

Development Agreement, Development Control Plan 1
Kawana Waters and Section 316
(Development Control Plans under Repealed LGP&E Act)
of the Planning Act 2016

**MASTER PLAN NO. 108 (SITE DEVELOPMENT PLAN – BUSINESS VILLAGE –
PRECINCT 2a) 2019**

**Approved by Sunshine Coast Regional Council pursuant to
Master Plan Determination No.
(Approval of Site Development Plan – Business Village – Precinct 2a) 2018
Dated / / 2019**

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Map 1 – Locality Plan

Map 2 – Land Subject of Master Plan

Map 3 – Dimensions Plan

List of Plans

Drawing Name	Drawing Reference	Prepared by	Date
Site Plan	S02-01_H	Ken Down Architects	20/03/19
Ground Floor Plan	S02-02_M	Ken Down Architects	20/03/19
Carpark Mezzanine	S02-03_J	Ken Down Architects	20/03/19
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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. 108 (Site Development Plan – Business Village – Precinct 2a) 2018.

1.1.2 Type of Master Plan

- 1.1.2.1 This document contains a Site Development Plan for Precinct 2a of Detailed Planning Area 9 as identified in Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004.

1.1.3 Legal Requirement for Master Plan

- 1.1.3.1 A Site Development Plan is required to be prepared in respect of those parts of Detailed Planning Area 9 identified on Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004, as requiring a Site Development Plan, pursuant to Section 7.4.5.1 (dealing with Site Development Plans) 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, identifies the purpose for which each lot may be developed and nominates indicative building setback, building layout, access and parking criteria; and
 - (b) Maps 1 – 3 which show in more detail the elements identified as required by section 7.4.5.2 of DCP 1 are to 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 Innovation Parkway to the east, Kawana Way to the west and land within Master Plan No. 9 to the immediate north and south.
- 1.2.2 The land the subject of this Master Plan is described as Lot 13 SP 169746 in the Parish of Bribie.
- 1.2.3 The land the subject of this Site Development Plan has an area of 4,402m².
- 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 (j) of the DCP.

1.6 Relationship to Higher Order Master Plans

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

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- (a) identified on Structure Plan Map 1 as being part of Detailed Planning Area 9 and being subject to the Development Criteria defined in Section 5 of the Structure Plan Development Criteria;
- (b) subject to Structure Plan Map 2 which shows the area having a pedestrian and cycle network;
- (c) subject to Structure Plan Map 3 which shows the area as being part of Detailed Planning Area 9;
- (d) subject to Structure Plan Map 4 which shows the area as being part of a Village/Neighbourhood Relationship, being Neighbourhood 7 in Village 1;
- (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.

1.6.2 The land the subject of this Site Development Plan is also subject to Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004 which shows the area on Map 3 (Land Use Plan Precincts) as comprising Precinct 2a of Detailed Planning Area 9.

1.7 Relationship to DCP

- 1.7.1 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 9, with the preferred land uses described in Section 4.10.2(j); and,
- 1.7.2 DCP 1, Map 4 identifies the subject area as being part of Precinct 3 where the maximum population shall not exceed 9025 persons.

1.8 Relationship to Planning Scheme Provisions

- 1.8.1 The land the subject of the Site Development Plan is subject to:
 - (a) Zoning Map No. 65 which identifies the land as being included in the Special Development zone;

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- (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 is to be developed as specified in Section 4.0 (Defined Uses) of this document;
- 2.1.3 Building Layout Criteria as specified in Section 5 (Building Design and Development Works) of this document;
- 2.1.4 Access and Parking Provision as specified in Section 6 (Vehicle Access) of this document;
- 2.1.5 Maps and Tables as specified in Section 8 (Maps & Tables) of this document;
- 2.1.6 Implementation of Urban Design Performance Criteria as specified in Section 7 (Implementation of Urban Design Performance Criteria) of this document;
- 2.1.7 Statement of Compliance as specified in Section 9 (Statement of Compliance) of this document;
- 2.1.8 Interpretation Rules as specified in Section 10 (Interpretation Rules) of this document; and

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2.1.9 Supporting Information as specified in Section 11 (Supporting Information) of this document.

3.0 SUBDIVISION LAYOUT

3.1.1 The Subdivision Layout with lot boundaries for the Site Development Plan Precinct 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.

Table 1 – Supplementary Table of Development – Precinct 2a

SITE DEVELOPMENT PLAN PRECINCT	COLUMN 1 PERMITTED LAND USES	COLUMN 2 PERMITTED SUBJECT TO CONDITIONS	COLUMN 3 CONSENT REQUIRED	COLUMN 4 PROHIBITED USES
Precinct 2a	Public Purpose Where the gross floor area does not exceed 5,550m ² . Operational Works – Landscaping associated with the above identified land use. Advertising Devices, limited to: - Façade Sign - Flush Wall Sign Where in accordance with PDLPP 7.0/01 – Siting and Design of Advertising Devices.			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. 5 (Detailed Planning Area Plan – Business Village) 2004;
- 4.2.2 The land the subject of this Site Development Plan shall be subject to the Development Criteria specified in Section 4 (Development Criteria) and Urban Design Performance Criteria specified in Section 7 (Urban Design Performance Criteria) of Master Plan No. 5 (Detailed Planning Area Plan – Business Village) 2004.

5.0 BUILDING DESIGN AND DEVELOPMENT WORKS

- 5.0.1 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 Plan	S02-01_H	Ken Down Architects	20/03/19
Ground Floor Plan	S02-02_M	Ken Down Architects	20/03/19
Carpark Mezzanine	S02-03_J	Ken Down Architects	20/03/19
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6.0 VEHICULAR ACCESS

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

7.0 IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA

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

7.1.1 The Specific Outcomes and Probable Solutions prescribed below are an extract taken from Master Plan No. 5. Detailed Planning Area Plan – Business Village

Outcomes	Options	Site Development Plan Compliance				
Lot Layout						
Provide a range of allotment sizes to accommodate the varied needs of business where a minimum lot size of 2,000m ² can be achieved.	The distributions of lot sizes should reflect the range of uses applicable to each precinct identified below. <table border="1"> <thead> <tr> <th>Precinct</th> <th>Minimum Lot Size</th> </tr> </thead> <tbody> <tr> <td>2a</td> <td>2,000m²</td> </tr> </tbody> </table>	Precinct	Minimum Lot Size	2a	2,000m ²	The subject site, being Precinct 2a, contains a lot size of 4,402m ² and thereby complies with the minimum size of 2,000m ² .
Precinct	Minimum Lot Size					
2a	2,000m ²					
Building Setbacks						
Buildings setbacks should respond to the types of uses and activities to occur along the street edge or property boundary.	The built form should reinforce the street edge	The development maintains the street edge to Innovation Parkway. The street edge to Kawana Way is considerably improved to that to the current situation, which is characterised by an at grade car park. The development includes screening of all car parking levels and access ramps and increases ground level planting, which will soften the development and will reinforce the street edge.				

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Outcomes	Options	Site Development Plan Compliance
	<p>Street level setbacks should be appropriate with adjacent development.</p>	<p>The street level setbacks to Innovation Parkway will be maintained, however, the street level setbacks to Kawana Way is varied to the setbacks associated with existing development to the immediate north and south.</p> <p>Despite providing varied setbacks to the northern and southern sites, development further to the south and north contain similar setbacks to that proposed and therefore the development is not inconsistent with the established built form character within the area.</p> <p>The provision of a built form which appropriately addresses Kawana Way achieves the intended Outcome, with the development including high quality screening to the carparking and vehicle ramp areas, as well as deep planting landscaping. The application of these treatments will ensure a visually active frontage to Kawana Way and facilitates a land use expected within the Detailed Planning Area.</p>
	<p>Setbacks should define prominent open spaces, buildings, nodes of activity and transit accesses.</p>	<p>The subject site does not adjoin prominent open spaces, buildings, nodes and transit accesses.</p>
	<p>Innovative treatment of the waterfront should create attractive spaces that enable public interaction, including spaces for outdoor cafes and eating areas.</p>	<p>The subject site does not adjoin the waterfront.</p>
	<p>Building setbacks to the waterfront promenade should create a strong pedestrian focus whereby</p>	<p>The subject site does not adjoin the waterfront.</p>

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Outcomes	Options	Site Development Plan Compliance
	building backs should "address" the water, as building fronts "address" the street.	
Building Bulk and Scale		
Interesting building form is encouraged to create a high standard of building design.	<p>Building mass should be articulated to reduce the bulk of a structure and to highlight the entry or address. This may be achieved by a combination or any of the following:</p> <ul style="list-style-type: none"> • Projecting planes of the facade and avoiding blank walls; • Incorporating a stepped facade profile; • Recessing lower floors and rooflines; • Projecting building entry canopies; • Utilising screens, pergolas or other materials. 	<p>The proposed development contains a separated built form with two building blocks that are linked via a Link Bridge. The entry to the development is clear and definable from Innovation Parkway, with the entry to the development not being altered as a result of the proposed extension.</p> <p>The proposed extension does not result in blank walls with windows and weather protection features applied to all aspects of the proposed extension. Lastly, the development presents a low-rise built form, with the proposed extension containing a height of 13.5 metres. Therefore, a stepped façade is not required.</p>
Street Address		
Buildings should be designed to address their street frontage and use creative and innovative design to respond to the different natural, functional and aesthetic opportunities presented by a site.	<ul style="list-style-type: none"> • In selected areas, buildings should be built up to or close to the street front boundary and incorporate verandahs/colonnades in the building design. 	The proposed development extension is close to the Kawana Way road reserve. The extension towards the Kawana Way frontage is deemed appropriate given that the subject site and adjoining sites within Master Plan No. 9 form part of the main thoroughfare within the Kawana Waters DCP extent.
	<ul style="list-style-type: none"> • Buildings adjoining the waterfront are to address the lake and allow for a pleasant pedestrian environment. 	The subject site does not adjoin the waterfront.

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Outcomes	Options	Site Development Plan Compliance
	<ul style="list-style-type: none"> Co-ordinate the architectural design of key corner sites through setbacks and treatments to create plaza areas and memorable gateways. 	The subject site is not a corner site.
	<ul style="list-style-type: none"> Provide for landmark structures that compliment the design of the building up to 5 storeys high at the gateway to the business village and at the end of key vistas. 	The subject site is not a gateway site to the Business Village.
	<ul style="list-style-type: none"> Building facades are to express a consistency of streetscape scale, support the village character and allow for individual expression. 	The architectural design of the development is commensurate with the prevailing scale and architectural theme of commercial development within the Business Village.
Architectural Character		
<p>Building designs should reflect a contemporary sub tropical architectural character that promotes:</p> <ul style="list-style-type: none"> Individual expression within the theme of the Business Village; • Provides an environment that offers shading to walls, windows and doors, natural light. and flow through ventilation resulting from, or enhanced by the use of "passive" building design. Optimises views and vistas. 	<ul style="list-style-type: none"> Plain, blank facades which add little interest to the building are not encouraged. 	The development does not result in any plain, blank facades.
	<ul style="list-style-type: none"> Points of entry should be easily identifiable and integrated with the building form in terms of bulk and scale. 	The entry point for the development is from Innovation Parkway and is clearly identifiable. The proposed extension will not confuse the existing entry location.
	<ul style="list-style-type: none"> A high level of integration between building, topography, landscaping and adjoining built form and open space is sought. 	The development does not compromise existing landscaping, open space or site topography.
	<ul style="list-style-type: none"> Building orientation and siting should optimise the use of natural resources. wind, sun and water. 	The subject site contains an east-west orientation. The development follows this alignment.

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Outcomes	Options	Site Development Plan Compliance
	<ul style="list-style-type: none"> The innovative use of advanced technical products, finishes and materials that reflect a high technology focus is encouraged. 	The cladding for the building will feature prefinished self cleansing modular panelling with sun hoods of varying colours in horizontal and vertical format to provide protection to the buildings facades as well as lowering energy requirements through the diminished need for air conditioning. True south elevations do not attract heat loads and as such require considerably less sun screening
Acoustic Quality		
Buildings should be designed to minimise acoustic impacts from external noise sources	All buildings should be designed to ensure internal noise levels of buildings comply with the recommended noise limits contained in AS2107. Best practice noise amelioration measure should be used to achieve the standards in AS2107	It is requested that the Certification that the development complies with AS2107 is provided prior to the commencement of the construction.
Landscape Open Space		
(Public Open Space) A range of open space areas will be provided including street parks, nodal parks and a waterfront promenade.	<ul style="list-style-type: none"> Provide a 'neighbourhood park'. Provide a 'public access promenade' along the lake edge. Provide water access along the waterfront promenade parks 	The required Neighbourhood Park and Public Access Promenade has been provided in association with development under Master Plan No. 5.
(Private Open Space) Planting in private open space areas should be utilised to soften the built form of development and enhance its appearance from public view points.	<ul style="list-style-type: none"> Provide a landscaped setback to all street frontages where buildings are not built to the boundary. Significant trees and shrubs should be provided adjacent to large, featureless areas of wall. 	The development results in an improved landscaping outcome to Kawana Way, through increasing the width of landscaping along the site frontage, and including two (2) feature planting zones on the corners of the building fronting the road reserve.

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Outcomes	Options	Site Development Plan Compliance
	<ul style="list-style-type: none"> Where buildings are setback from the front property boundary landscaping should be used to define the entrances to the building. Landscaping to street frontages should incorporate bold landscape elements that complement the scale and bulk of the building form. 	Additionally, the existing built form elements towards Innovation Parkway are not proposed to be altered, therefore, no changes to the landscaping are proposed on the Innovation Parkway frontage.
Landscape Character		
The landscape of open spaces in the Business Village will be characterised by: <ul style="list-style-type: none"> A formal urban style to all hard and soft landscape elements; A strong emphasis on shape and patterning; The application of environmental principles. 	The main landscape character elements will be: <ul style="list-style-type: none"> Treatments of 'streets as parks'; A consistent and coordinated street tree and general planting structure; A consistent and co-ordinated street furniture. The use of more intensive treatments at the main focus parks 	The proposed extension will improve the landscaping outcome of the site towards Kawana Way, with the landscaping and screening ensuring that the development integrates into the site and the Business Village. The application of the proposed landscaping elements will ensure that the development delivers a modern-urban setting that will improve the presence of the Business Village.
Lighting		
Lighting should be designed to promote and highlight village features, and to provide well lit pedestrian environments.	<ul style="list-style-type: none"> Lighting will be light-weight sculptural and well integrated into the streetscape. Lighting should be closely integrated with other street furniture elements. 	The proposed extension does not seek to alter the existing public realm lighting provided along Kawana Way and Innovation Parkway. Further, the development does not propose or require any public space that would require external public lighting.

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Estate Entry Points and Signage		
Estate entry points and signage should reflect the distinctive, vibrant qualities of the urban environment without dominating the built form.	<p>Estate entry points and signage will be located and designed in accordance with existing local law to ensure the following:</p> <ul style="list-style-type: none"> • The scale proportion and form of advertising devices and entry features are appropriate to the streetscape or other setting in which they are located; • They do not obstruct the passage of pedestrians or vehicles. They do not impact on traffic safety and do not obstruct sight lines of pedestrians or vehicles; • They are designed and integrated so as to minimise visual clutter; • They are constructed of robust materials so as to minimise ongoing maintenance. 	The subject site and development does not form part of an estate entry point.
<p>Major entry points to the Business Village should be from the north at Main Drive and should identify major gateways to the Business Village development.</p> <p>Minor entry points should be located off road reserves and have the function of highlighting features within the Business Village.</p>	<ul style="list-style-type: none"> • Major entry points should be distinguished by particular features involving the use of a combination of the following elements: <ul style="list-style-type: none"> • Water, paving, walling, signage, landscaping and structure. • Minor Entry points will have no particular highlighting treatment 	
Car Parking and Access		
Provide car parking and access that is park like in character, and is safe and convenient for different users.	<ul style="list-style-type: none"> • Minimise the visual impact of parking areas and access points to buildings, particularly when viewed from the street. 	The proposed extension will reduce the visual impact of the car parking areas, particularly when viewed from Kawana Way, with car parking provided at ground level and the proposed extension constructed above. The development proposes to screen the

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<p>Car Parking and access should comply with Council's Planning Scheme, unless otherwise provided for by a Site Development Plan.</p> <p>Access from the sub arterial road is to be restricted in accordance with the agreed outcomes contained within the Transport Infrastructure Agreement.</p>		carparking and vehicle ramp elements, through both landscaping and fixed permeable screening along the frontage of the site.
	<ul style="list-style-type: none"> • Provide on street car parking to contribute to convenience and access. 	The creation of on street car parking has been previously provided. No further opportunities exist for additional on street parking.
	<ul style="list-style-type: none"> • Car parking areas for visitors and others should be located to the side or rear of buildings; 	The car parking area is proposed to be retained at the rear of the primary frontage of the site (Innovation Parkway).
	<ul style="list-style-type: none"> • Car parking should be screened by landscaping which is complementary to the Business Village landscape character, 	The development includes increased landscaping widths, and key planting nodes along the Kawana Way frontage. The car parking and vehicle access ramp is further screened through a high-quality permeable screen.
	<ul style="list-style-type: none"> • Provide shared vehicular access to adjoining lots where appropriate; 	The proposed extension seeks the utilisation of the existing vehicle access point from Innovation Parkway.
	<ul style="list-style-type: none"> • Shared and single access points should be provided to take advantage of the median breaks in the centre of the road to facilitate more efficient access to lots, minimise traffic conflict points and maximise street frontage available for on street parking. 	The proposed extension seeks the utilisation of the existing vehicle access point from Innovation Parkway.
Movement Networks - Vehicular		
<p>The road network must be capable of providing sufficient road capacity for the ultimate urban development of the region in accordance with</p>	<ul style="list-style-type: none"> • Provide a road network that carries through traffic efficiently, directly and safely with due regard to aesthetics and the amenity of adjacent land uses. 	The proposed extension does not seek to alter the existing road network.

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<p>agreed outcomes contained within the Transport Infrastructure Agreement.</p> <p>Street networks should be designed to limit traffic volumes and speeds to produce a safe and pleasant environment</p>	<ul style="list-style-type: none"> • Provide sufficient width of carriageway and verge to allow streets to perform their designated functions within the street network. 	
<p>Movement Networks – Pedestrian/Cyclist</p>		
<p>Establish a street and pedestrian cyclist network which complies with the requirements set out in DCP-1 and the Structure Plan and provides convenient, safe and attractive pathways for pedestrian or cyclist use.</p>	<ul style="list-style-type: none"> • Provide a safe, convenient and legible network of pathways through the use of appropriate signage and hard and soft landscape treatments for pedestrian and cyclist movement. • All pedestrian pathways should allow for street trees and other landscaping. Where awnings occur along the street footpath these should be designed around the location of street trees or other landscaping features. • Pedestrian pathways along the main street should incorporate awnings or similar structure of a high quality design to provide protection from the rain and shelter from the sun. 	<p>The proposed extension does not seek to alter the existing footpath network.</p>
<p>Focus Points</p>		
<p>The focus points to the lake as indicated on Map 9 of the DPA Plan are intended to be nodes of activity, which incorporate feature elements.</p>	<ul style="list-style-type: none"> • The focus points nominated as feature landscape/urban design elements within the Precinct Parks and Neighbourhood Park on the public access promenade, should provide key points of interest around the lake. These focus points should incorporate feature landscape elements, parkland, structures and feature paving or other treatment. 	<p>The subject site does not form part of a designated Focus Area.</p>

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	<ul style="list-style-type: none"> • The focus point nominated as feature landscape/urbandesign element near the salinity exchange should provide a jetty facility over the salinity exchange outlet into the lake. This jetty facility could be used by the public. e The focus points nominated on Map 7 for access should provide access across the promenade to the lake. <p>The lake access is most likely to be in the form of soft edge treatment to the lake.</p>	
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8.0 MAPS AND TABLES

8.0.1 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

Drawing Name	Drawing Reference	Prepared by	Date
Site Plan	S02-01_H	Ken Down Architects	20/03/19
Ground Floor Plan	S02-02_M	Ken Down Architects	20/03/19
Carpark Mezzanine	S02-03_J	Ken Down Architects	20/03/19
First Floor Plan	S02-04_H	Ken Down Architects	05/03/19
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Perspective Views	S04-11_G	Ken Down Architects	20/03/19
Cover	S8-0922LD-B	Studio 8 Concept and Design	12/03/19
Planting Plan	S8-0922LD-B	Studio 8 Concept and Design	12/03/19
Scope of Works	S8-0922LD-B	Studio 8 Concept and Design	12/03/19

9.0 STATEMENT OF COMPLIANCE**9.1 Requirements**

9.1.1 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. 5 (Detailed Planning Area Plan – Business Village) 2004.

10.0 INTERPRETATION RULES

10.0.1 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.

MASTER PLAN No. 108 (SITE DEVELOPMENT PLAN – BUSINESS VILLAGE – PRECINCT 2a) 2019

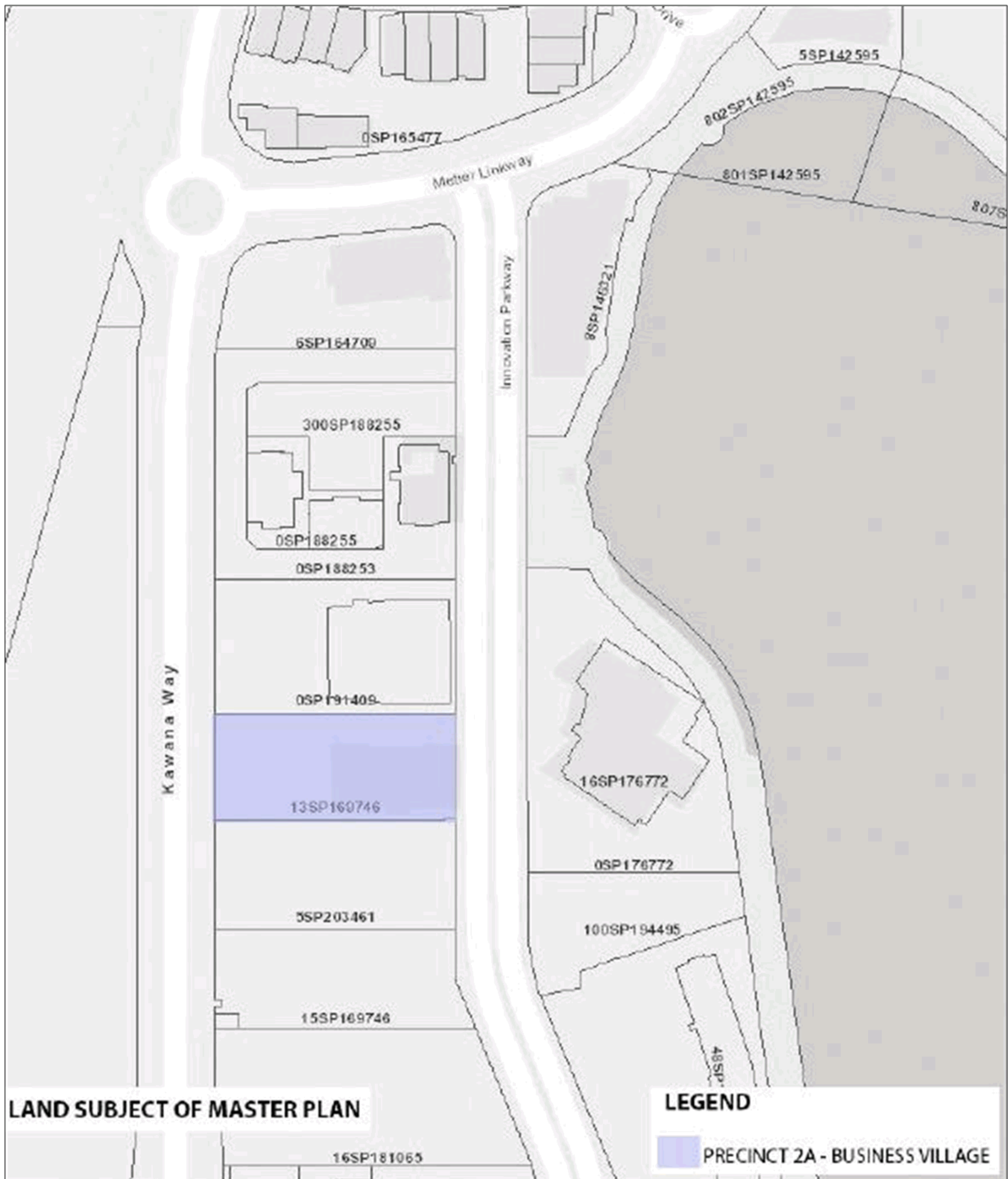
- 10.0.2 Interpretation of words or terms used in this Site Development Plan are to be interpreted in accordance with Part 9 (Meaning of Words and Interpretation) of the Planning Scheme unless the context otherwise indicates or requires.
- 10.0.3 “Planning Scheme” – means the Planning Scheme of the City of Caloundra gazetted on 2 August 1996 (as amended).
- 10.0.4 Definition of ‘Public Purpose’ as defined within the Planning Scheme includes ‘Research Facility’, where associated with a University, or Commonwealth, State or Local Government.

11.0 SUPPORTING INFORMATION

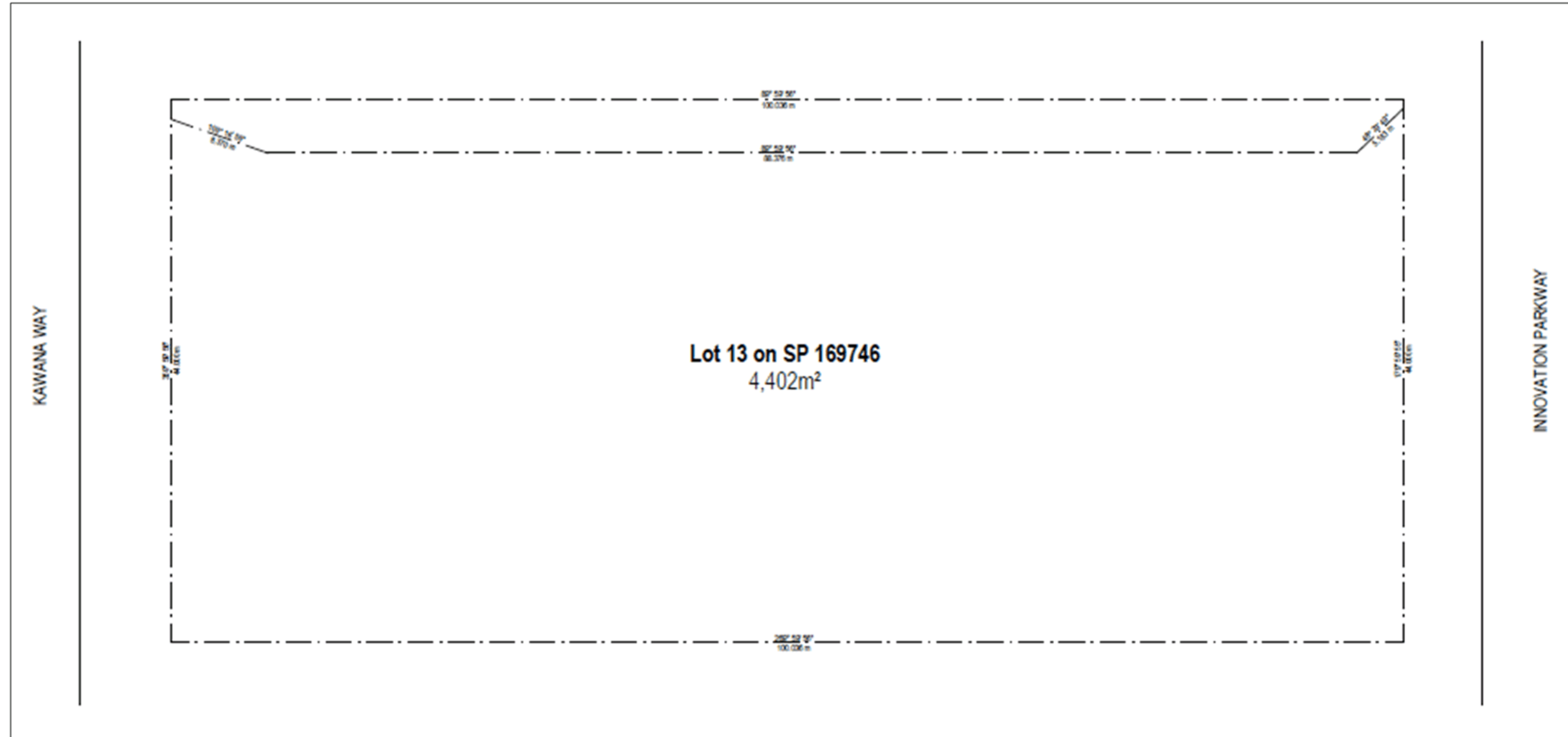
- 11.0.1 No additional Supporting Information is provided in this document. The reports provided with Master Plan No. 5 (detailed Planning Area Plan – Business Village) 2004 are still relevant.



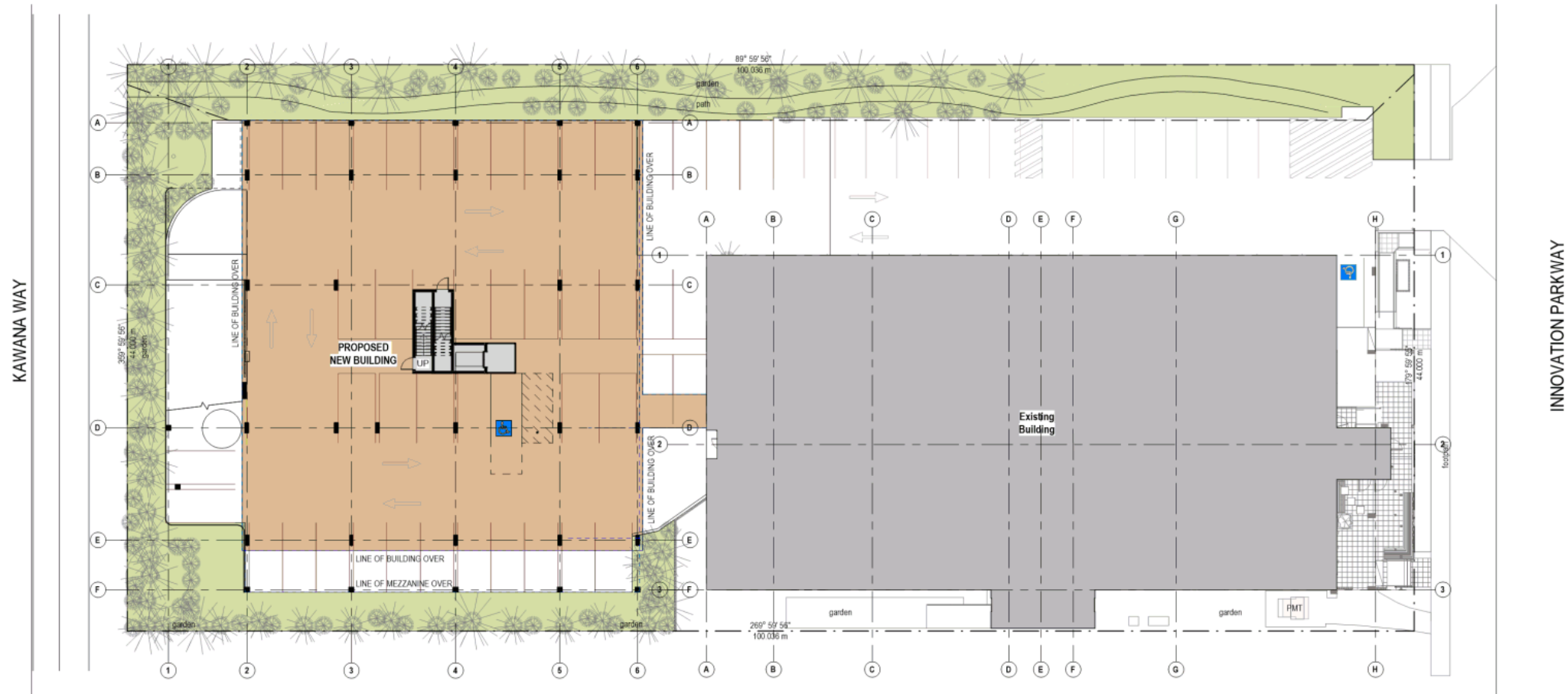
Map 1 – Locality Plan



Map 2 – Land Subject of Master Plan



Map 3 – Dimension Plan



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date 20/03/19 scale@A1 1:200 project no. 170042 drawing no. S02-01_H

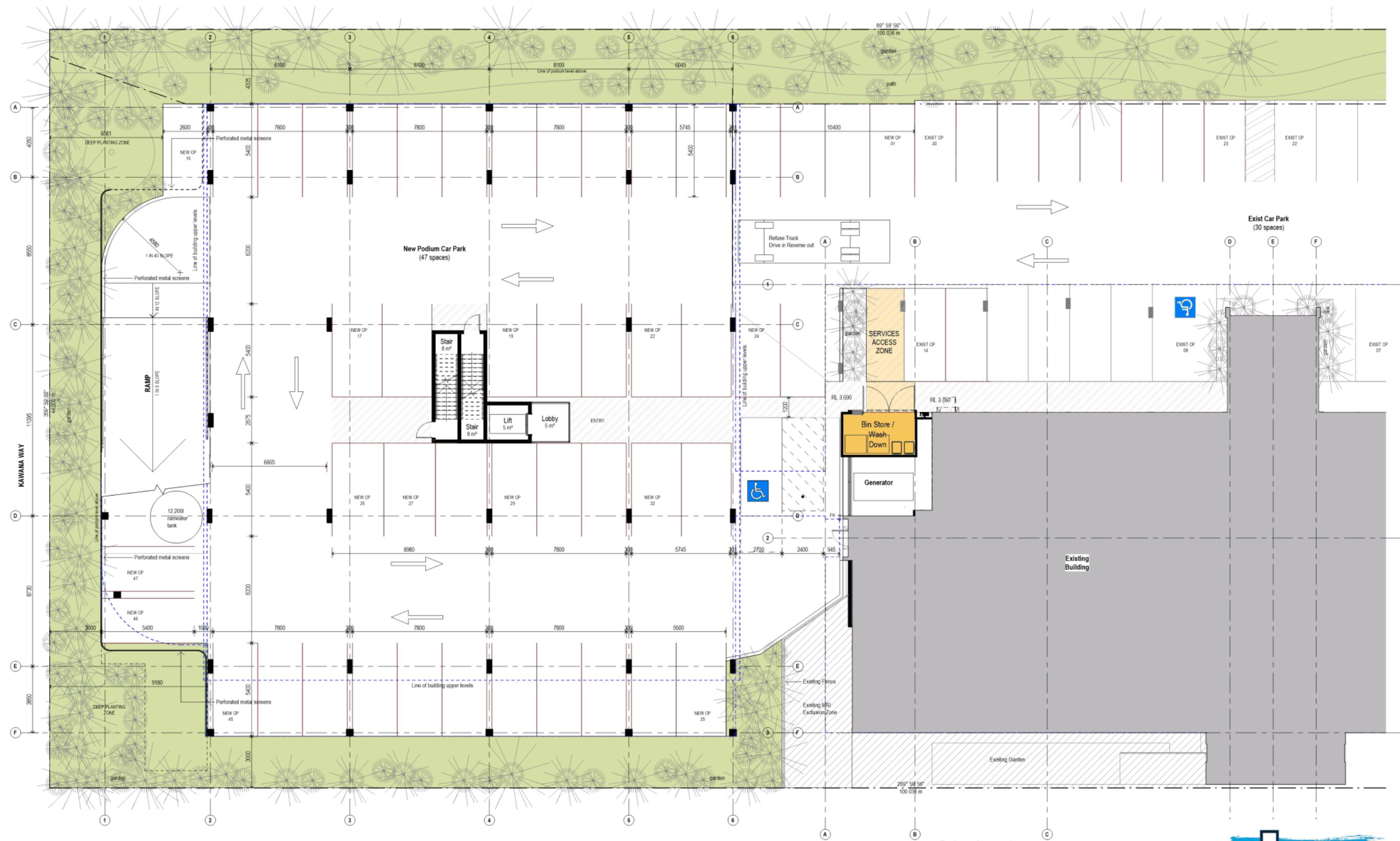
SITE PLAN

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Refuse Generation
 Based on current building waste quantities and extrapolation of additional floor area.
 General Waste: 640 litres Total
 Recycling: 160 litres Total

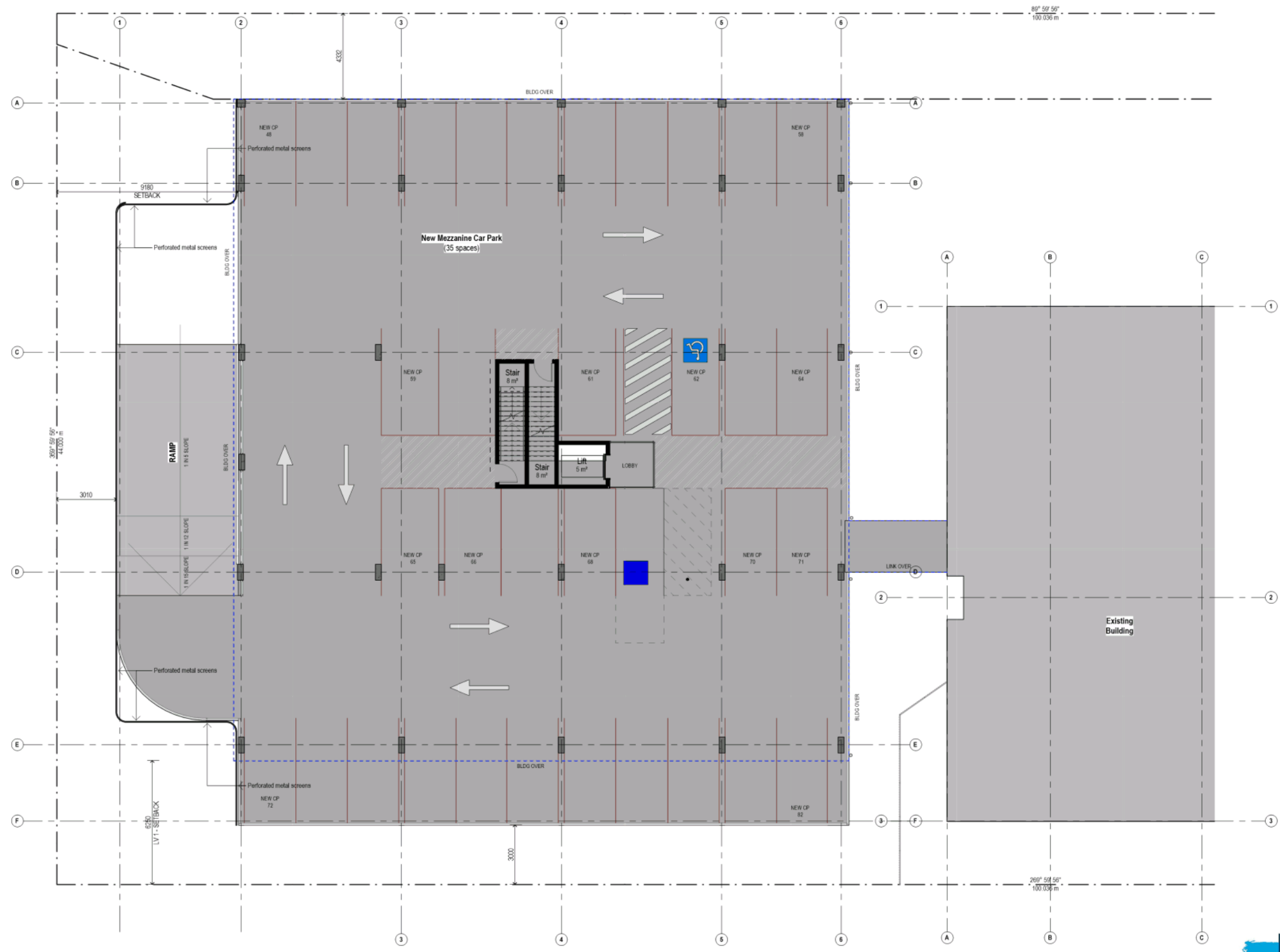


GROUND FLOOR PLAN
 date 20/03/19 scale@A1 project no. 170042 drawing no. S02-02_M



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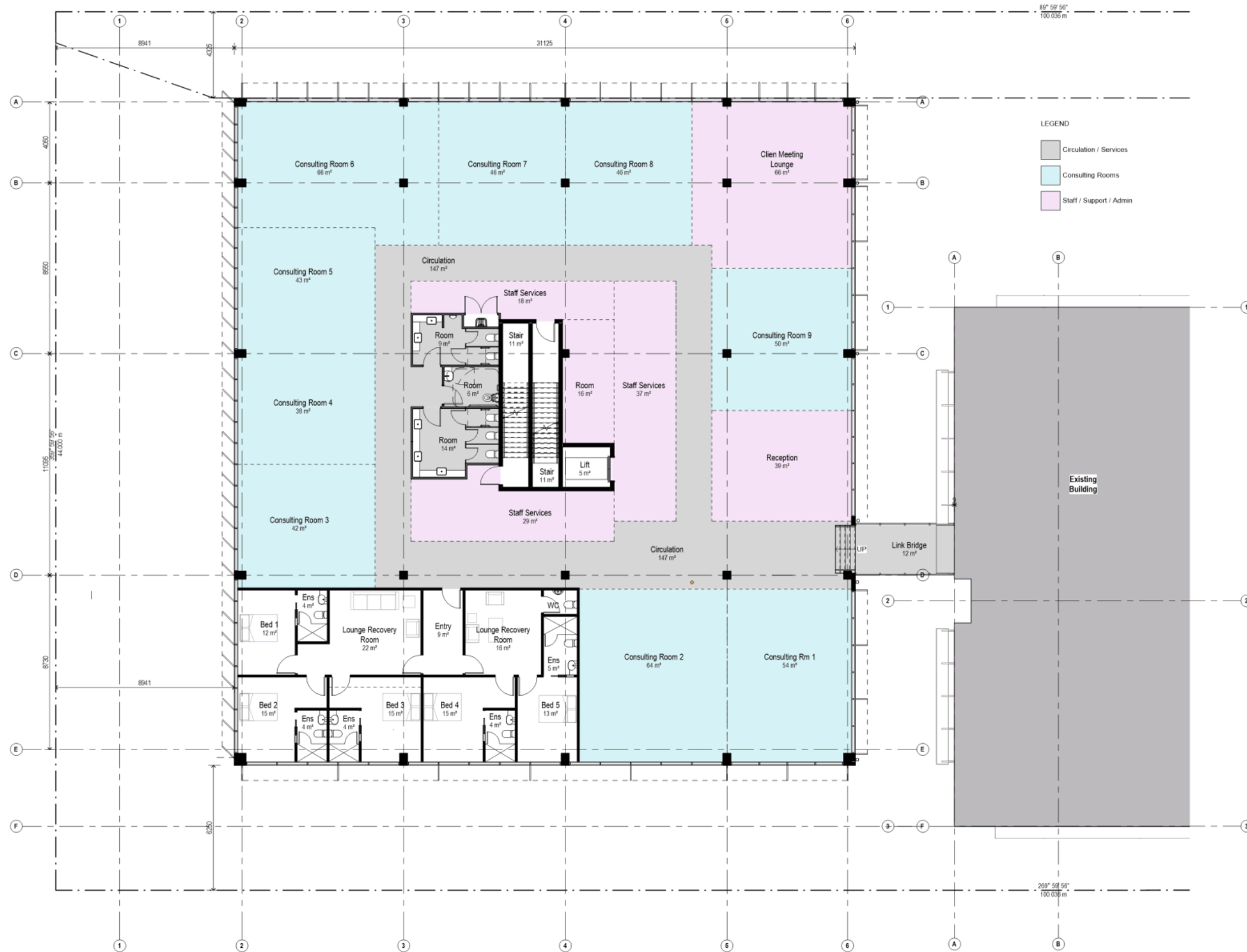
CARPARK MEZZANINE

date 20/03/19 scale@A1 1:100 project no. 170042 drawing no. S02-03_J

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LEGEND

- Circulation / Services
- Consulting Rooms
- Staff / Support / Admin

AREA SUMMARY CIRCULATION / SERVICES - FIRST FLOOR			
NAME	AREA	Department	Level
Circulation	147 m ²	Circulation / Services	FIRST FLOOR - NEW
Link Bridge	12 m ²	Circulation / Services	FIRST FLOOR - NEW
Room	14 m ²	Circulation / Services	FIRST FLOOR - NEW
Room	6 m ²	Circulation / Services	FIRST FLOOR - NEW
Room	9 m ²	Circulation / Services	FIRST FLOOR - NEW
	188 m ²		

AREA SUMMARY CONSULTING ROOMS - FIRST FLOOR			
NAME	AREA	Department	Level
Consulting Rm 1	54 m ²	Consulting Rooms	FIRST FLOOR - NEW
Consulting Room 2	64 m ²	Consulting Rooms	FIRST FLOOR - NEW
Consulting Room 3	42 m ²	Consulting Rooms	FIRST FLOOR - NEW
Consulting Room 4	38 m ²	Consulting Rooms	FIRST FLOOR - NEW
Consulting Room 5	43 m ²	Consulting Rooms	FIRST FLOOR - NEW
Consulting Room 6	66 m ²	Consulting Rooms	FIRST FLOOR - NEW
Consulting Room 7	46 m ²	Consulting Rooms	FIRST FLOOR - NEW
Consulting Room 8	46 m ²	Consulting Rooms	FIRST FLOOR - NEW
Consulting Room 9	50 m ²	Consulting Rooms	FIRST FLOOR - NEW
	449 m ²		

AREA SUMMARY STAFF / SUPPORT / ADMIN - FIRST FLOOR			
NAME	AREA	Department	Level
Client Meeting Lounge	66 m ²	Staff / Support / Admin	FIRST FLOOR - NEW
Reception	39 m ²	Staff / Support / Admin	FIRST FLOOR - NEW
Room	16 m ²	Staff / Support / Admin	FIRST FLOOR - NEW
Staff Services	37 m ²	Staff / Support / Admin	FIRST FLOOR - NEW
Staff Services	29 m ²	Staff / Support / Admin	FIRST FLOOR - NEW
Staff Services	18 m ²	Staff / Support / Admin	FIRST FLOOR - NEW
	205 m ²		

GROSS FLOOR AREA	
EXISTING	3,454 SQ. M.
NEW	2,098 SQ. M.
TOTAL	5,550 SQ. M.



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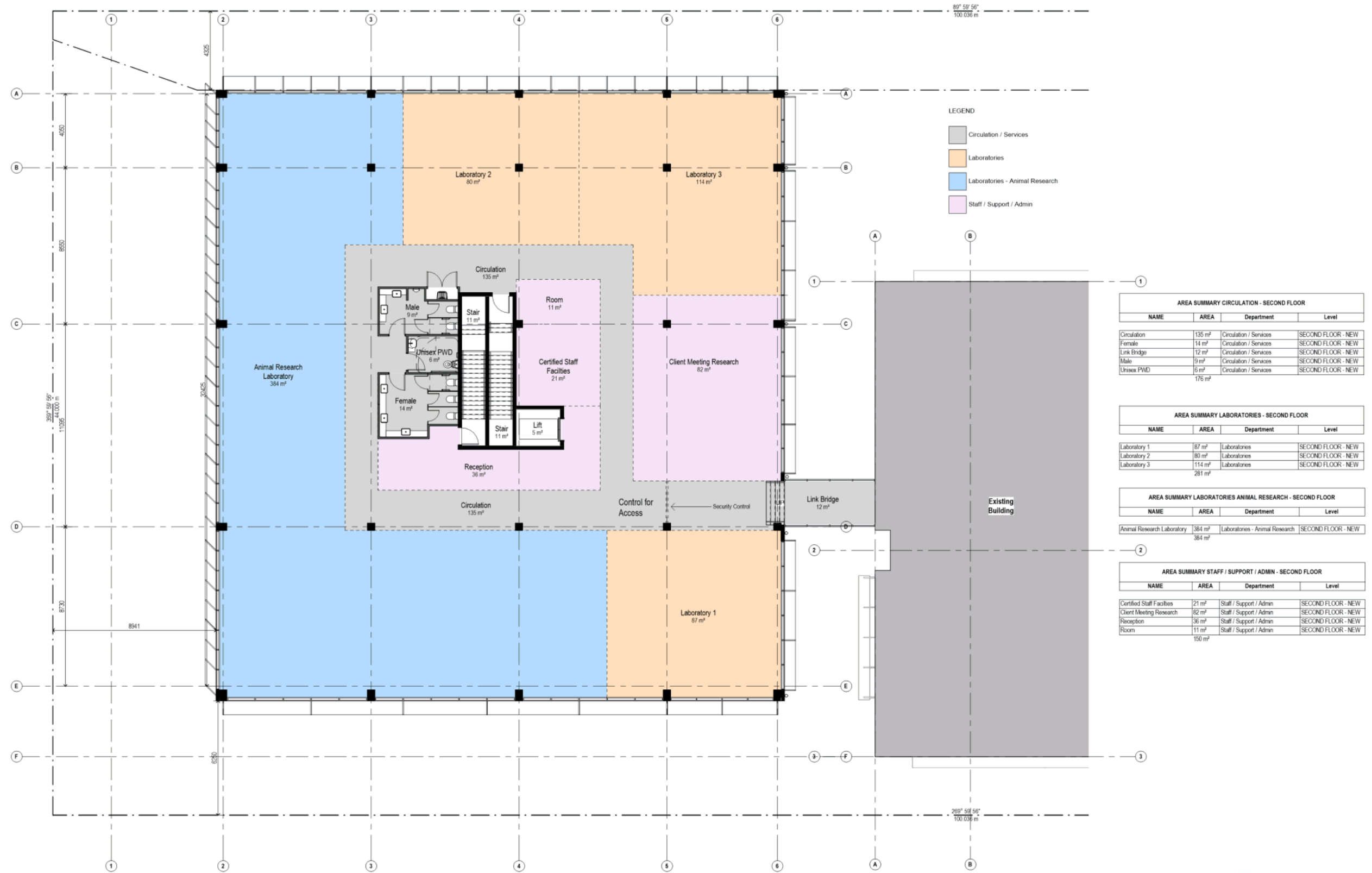
date 05/03/19 scale@A1 1:100 project no. 170042 drawing no. S02-04_H

FIRST FLOOR PLAN

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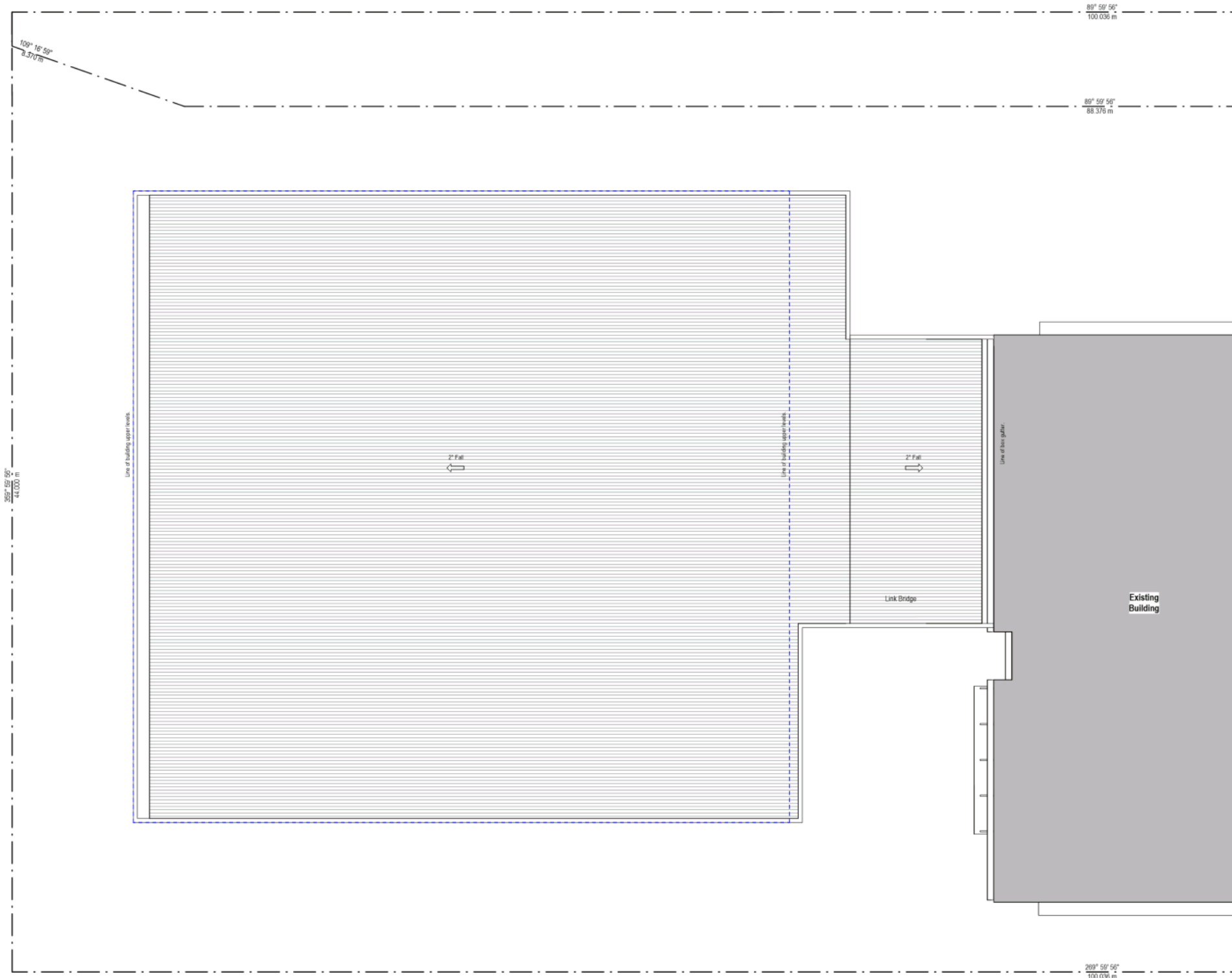
SECOND FLOOR PLAN

date 05/03/19 scale@A1 1:100 project no. 170042 drawing no. S02-05_H

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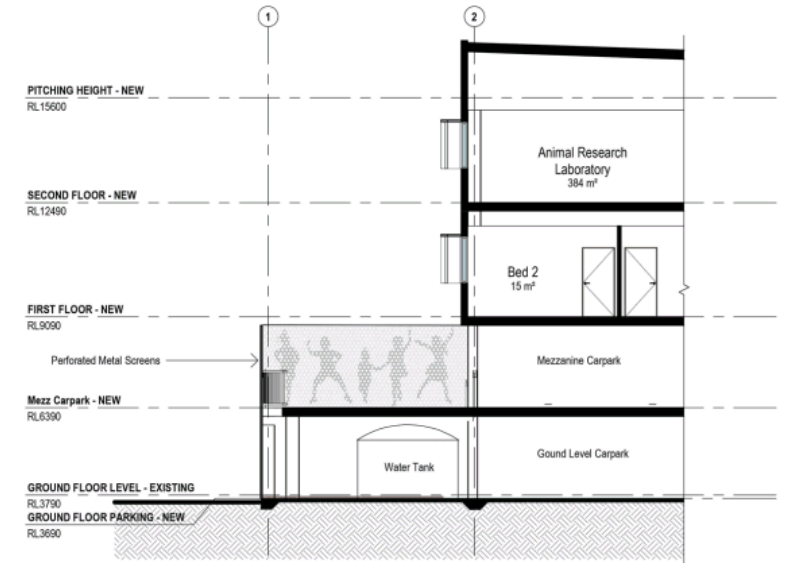
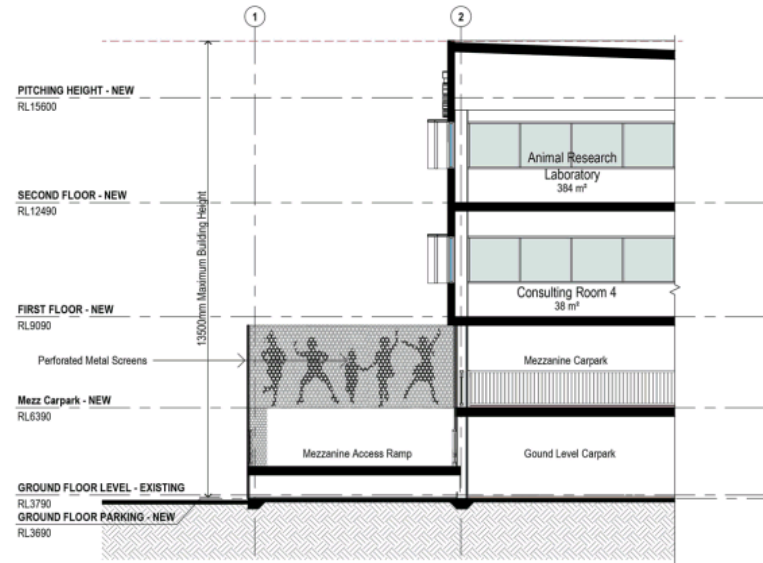
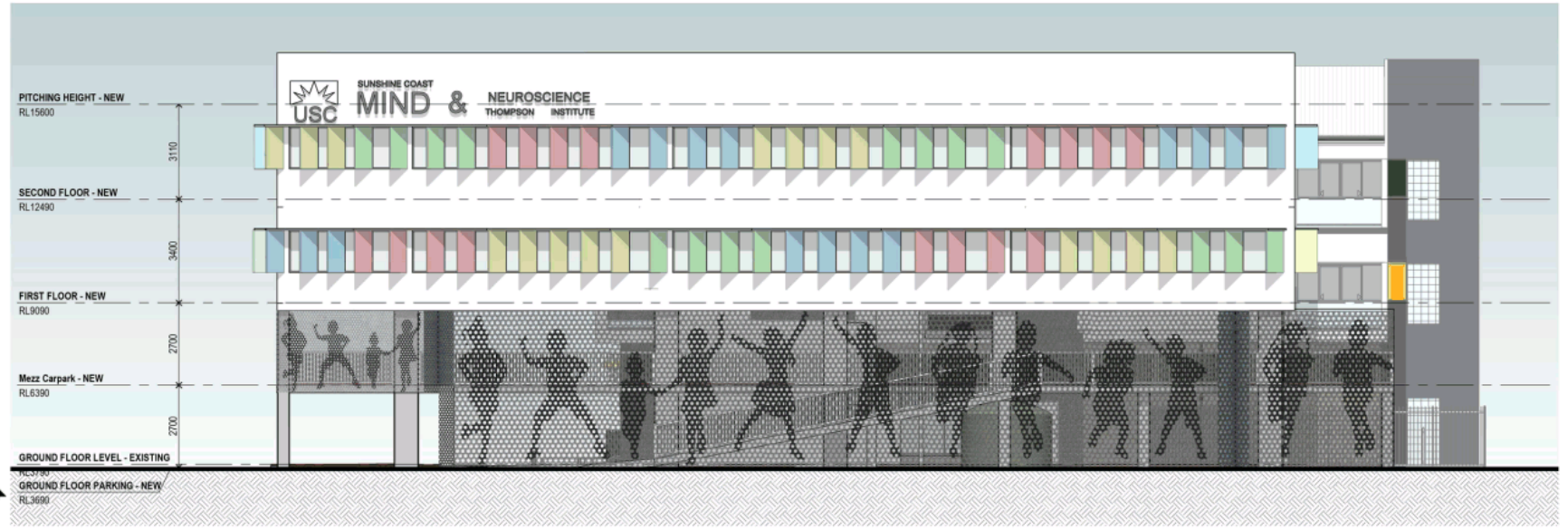
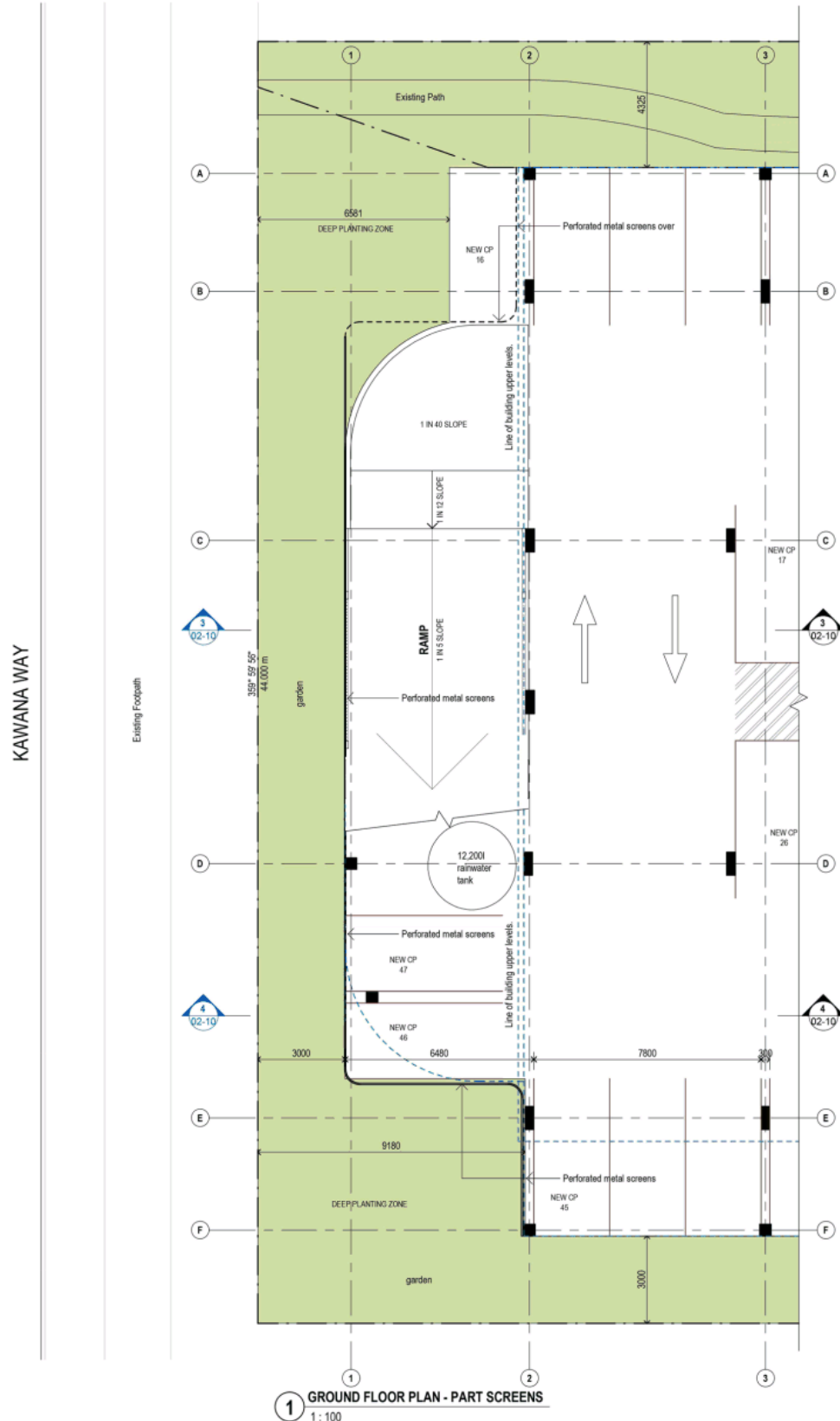


ROOF PLAN

date	scale@A1	project no.	drawing no.
29/05/18	1 : 100	170042	S02-06_B

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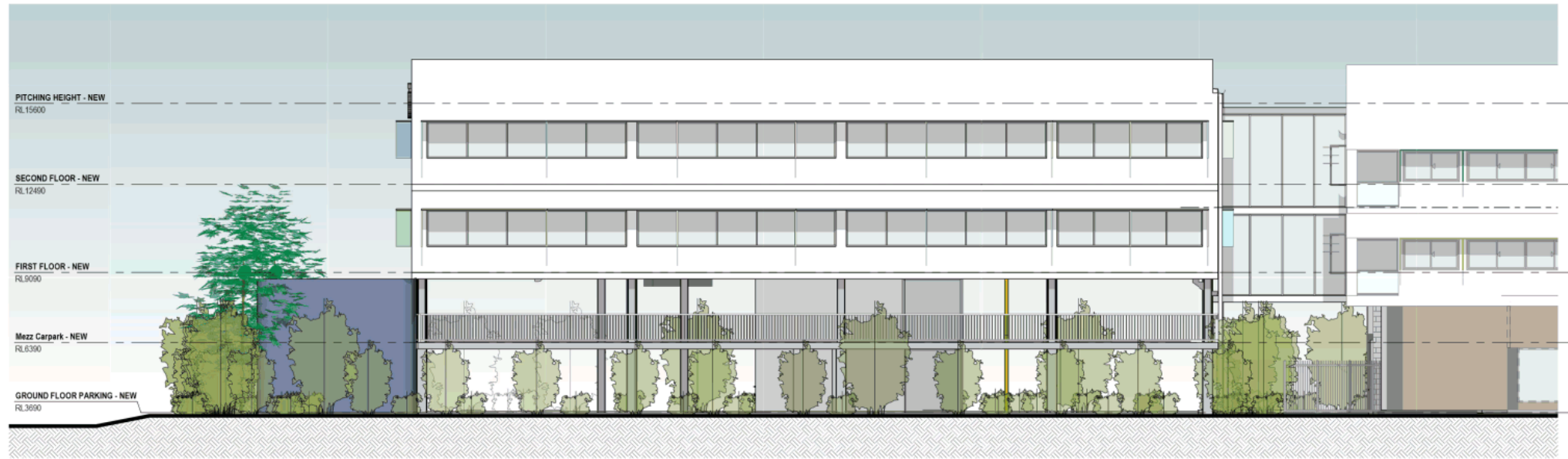




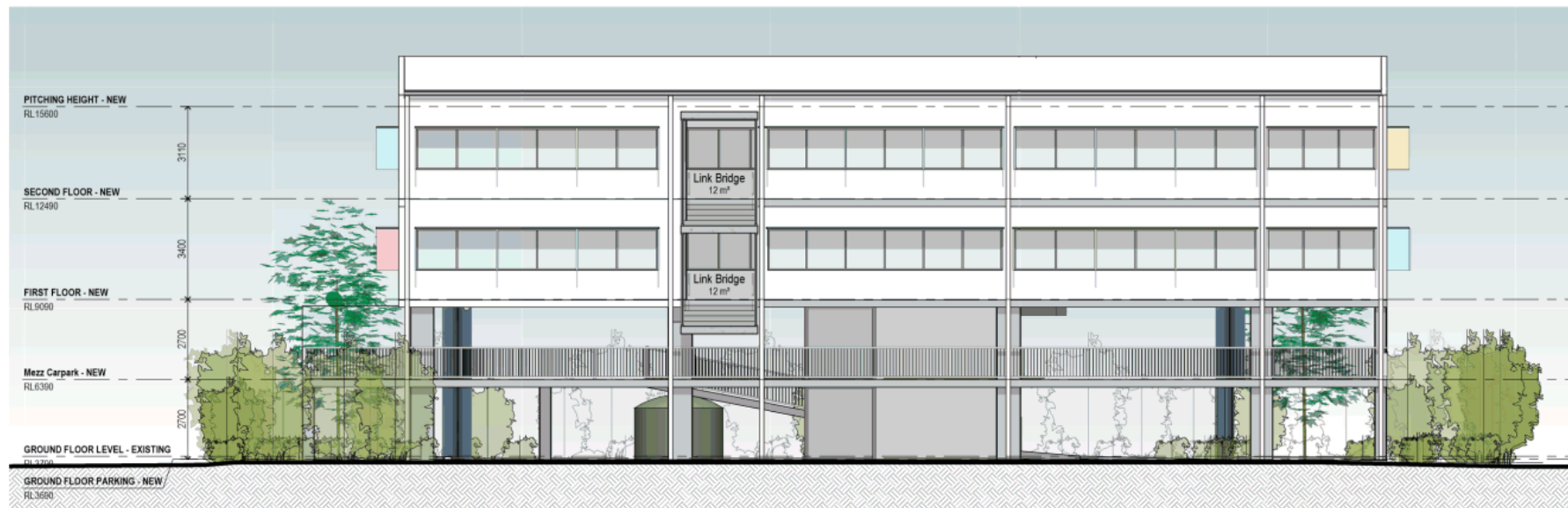
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PROPOSED SCREEN DETAILS
 N
 date 19/03/19 scale@A1 1:100 project no. 170042 drawing no. S02-10_A
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2 ELEVATION - SOUTH
 1 : 100



1 ELEVATION - EAST
 1 : 100



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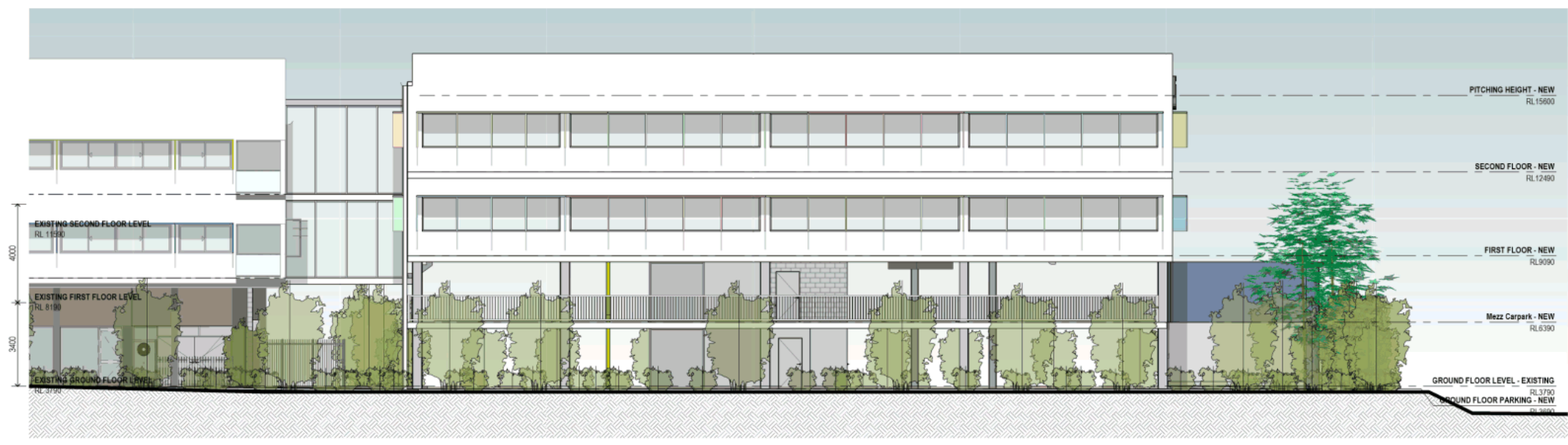
EXTERNAL ELEVATIONS

date	scale@A1	project no.	drawing no.
11/26/18	1 : 100	170042	S04-01_J

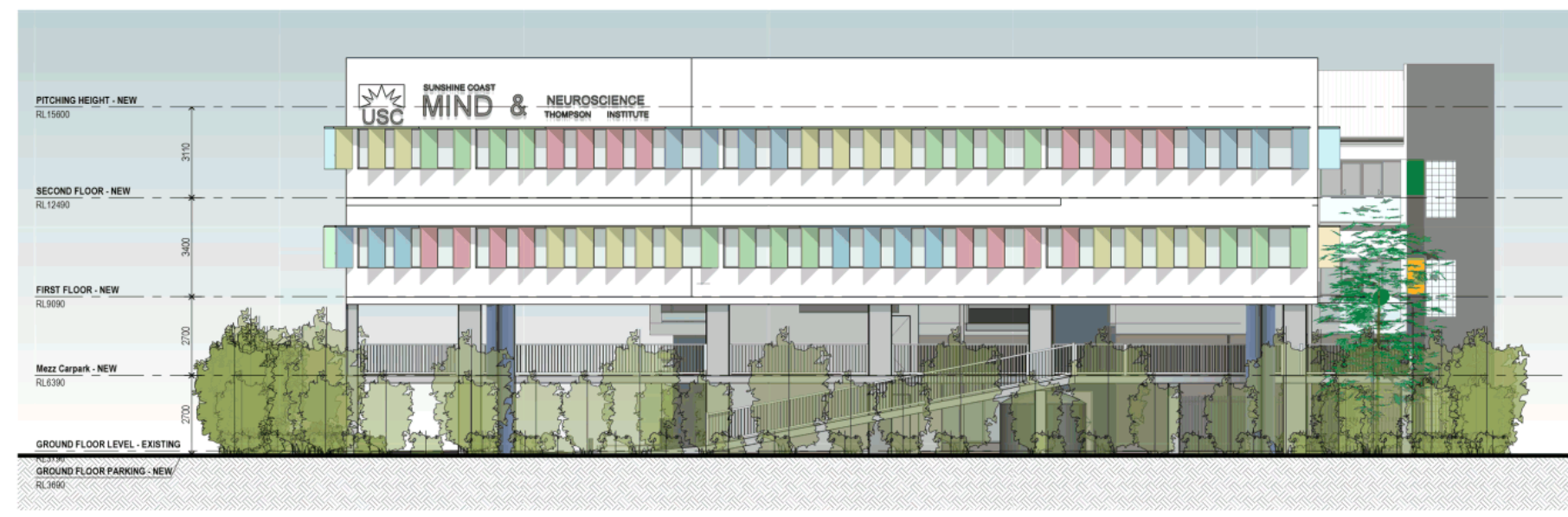
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1 ELEVATION - NORTH
 1 : 100



2 ELEVATION - WEST
 1 : 100



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EXTERNAL ELEVATIONS

date	scale@A1	project no.	drawing no.
11/26/18	1 : 100	170042	S04-02_J

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1 VIEW FROM NORTH WEST



2 VIEW FROM SOUTH WEST



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PERSPECTIVE VIEWS

date 20/03/19 scale@A1 project no. 170042 drawing no. S04-10_F

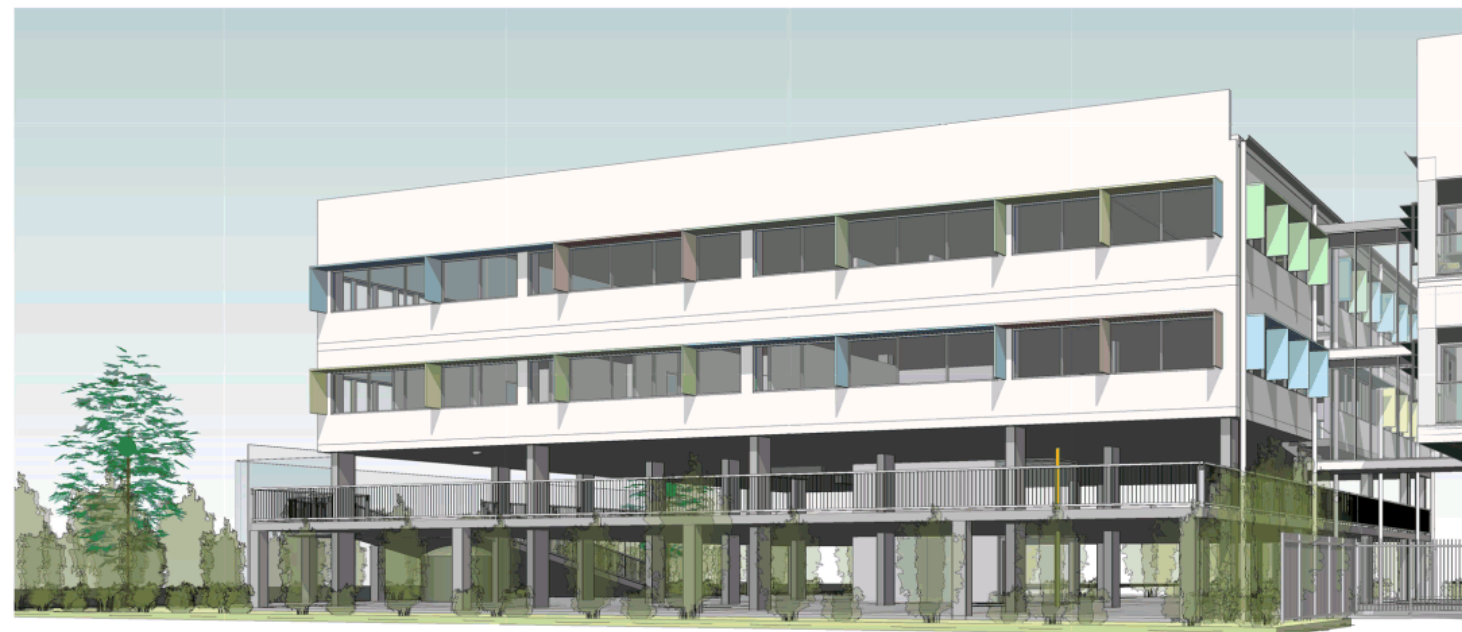
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1 VIEW FROM NORTH EAST



2 VIEW FROM SOUTH EAST



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PERSPECTIVE VIEWS

date 20/03/19 scale@A1 project no. 170042 drawing no. S04-11_G

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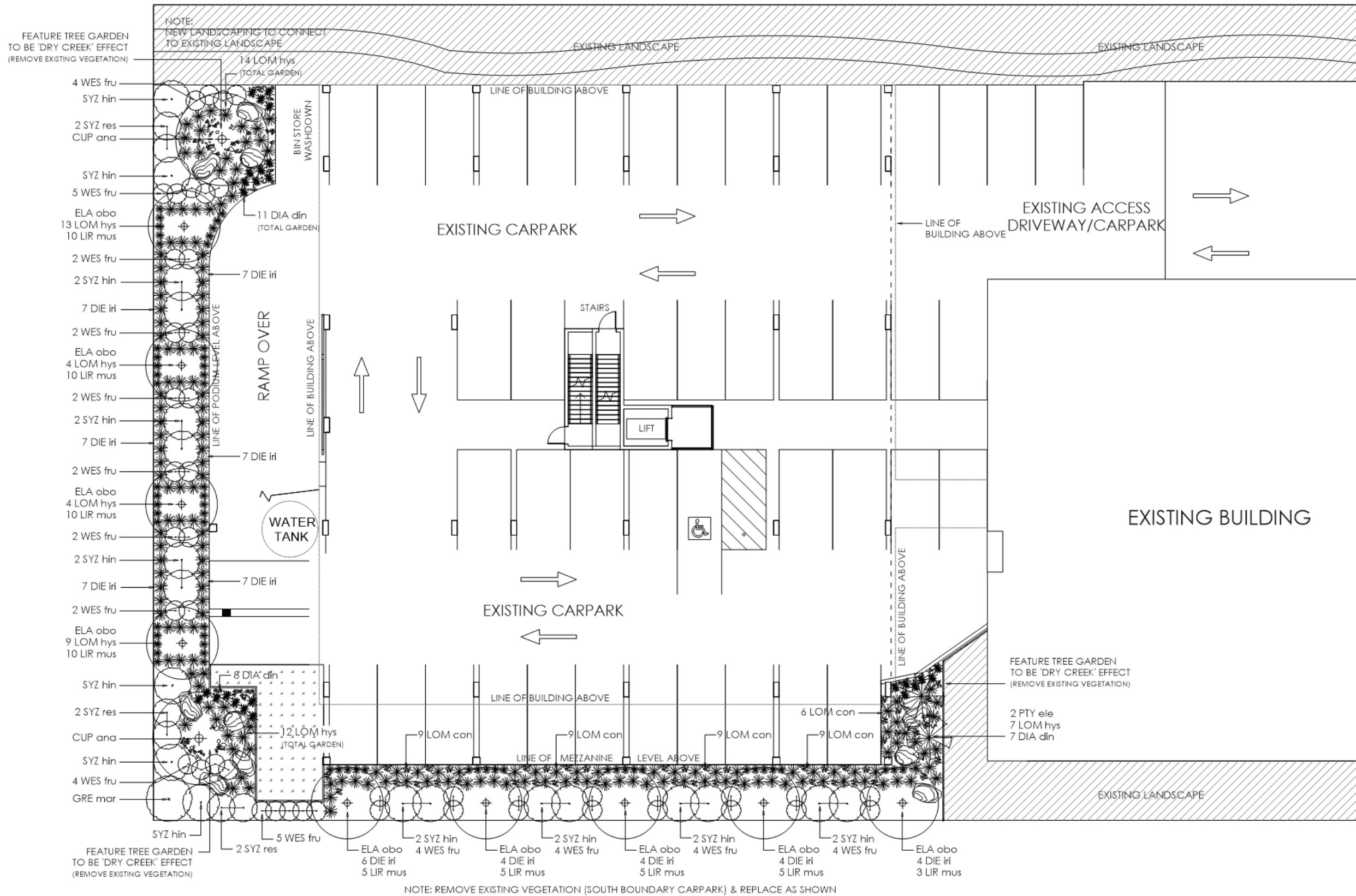


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THOMPSON INSTITUTE (ROY THOMPSON) 12 INNOVATION PARKWAY BIRTINYA Q. PROPOSED LANDSCAPE RENOVATION

SHEET 1 OF 3
S8-0922LD - ISSUE B SCALE: NTS @ A3

SHEETS	SHEET 1 - COVER	PROJECT	SHEET TITLE	DATE	CLIENT	COVER	STUDIO8 CONCEPT & DESIGN
	SHEET 2 - PLANTING PLAN		LANDSCAPE PLAN	12.03.2019	THOMPSON INSITUTE (ROY THOMPSON)		
	SHEET 3 - SCOPE OF WORKS		DWG NO.	SCALE	PROJECT		
			S8-0922LD-B	AS SHOWN	LANDSCAPE RENOVATION		
			DESIGNER	DRAWN BY	12 INNOVATION PARKWAY BIRTINYA Q.		
			J. SPEEDING <small>DIP.HORT. DIP. MAN</small>	JSP	LOT 12 ON SP169746		
						THIS DESIGN AND PLAN IS THE COPYRIGHT OF STUDIO8 AND CANNOT BE REPRODUCED WITHOUT WRITTEN PERMISSION	PHONE 0434 047 903 EMAIL: studio8design@inet.net.au PO BOX 2098 SUNNYBANK HILLS QLD 4109



	LEGEND INDICATES TREE SPECIES INDICATES PALM SPECIES INDICATES SHRUB SPECIES INDICATES GRASS SPECIES	INDICATES DIANELLA CV INDICATES SELECTED TURF INDICATES EXISTING LANDSCAPING	INDICATES SELECTED EDGING INDICATES PEBBLE-MIX MULCH (TUMBLE SANDSTONE 10MM-40MM) INDICATES FEATURE BOULDERS (SANDSTONE)	PLANTING PLAN THIS DESIGN AND PLAN IS THE COPYRIGHT OF © STUDIO8 AND CANNOT BE REPRODUCED WITHOUT WRITTEN PERMISSION	STUDIO8 CONCEPT & DESIGN PHONE 0434 047 903 EMAIL: studio8design@inet.net.au PO BOX 2095 SUNNYBANK HILLS QLD 4109	
		INDICATES TREE SPECIES INDICATES PALM SPECIES INDICATES SHRUB SPECIES INDICATES GRASS SPECIES	INDICATES DIANELLA CV INDICATES SELECTED TURF INDICATES EXISTING LANDSCAPING			INDICATES SELECTED EDGING INDICATES PEBBLE-MIX MULCH (TUMBLE SANDSTONE 10MM-40MM) INDICATES FEATURE BOULDERS (SANDSTONE)
		INDICATES TREE SPECIES INDICATES PALM SPECIES INDICATES SHRUB SPECIES INDICATES GRASS SPECIES	INDICATES DIANELLA CV INDICATES SELECTED TURF INDICATES EXISTING LANDSCAPING			INDICATES SELECTED EDGING INDICATES PEBBLE-MIX MULCH (TUMBLE SANDSTONE 10MM-40MM) INDICATES FEATURE BOULDERS (SANDSTONE)
		INDICATES TREE SPECIES INDICATES PALM SPECIES INDICATES SHRUB SPECIES INDICATES GRASS SPECIES	INDICATES DIANELLA CV INDICATES SELECTED TURF INDICATES EXISTING LANDSCAPING			INDICATES SELECTED EDGING INDICATES PEBBLE-MIX MULCH (TUMBLE SANDSTONE 10MM-40MM) INDICATES FEATURE BOULDERS (SANDSTONE)

The scope of landscape works includes the removal of any existing vegetation as well as the preparation and cultivation of subgrades prior to topsoiling, fine grading after bulk or minor excavation works, the supply and installation of topsoils, mulch and the installation and maintenance (throughout the Consolidation and Maintenance Period) of all plant material and turfed areas.
Hardscape works will include the supply and construction of retaining walls, pedestrian pathways, paving/tiling, planter boxes and timber decking if and where indicated.

STRIPING & STOCKPILING OF TOPSOIL

Prior to commencement of excavation, strip topsoil within the limits of earthworks to provide for later reuse as specified. Ensure all topsoil is removed from areas to be covered by paving and structures. Also strip topsoil from the limits of clearing for any underground services beyond the limits of excavation. Unless otherwise directed, the depth of stripping shall be to the bottom of any existing rootzone. Avoid contamination by any other material.

SUBGRADE PREPARATION

All bulk earthworks and rough forming of the subgrade to the underside of the topsoil shall be done by others. The landscape contractor shall be responsible for the final trimming of the subgrade to achieve the required depth for turf and shrub beds below the finished surface levels. Prepare the subgrade prior to the spreading of topsoil as specified below and allow for clearing and removal of stones and building debris brought to the surface during cultivation. Trim all surfaces to specified shape after cultivation.

1. turf areas - cultivate areas to be turfed so that the surface soil can be worked freely to a minimum depth of 150mm and to correct drainage points (installed by others). Remove any perennial weeds and rubbish from the surface after cultivation.
2. planting areas - excavate and remove clay subsoil, builder's debris (particularly concrete/cement) and other deleterious material from the planting bed to a minimum depth of 300mm below the finished surface level of topsoil unless otherwise specified. Shape the subgrade to fall to all subsoil drains as previously mentioned. Prior to backfilling, ensure the base of planting beds are 'broken up' to a minimum depth of 150mm and supply and spread 'clay breaking' soil additives in accordance with the manufacturers specifications.

TOPSOIL

Soil textures (acceptable pH in the range of 6.0 - 7.0)

Where detailed, treat areas to be landscaped with a suitable herbicide prior to commencing any other treatment. Prior to spreading topsoil, the area is to be inspected and approved by the supervising landscape contractor.
The texture of any imported sandy loam topsoil shall be light to medium (capable of being handled when moist) but lacking cohesion so that it will fall apart when dry.

All imported soils, both turf and garden, shall be free of weeds (particularly Nutgrass). Any soil containing a high level of salts, high levels of clay particles, low levels of carbon or any other extremes which may be considered hazardous or toxic will be rejected prior to placement. Soils with nutritional or trace element deficiencies may be accepted but shall be amended with the use of suitable soil additives such as compost. Soils not conforming to suitable particle size distribution or containing any of the afore-mentioned problems must be rejected. Any costs incurred by the rejection of soils shall be negotiated between the landscape contractor and the landscape materials supplier.

The use of water retention products is highly advised and should be mixed into any imported soils prior to placement. Such products shall be utilised in accordance with the manufacturers directions.

All finished soil surfacing, including mounding where indicated, shall be smooth and free of debris in preparation for turfing or planting. All turf and planting areas shall be lightly compacted to 85% MMDD unless otherwise specified.
The finished surface level of topsoil in turf areas shall finish at a surface level that accommodates turf sod thickness allowing a flush finish with adjacent hardstand surfaces. The finished surface level of soils for shrub beds shall finish, when the specified depth of mulch is placed and spread, 25mm below adjacent hardstand finishes and turf sods.

DRAINAGE

All subsoil drainage or surface drainage is to be installed as per the engineer's detail and specification. A licenced plumber or drainer should be contracted unless the landscape contractor holds relevant and current licencing to install drainage.

MULCH

Supply and place a high quality garden mulch to all garden bed areas as indicated. All mulching shall be to a minimum depth of 75mm and be free of any foreign matter. Mulch must be removed from around the stems of plant species and trees in shrub beds to avoid collar rot and is to be spread to an even finish of 25mm below adjacent hardstand surface or turf.
Suitable mulches include: graded Hoop Pine, bark fines or river stone (10mm - 125mm mix) unless otherwise indicated. The use of weed matting is forbidden as it stifles air circulation within the soil structure resulting in poor plant health and compaction.

TURF

Supply and place selected A Grade quality turf.

The laying of turf sods should be completed within 24 hours of turf being 'cut' from the turf supplier. Laying procedures should be as follows: moisten prepared surface before placement of sods. Lay a header course around the perimeter of the area being turfed then lay with staggered joints closely butted together. Once fully laid, moisten turf surface and roll to assist in both sod cohesion with underturf soils and to provide a level lawn. Neatly trim sods to all edge profiles and topdress any areas where gaps may be present. Protect new turf from vehicular or pedestrian traffic until turf has laid roots and become established (approx. 2 weeks). After 2 weeks of establishment, replace any sods that have not 'taken'. The first cut and subsequent mowing during the consolidation and maintenance period shall be carried out in regular intervals at a mowing height range of no less than 25mm - 35mm.

PLANTING

1. supply of plant material - where plants are specified to be supplied, place order within 30 days of notice of acceptance of tender for the required plant materials according to the species, varieties, sizes and quantities as listed in the Proposed Plant Schedule. In the event of proposed plant species not being available at time of ordering, please contact STUDIO8 to advise of either a proposed species substitution or container size variation. Substitutions of species will not be permitted in cases where the landscape contractor has not complied with the above requirements.
2. inspection - all plant material shall be available for inspection by STUDIO8 at any reasonable time. Plants shall be well-grown, either sun or shade tolerant as per the planting area requires, not rootballed and be free of all pest and diseases.

3. planting - for individual or mass planting, individual holes shall be excavated to a size that allows 100mm backfilling of organic based soils around the root system for shrubs, grasses and groundcovers and 300mm for semi-mature and mature trees and palms. Plants shall be placed in the centre of the hole and set plumb at such a level that after settling and firming, a normal and natural relationship of the plant with the ground surface is achieved. Plant root systems must be moist at the time of removal from the containers. Moistening of the excavated hole prior to plant placement will also assist in avoiding moisture withdrawal from the plant specimen from surrounding 'dryer' soils.

4. fertilising - over-fertilisation of new plant species is detrimental to the healthy establishment of the plant. Plant species purchased from credible plant suppliers will contain adequate slow release fertilisers and therefore additional fertilising will not be required at time of planting. However, a slow release balanced fertiliser will be required before the expiration of the consolidation and maintenance period. Such fertilisers shall be administered according to the nutritional needs of the plant specimen eg. 60g for shrubs and groundcovers and 300g for semi and mature tree species. For plant species requiring a particular type of fertiliser eg. low phosphorus types for native plant species, such fertiliser supply and distribution over-rides the use of 'general' balanced NPK types.

IRRIGATION

Ensure that all plant species and turfed areas receive an adequate amount of water immediately after placement and at such times during the contract period to ensure a healthy establishment free of water stress.
A fully automated irrigation system is highly recommended with water being drawn from on-site water tanks if available in preference to council's potable water supply. A testable backflow device shall be installed in accordance with Australian Standards and council's requirements.

CONSOLIDATION AND MAINTENANCE PERIOD

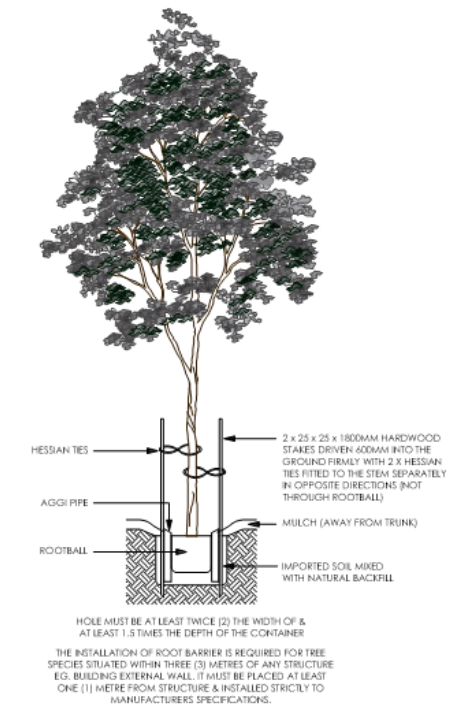
The landscape contractor shall consolidate and maintain the landscape for a period of 12 weeks from the date of practical completion. During this period the contractor shall make good all defects, both hardscape and softscape, which may occur. Establishment and maintenance shall include the care and maintenance of the landscaped and turfed areas by accepted horticultural best practices by formally qualified and competent staff.

This shall include but not be limited to: replacement of failed plant/turf species, general watering, turf and garden fertilising, weed and disease control, litter and debris removal, topdressing of turfed areas, lawn maintenance (mowing/edging/weed & pest control), additional soils added where subsidence has occurred, pruning/hedge establishment, staking/guying tree species where required, scheduled irrigation system testing and repairs as/if required and repair of hardscape elements as/if required.

Loss of plant/turf species not directly caused by the landscape contractor (or staff) or vandalism of any aspect of the landscape including hardscape elements by 'other' onsite contractors or the public shall not be covered under the consolidation and maintenance contract. Such issues will need to be reported to the client or agent and a suitable course of action taken.

PROPOSED PLANT SCHEDULE

	CODE	SPECIES	COMMON NAME	HEIGHT & SPREAD	POT SIZE	NO.
TREES & PALMS	CUP ana	Cupaniopsis anacardioides	Tuckeroo	10 x 6	200 ltr	2
	ELA obo	Elaeocarpus obovatus	Hard Quandong	12 x 4	100 ltr	9
	PTY ele	Ptychosperma elegans	Solitaire Palm	8 x 3	100 ltr	2
SHRUBS	GRE mar	Grevillea cv	Marmalade	3 x 3	300 mm	1
	SYZ hin	Syzygium cv	Hinterland Gold	4 x 2	300mm	19
	SYZ res	Syzygium cv	Resilience	3 x 1.5	300mm	6
	WES fru	Westringia fruticosa	Coastal Rosemary	1.2 x 1.2	200mm	46
OTHER	DIA din	Dianella cv	Dinky Di	.3 x .3	140mm	15
	DIE iri	Dietes iridoides	Butterfly iris	.75 x .5	140mm	40
	LOM con	Lomandra confertifolia	Little Con	.5 x .5	140mm	20
	LOM hys	Lomandra hystrix	River Mat Rush	1 x 1	140mm	
	LIR mus	Liriope muscari	Giant Evergreen	.4 x .4	140mm	



TREE PLANTING/STAKING DETAIL

	<p>SCOPE OF WORKS</p> <p>THIS DESIGN AND PLAN IS THE COPYRIGHT OF © STUDIO8 AND CANNOT BE REPRODUCED WITHOUT WRITTEN PERMISSION</p>	<p>STUDIO8 CONCEPT & DESIGN</p> <p>PHONE: 0434 047 903 EMAIL: studio8design@inet.net.au PO BOX 2098 SUNNYBANK HILLS QLD 4109</p>
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