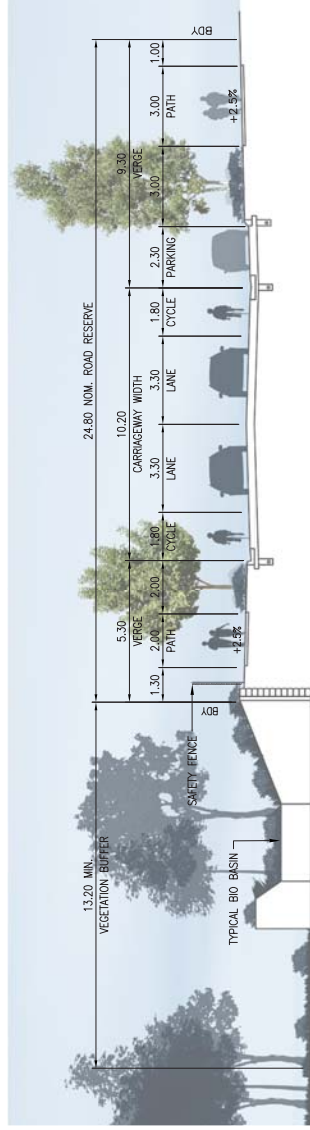
1:100 @ A3





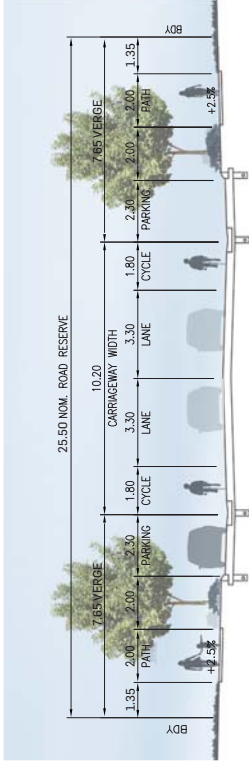
**SECTION A7 - DISTRICT COLLECTOR 7 (24.8m)**

1:100 @ A3



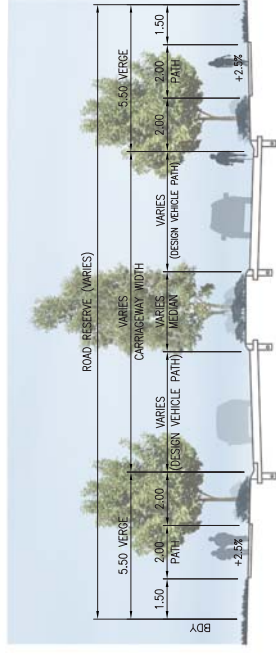
**SECTION A8 - DISTRICT COLLECTOR 8 (24.8m)**

1:100 @ A3



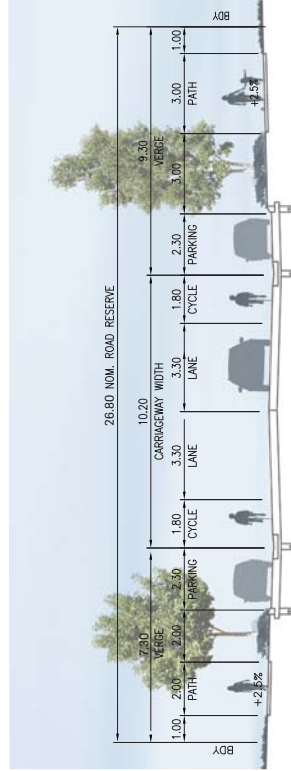
**SECTION B1 - NEIGHBOURHOOD COLLECTOR 1 (25.5m)**

1:100 @ A3



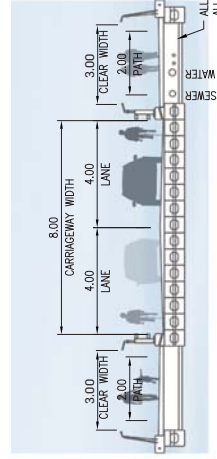
**SECTION B2 - NEIGHBOURHOOD COLLECTOR 2 (WIDTH VARIES)**

1:100 @ A3



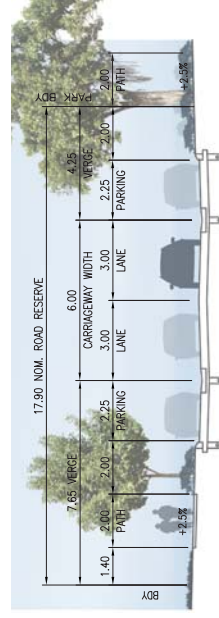
**SECTION A9 - DISTRICT COLLECTOR 9 (26.8m)**

1:100 @ A3



**SECTION B3 - NEIGHBOURHOOD COLLECTOR 3 (17.4m)**

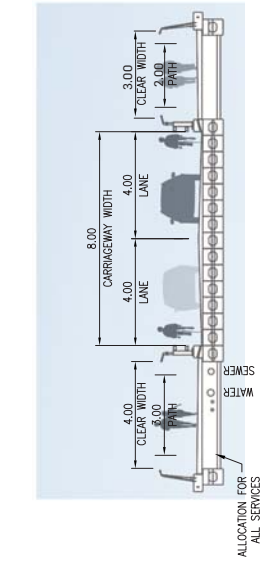
1:100 @ A3



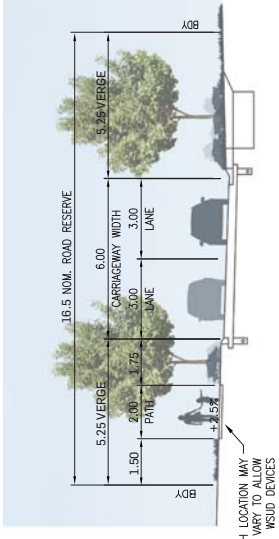
**SECTION B4 - NEIGHBOURHOOD COLLECTOR 4 (17.9m)**

1:100 @ A3

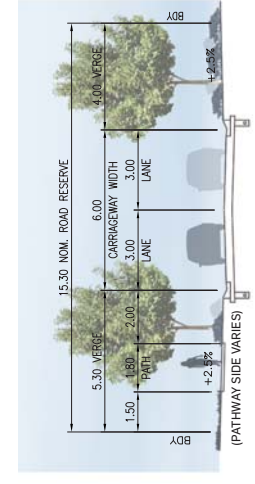




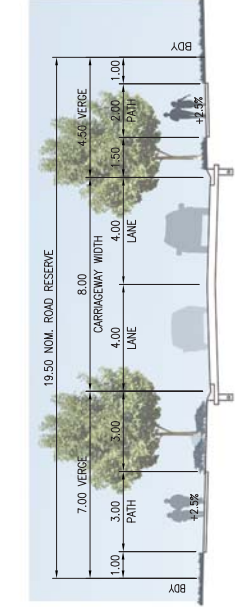
**SECTION B5 - NEIGHBOURHOOD COLLECTOR 5 (23.2m)**  
1:100 @ A3



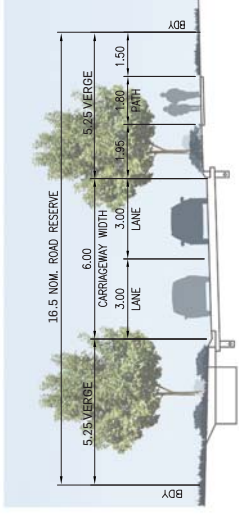
**SECTION D1 - CROSSFALL ACCESS STREET 1 (16.5m)**  
1:100 @ A3



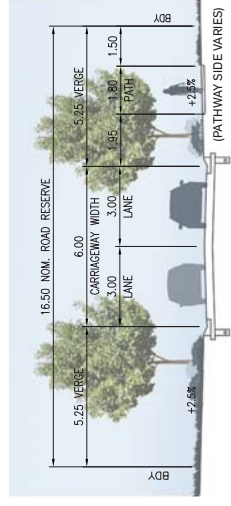
**SECTION D3 - ACCESS STREET 3 (15.3m)**  
1:100 @ A3



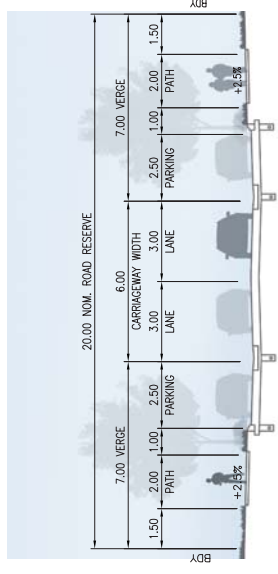
**SECTION B6 - NEIGHBOURHOOD COLLECTOR 6 (19.5m)**  
1:100 @ A3



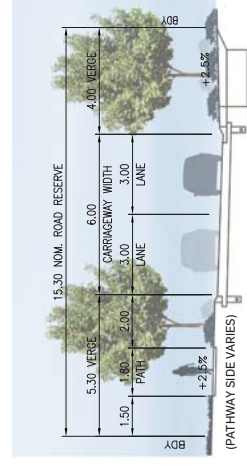
**SECTION D2 - CROSSFALL ACCESS STREET 2 (16.5m)**  
1:100 @ A3



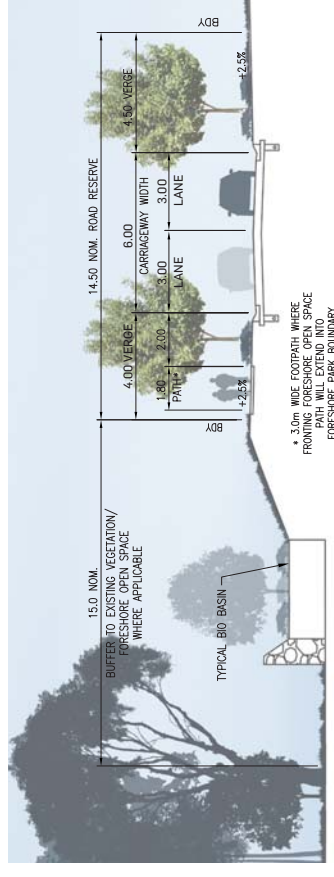
**SECTION D2 - ACCESS STREET 2 (16.5m)**  
1:100 @ A3



**SECTION C1 - MIXED USE ACCESS STREET (20.0m)**  
1:100 @ A3

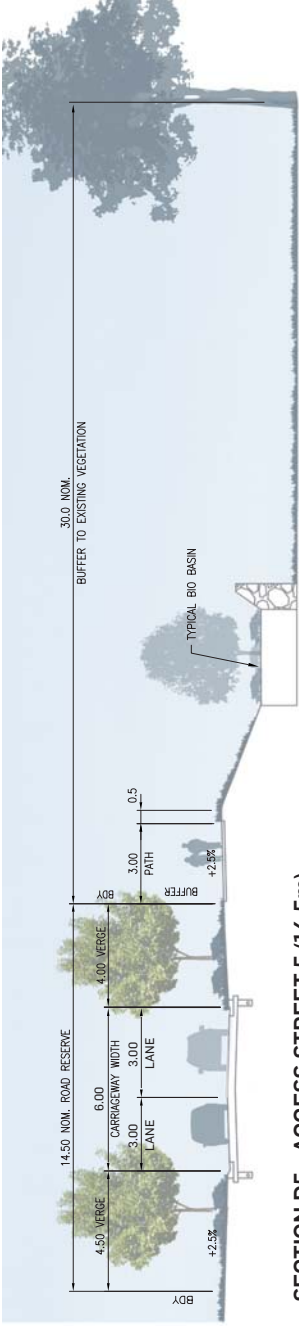


**SECTION D3 - CROSSFALL ACCESS STREET 3 (15.3m)**  
1:100 @ A3



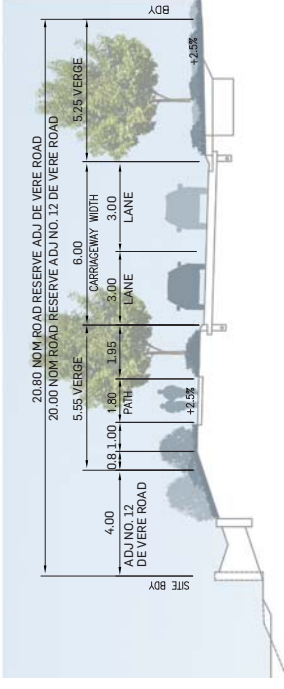
**SECTION D4 - ACCESS STREET 4 (14.5m)**  
1:100 @ A3





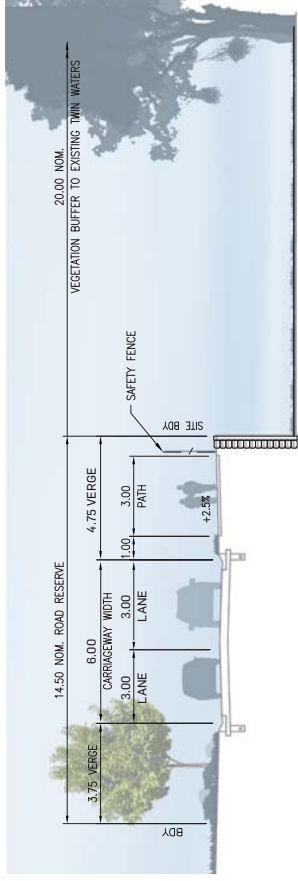
**SECTION D5 - ACCESS STREET 5 (14.5m)**

1:100 @ A3



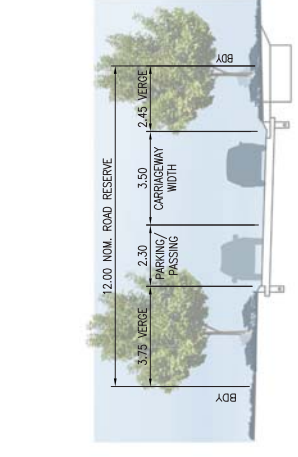
**SECTION D6 - ACCESS STREET 6 (16.0m)**

1:100 @ A3



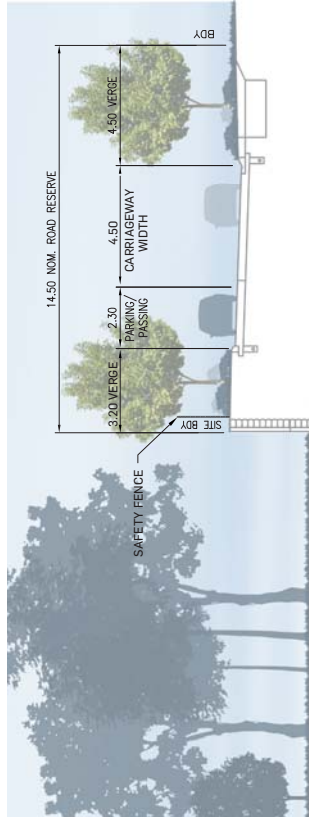
**SECTION E2 - ACCESS PLACE 3 (14.5m)**

1:100 @ A3



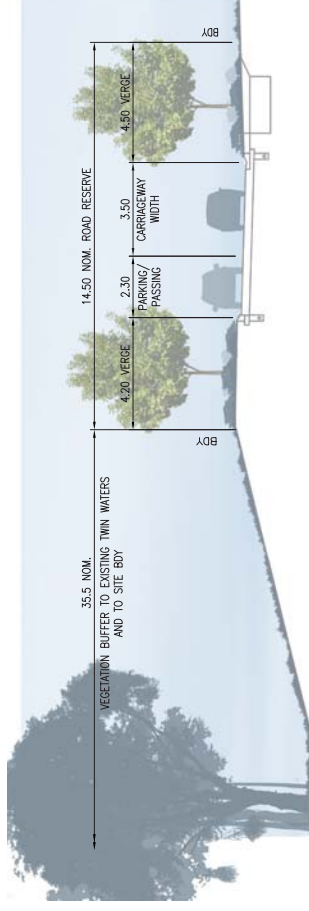
**SECTION F1 - ACCESS DRIVEWAY 1 (12.0m)**

1:100 @ A3



**SECTION F2 - ACCESS DRIVEWAY 2 (14.5m)**

1:100 @ A3



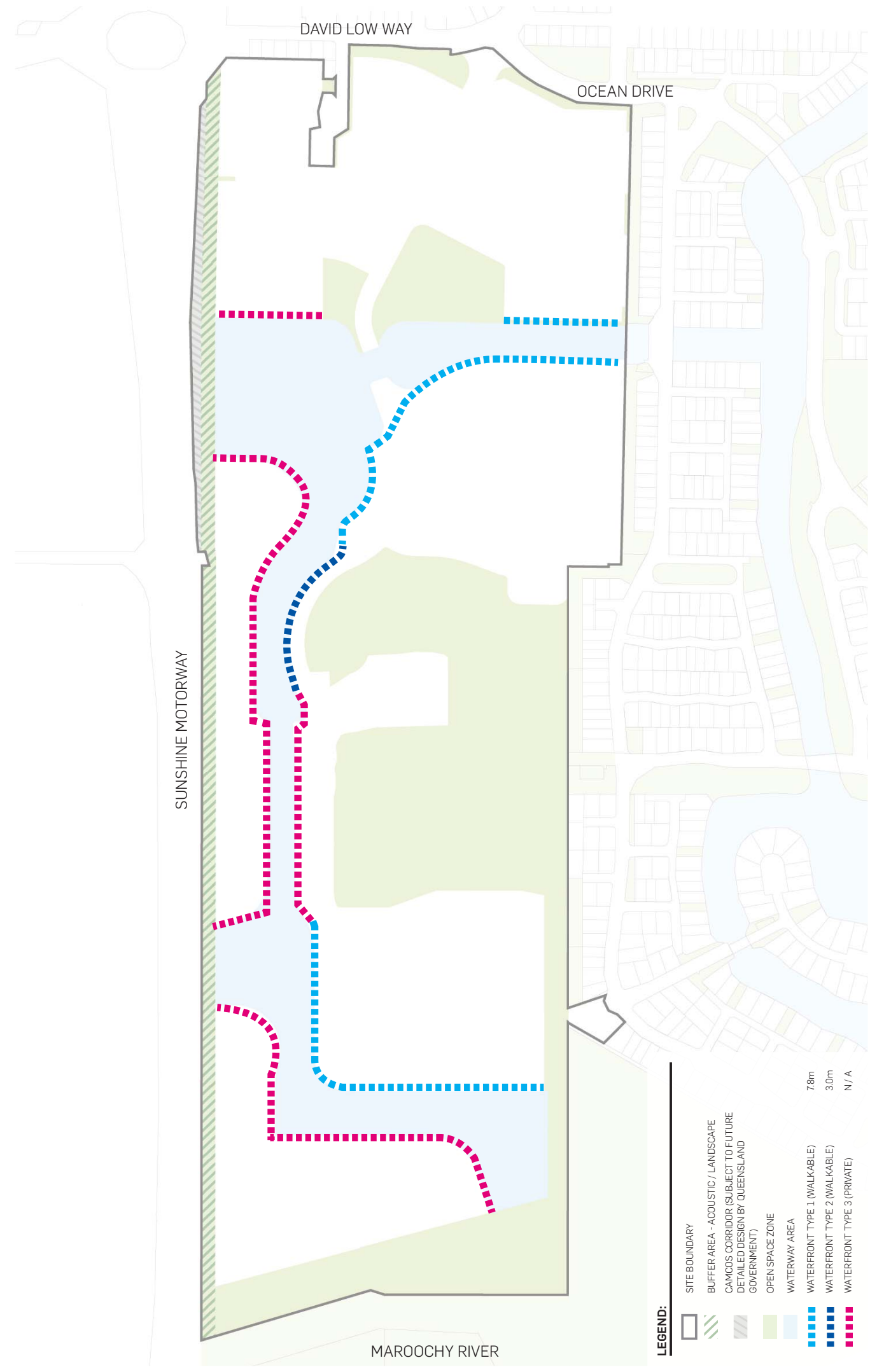
**SECTION F3 - ACCESS DRIVEWAY 3 (14.5m)**

1:100 @ A3



**TWIN WATERS WEST  
SECTIONS - ROAD TYPOLOGIES**













DAVID LOW WAY

OCEAN DRIVE

SUNSHINE MOTORWAY

MAROOCHY RIVER

**LEGEND:**

-  SITE BOUNDARY
-  BUFFER AREA - ACOUSTIC / LANDSCAPE
-  CAMCOS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY QUEENSLAND GOVERNMENT)
-  OPEN SPACE ZONE
-  WATERWAY AREA
-  WATERFRONT TYPE 1 (WALKABLE) 7.8m
-  WATERFRONT TYPE 2 (WALKABLE) 3.0m
-  WATERFRONT TYPE 3 (PRIVATE) N / A

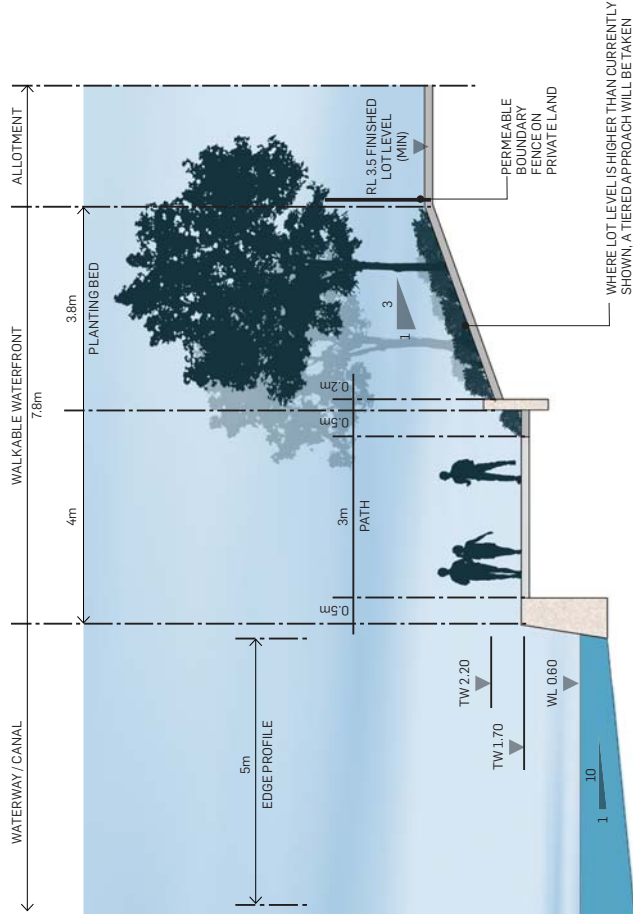
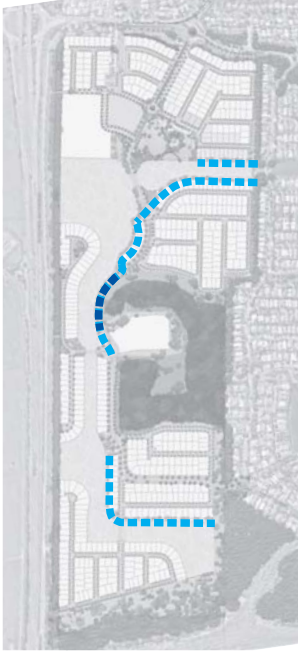
**TWIN WATERS WEST  
EDGE TREATMENT PLAN**



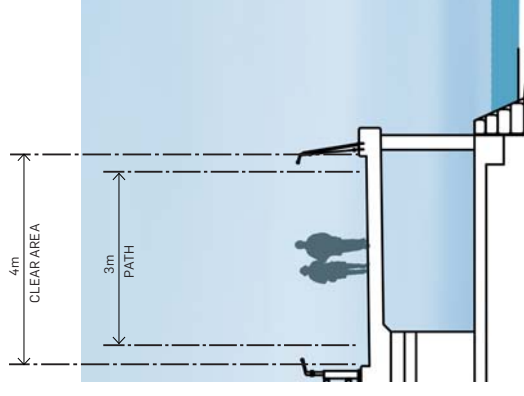
DATE: 01.10.2019  
JOB NO: ND1600  
DWG NO: POD-13  
REV: 11

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. The plan must not be used for ordering, supply or installation and no reliance should be placed on this plan for any financial, trading or legal land. This plan is conceptual and not a final design. It is intended for information only. It is not intended to be used for any survey. Cultural boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

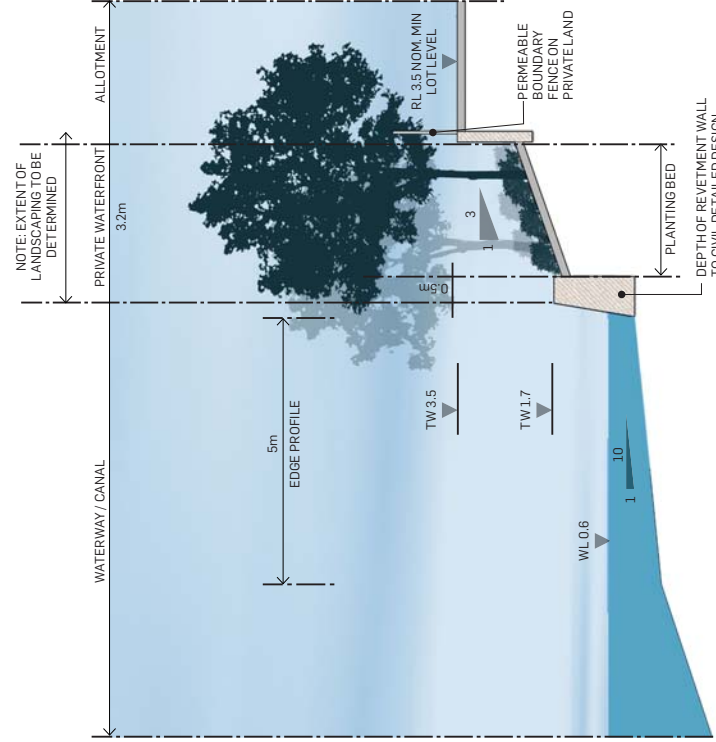
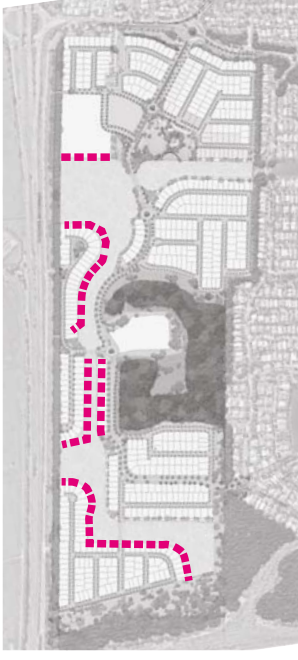




**SECTION TYPE 1 TREATMENT**  
1:100 @ A3



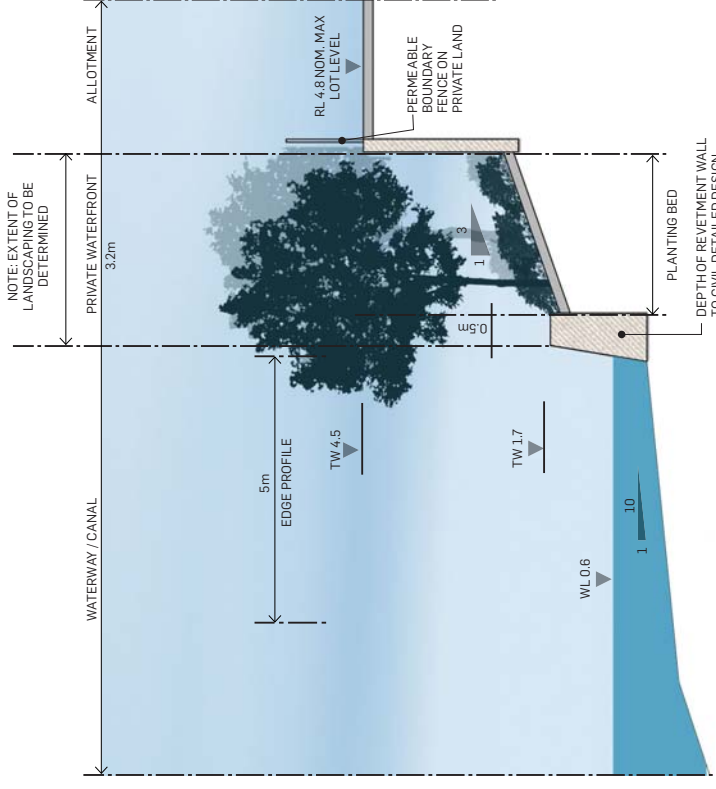
**SECTION TYPE 2 TREATMENT**  
1:100 @ A3



NOTE: LEVELS ARE INDICATIVE ONLY AND SUBJECT TO CIVIL DETAILED DESIGN

**SECTION TYPE 3a TREATMENT**

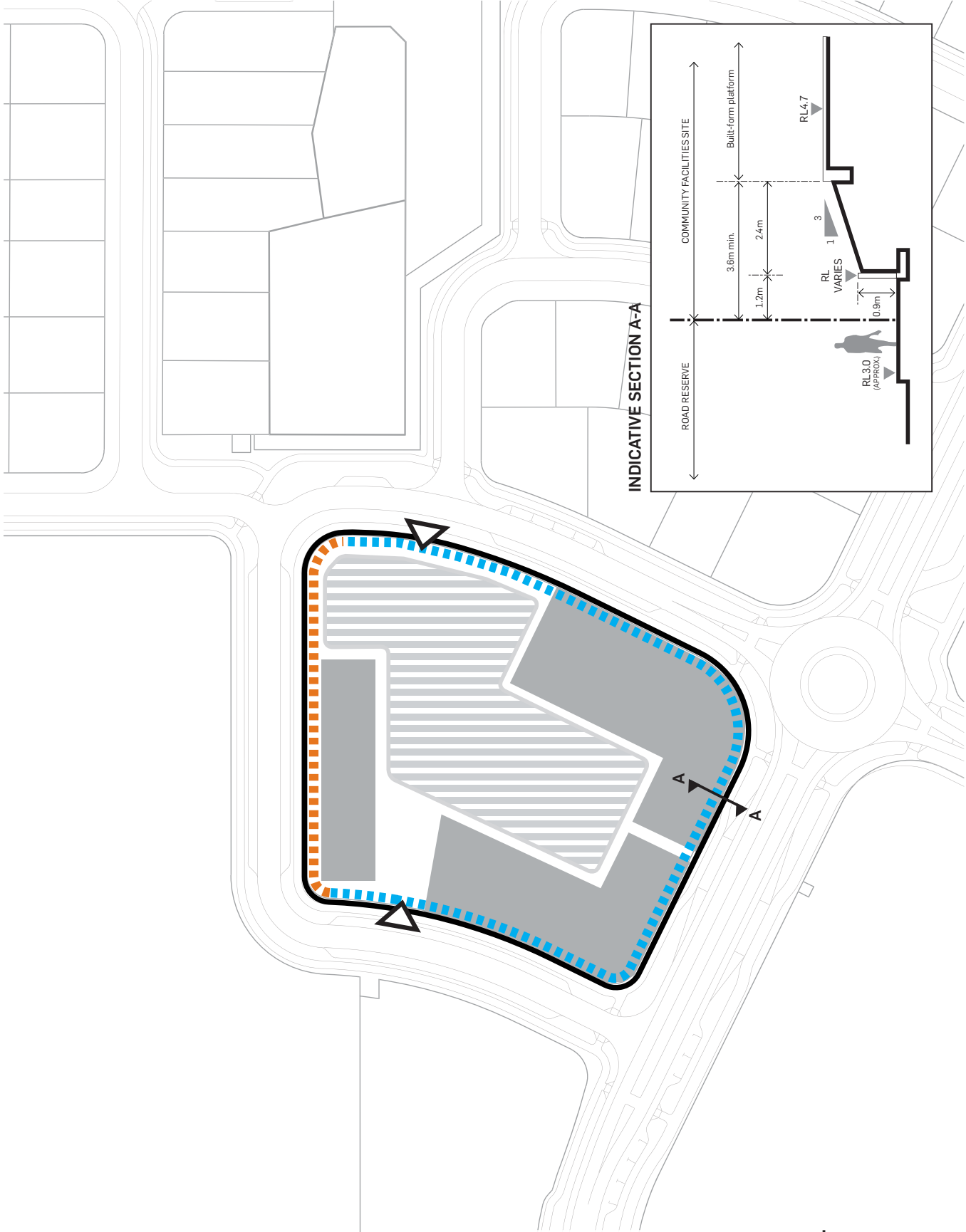
1:100 @ A3



NOTE: LEVELS ARE INDICATIVE ONLY AND SUBJECT TO CIVIL DETAILED DESIGN

**SECTION TYPE 3b TREATMENT**

1:100 @ A3



**LEGEND:**

- COMMUNITY SITE BOUNDARY
- INTERNAL LAND USE OUTCOMES
- INDICATIVE BUILT FORM
- INDICATIVE CAR PARKING AREA
- INTERFACES & ACCESS**
- INDICATIVE VEHICLE ACCESS POINTS
- STREETSCAPE INTERFACE TREATMENT**
- PRIMARY FRONTAGE (3.6m)
- SECONDARY FRONTAGE (3.0m)

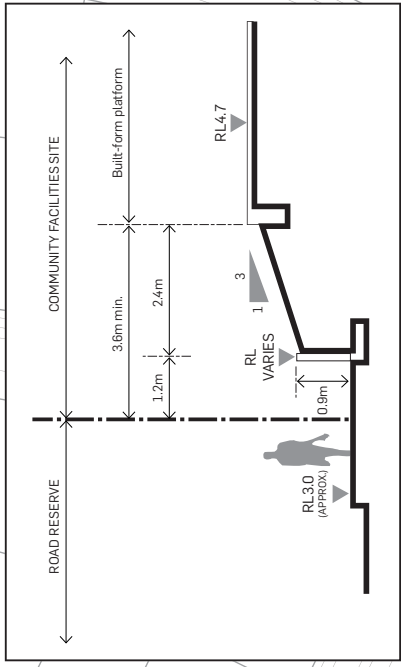
**NOTE:**

**Building Massing and Composition:**  
 Building design to be in accordance with Assessment, Benchmarks identified in Twin Waters West Plan of Development, Tables of Assessment.

- Community Activities Code;
- Business Use and Centre Design Code; and / or
- Child Care Centre Code.

As supported by the built form outcomes nominated on this Community Site Plan of Development.

**INDICATIVE SECTION A-A**



**TWIN WATERS WEST  
 COMMUNITY SITE PLAN OF DEVELOPMENT**



1:1,000 @ A3  
 0 20 40 60 80 100

Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose or used for another project without the consent of Urbis. The plan must not be used for ordering, supply or installation and no reliance should be placed on this plan for any financial, trading or legal land. This plan is conceptual and not a contract. It is based on the information provided in the site plan and is subject to the final survey. Colours and boundaries, areas and dimensions are approximate only. Written figured dimensions shall take preference to scaled dimensions.

DATE: 01.10.2019  
 JOB NO: ND1600  
 DWG NO: POD-16  
 REV: 1.1