

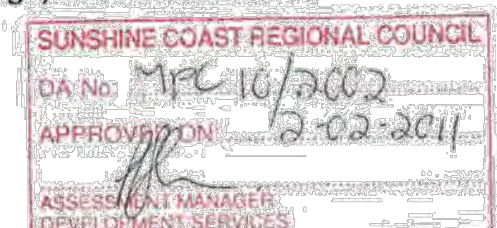
Development Agreement, Development Control Plan 1 - Kawana Waters and
Section 857 (Development Control Plans under Repealed LGP&E Act)
of the Sustainable Planning Act 2009



**MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN –
BUSINESS VILLAGE) 2004**

Approved by Sunshine Coast Regional Council pursuant to

Master Plan Determination No. 66
(Approval of Detailed Planning Area Plan – Business Village) 2004 dated 22/07/04
and amended pursuant to Master Plan Determination No. 135
(Approval of Detailed Planning Area Plan – Business Village) 2004 dated 2/02/11



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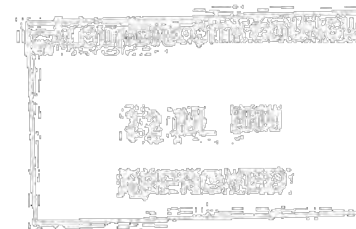
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1.0 PRELIMINARY

1.1 Citation

1.1.1 This document may be cited as Master Plan No.5 (Detailed Planning Area Plan – Business Village) 2004.

1.2 Type of Master Plan

1.2.1 This document is a Detailed Planning Area Plan (DPA).

1.3 Legal Requirement for Master Plan

1.3.1 A Detailed Planning Area Plan is required to be prepared for the area defined as DPA-9 shown on DCP-1, Map 3, pursuant to Section 7.4.3.1 (dealing with Detailed Planning Area Plan) of DCP-1.

1.4 Legal Affect of the Master Plan

1.4.1 The Detailed Planning Area Plan comprises:

- a) This document which outlines the general nature, form, extent and location of Development for the whole of the area defined as DPA-9, and
- b) Maps 1 – 9 which show in more detail the elements to be identified as required by Section 7.4.3.2 (Detailed Planning Area Plan) of DCP-1.



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2.0 DESCRIPTION OF LAND**2.1 Location and Description**

2.1.1 The land the subject of this Detailed Planning Area Plan is bound by Main Drive on the north, the future Multi-Modal Transport Corridor (MMTC) on the west, the future Recreation Lake on the east and the future MMTC off-ramp and undeveloped land on the south. Map 1 – Locality shows the subject land relative to its surrounds as described above.

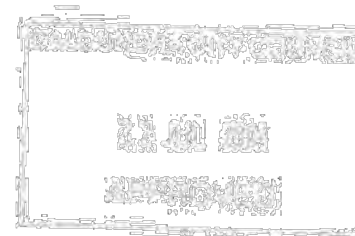
2.1.2 The land the subject of this Master Plan is described as part of Lot 4 on RP 164528 and part of Lot 462 on CP 891256, all in the Parish of Bribie with that part of Lot 4 being freehold land and that part of Lot 462, leasehold land within Development Lease No. 2.

2.1.3 The land the subject of this Detailed Planning Area Plan has an area of approximately 37.09 ha, and

2.1.4 Map 1 – Locality 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.

2.2 Zoning Map Description

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



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2.3 Strategic Plan Description

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

2.4 DCP Description

2.4.1 The land the subject of this Detailed Planning Area Plan is identified in DCP-1 as having preferred land uses of Employment Area, and on Map 3 of DCP-1 as being the whole of DPA 9.

3.0 APPLICATION OF MASTER PLAN

3.1 Relationship to Higher Order Master Plans

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

3.1.1.1 Identified on Structure Plan 1 as having a land use defined by Detailed Planning Area 9 of DCP-1 and being subject to the Business Village Development Criteria defined in the Structure Plan Development Criteria, and

3.1.1.2 Subject to Structure Plan 2 which shows the area as having pedestrian/cycle links, commuter cycle links, a neighbourhood park and a public access promenade, and

3.1.1.3 Subject to Structure Plan 3 which shows the area as being the whole of Detailed Planning Area 9;

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3.1.1.4 Subject to Structure Plan 4 which shows the area as having a Village/Neighbourhood Relationship, being Neighbourhood 5, 6 & 7 in Village 1, and

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

3.2 Relationship to Other Master Plans

3.2.1 Following approval of this Detailed Planning Area Plan, subsequent applications will be made under the Master Plan Process for a separate Site Development Plan over each precinct shown on Map 3, and

3.2.2 The defined uses for the various Precincts are shown in Table 1 of this document. Land Use Rights will be created by the Supplementary Table of Development that will form part of the Site Development Plan for each precinct.

3.3 Relationship to DCP

3.3.1 The land the subject of this Detailed Planning Area Plan is subject to DCP-1 and as such identified on DCP-1, Map 1, as being Detailed Planning Area 9 with the preferred land uses described in Section 4.16.2 (j) of DCP-

3.3.2 DCP-1, Map 2 identifies the subject area as having a Circulation Network comprising a Sub Arterial Road, Pedestrian/Cycle linkages and a continuous Public Access Promenade.

3.3.3 DCP 1, Map 3 identifies the subject area as being the whole of Detailed Planning Area 9, and

3.3.4 DCP 1, Map 4 identifies the subject area as being part of Precinct 3 where the maximum population shall not exceed 9,025 persons for the whole of the Precinct.

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3.3.5 Section 4.16 of DCP-1 addresses the Detailed Planning Areas within the DCP. In particular Section 4.16.2 (j) describes the planning intent of DPA-9. Compliance with this section is addressed in Section 11 (Statement of Compliance) of this document.

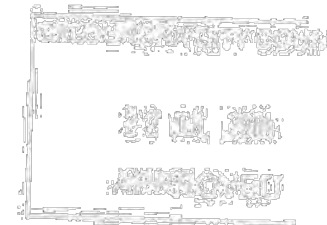
3.4 Relationship to Planning Scheme Provisions

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

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

3.4.1.2 The Table of Development in Section 2.7 (2) (Special Development Zone) of the Planning Scheme which lists the purposes for which premises in the Special Development Zone may be used in accordance with a Supplementary Table of Development prepared in accordance with DCP-1, and

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



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4.0 STRUCTURE OF MASTER PLAN

4.1 This Detailed Planning Area Plan Comprises:

4.1.1 Precincts which are specified in Section 5 (Precincts) of this document.

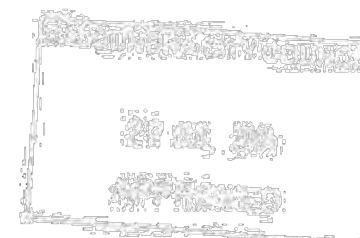
4.1.2 Development Criteria which are specified in Section 6 (Development Criteria) of this document.

4.1.3 Urban Design Performance Criteria which are specified in Section 7 (Urban Design Performance Criteria) of this document.

4.1.4 Site Development Plan Requirements which are specified in Section 8 (Site Development Plan Requirements) of this document.

4.1.5 Detailed Design Criteria which are specified in Section 9 (Detailed Design) of this document, and

4.1.6 Maps which are specified in Section 10 (Maps) of this document.



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5.0 PRECINCTS**5.1 Nature, Location and Density**

5.1.1 The land the subject of this Detailed Planning Area Plan shall be divided into 8 precincts. The location of these precincts is indicated on Map 3 (Land Use Area Precincts) of this document.

5.1.2 The nature and density of development for each precinct is specified in Table 1 of this document. Development of each of the lots identified in a subsequent Site Development Plan shall not exceed the development densities identified for each lot.

5.2 Centre Hierarchy

Not Applicable

5.3 Movement Networks

5.3.1 Vehicular movement networks are indicated on Map 4 (Movement Network) of this document.

5.3.2 Cycle and Pedestrian networks are indicated on Map 6 (Pedestrian/Cycle Links) of this document.

5.4 Open Space System

5.4.1 The location of open space areas is shown on Map 8 Open Space Areas. The function of these open space areas is described in Section 7 (Urban Design Performance Criteria) of this document.

5.4.2 Landscape concepts for these open space areas will be detailed on subsequent Site Development Plans.

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5.5 Water Bodies

5.5.1 The shape, profile and location of water bodies are indicated on Map 5a (Lake Edge Treatments) and Map 5b (Lake Edge Treatment and Drainage Options).

5.6 Physical Urban Infrastructure

5.6.1 Physical urban infrastructure is indicated on Map 7 (Urban Infrastructure) of this document.

5.7 Land Uses

5.7.1 The defined uses proposed in DPA 9 are described for each precinct in Table 1 of this document.

5.8 Precinct Development

5.8.1 The location of the precincts are identified on Map 3 (Land Use Area Precincts). Development in these precincts must comply with the Development Criteria, Urban Design Performance Criteria and Site Development Plan Design Parameters specified in this Master Plan.



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6.0 DEVELOPMENT CRITERIA

6.1 Defined Uses

6.1.1 The land the subject of this Detailed Planning Area Plan may only be developed for the land uses specified for each precinct in Table 1.

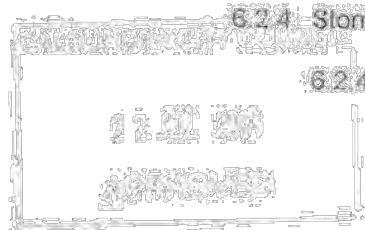
6.2 Development Criteria

6.2.1 The land the subject of this Detailed Planning Area Plan shall be developed in accordance with the Development Criteria specified in Section 7.0 (Urban Design Performance Criteria) and Section 8.0 (Site Development Plan Requirements) of this document.

6.2.2 Development in each precinct must be in accordance with the Development Criteria identified in Table 1 of this document.

6.2.3 The Public Access Promenade shall be in accordance with Structure Plan Map 2, and shall comply with the provisions contained in Sections 4.16.2(b)(vi)A and B and 4.4.2(b)(viii) of DCP-1. A separate detailed design of the Public Access Promenade shall be submitted as part of an operational works application. This operational works application should include the entire DPA 9 area as defined on Structure Plan Map 1. The application must clearly define the width of the Public Access Promenade and demonstrate an average of 15 m over the entire DPAS area.

6.2.4 Stormwater



6.2.4.1 All sites must implement best practice stormwater management solutions to control stormwater water quality. Sites should contain stormwater water quality devices (eg. Humes interceptor or equivalent) or use other best practice solutions in the stormwater line before the drainage leaves the site. These interceptors or best practice solutions are to be the responsibility of the property owner and are to be installed prior to the commencement of any use on the site.

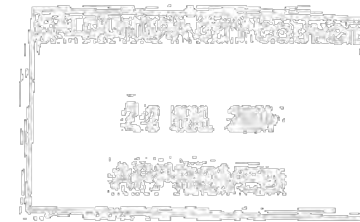
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6.2.4.2 Car parking areas should be graded in such a way that the overland flow is directed to an on-site pit and or directed to proposed landscaping areas in accordance with best practice and to the satisfaction of Council.

6.2.5 Car Parking

6.2.5.1 On-site car parking is to be typically provided and designed in accordance with the following:

- ✦ Part 3, Section 3.1 of the Planning Scheme for Caloundra City Council.
- ✦ Council's Car Parking Policy 3.1/01
- ✦ Urban Design Performance Criteria and Site Development Plan Design Parameters expressed in Sections 7.5 (Car Parking and Access) of this document.



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7.0 URBAN DESIGN PERFORMANCE CRITERIA

7.1 General

7.1.1 All development within this Detailed Planning Area Plan shall be in accordance with the Urban Design Performance Criteria specified in this section.

7.2 Lot Layout

Outcomes

Provide a range of allotment sizes to accommodate the varied needs of businesses where a minimum lot size of 2000m² can be achieved.

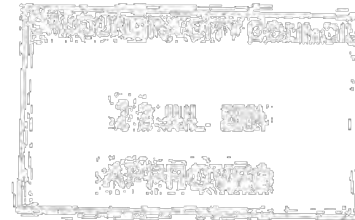
Options

- The distribution of lot sizes should reflect the range of uses applicable to each precinct (as identified in Table 1)

7.3 Building Design and Appearance

Interesting Building form is encouraged to create a high standard of building design. This may be achieved through guidelines on the following:

- Building setbacks
- Building bulk and scale
- Street Address
- Architectural Character
- Acoustic Quality



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7.3.1 Building Setbacks

Outcomes

Buildings setbacks should respond to the types of uses and activities to occur along the street edge or property boundary.

Options

- The built form should reinforce the street edge.
- Street level setbacks should be appropriate with adjacent development.
- Setbacks should define prominent open spaces, buildings, nodes of activity and transit accesses.
- Innovative treatment of the waterfront should create attractive spaces that enable public interaction, including spaces for outdoor cafes and eating areas.
- Building setbacks to the waterfront promenade should create a strong pedestrian focus whereby building backs should address the water, as building fronts address the street.

7.3.2 Building Bulk and Scale

Outcomes

Interesting building form is encouraged to create a high standard of building design.

Options

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:

- Projecting planes of the façade and avoiding blank walls;
- Incorporating a stepped façade profile;
- Recessing lower floors and rooflines;



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- Projecting building entry canopies
- Utilising screens, pergolas or other materials

7.3.3 Street Address**Outcomes**

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.

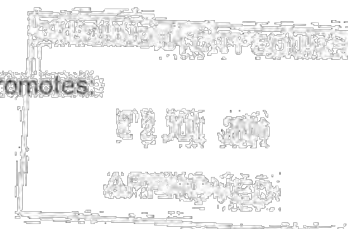
Options

- In selected areas, buildings should be built up to or close to the street front boundary and incorporate verandahs/colonnades in the building design.
- Buildings adjoining the waterfront are to address the lake and allow for a pleasant pedestrian environment.
- Co-ordinate the architectural design of key corner sites through setbacks and treatments to create plaza areas and memorable gateways.
- 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.
- Building facades are to express a consistency of streetscape scale, support the village character and allow for individual expression.

7.3.4 Architectural Character**Outcomes**

Building designs should reflect a contemporary sub tropical architectural character that promotes:

- Individual expression within the theme of the Business Village



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- 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.

Options

- Plain, blank facades which add little interest to the building are not encouraged.
- Points of entry should be easily identifiable and integrated with the building form in terms of bulk and scale.
- A high level of integration between building, topography, landscaping and adjoining built form and open space is sought.
- Building orientation and siting should optimise the use of natural resources eg. wind, sun and water.
- The innovative use of advanced technical products, finishes and materials that reflect a high technology focus is encouraged.

7.3.5 Acoustic Quality

Outcomes

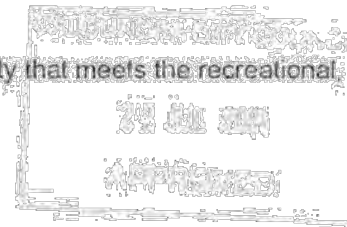
Buildings should be designed to minimise acoustic impacts from external noise sources.

Options

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.

7.4 Landscape/Open Space

To ensure that sufficient open space is provided in convenient locations and of a quality that meets the recreational, sporting, environmental and aesthetic needs of the community.



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Provide an open space system which links key community and recreation facilities with the business community.

This may be achieved by guidelines on the following:

- Open Space Design
- Landscape Character
- Lighting
- Signage

7.4.1 Open Space Design

Outcomes

Public Open Space

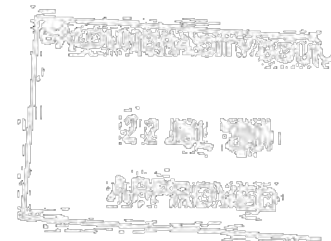
A range of open space areas will be provided including street parks, nodal parks and a waterfront promenade.

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.

Public Open Space Options

- Provide a neighbourhood park.
- Provide a public access promenade along the lake edge.
- Provide water access along the waterfront promenade parks.



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Private Open Space Options

- 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.
- 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.

7.4.2 Landscape Character**Outcomes**

The landscape of open spaces in the Business Village will be characterised by

- A formal urban style to all hard and soft landscape elements.
- A strong emphasis on shape and patterning.
- The application of environmental principles.

Options

The main landscape character elements will be:

- 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.



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7.4.3 Lighting

Outcomes

Lighting should be designed to promote and highlight village features and to provide well lit pedestrian environments.

Options

- Lighting will be light-weight, sculptural and well integrated into the streetscape.
- Lighting should be closely integrated with other street furniture elements.

7.4.4 Estate Entry Points and Signage

Outcomes

Estate entry points and signage should reflect the distinctive, vibrant qualities of the urban environment without dominating the built form.

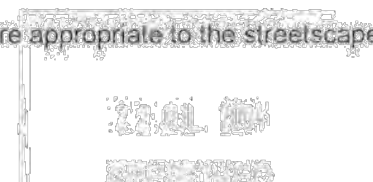
Major entry points to the Business Village should be from the north at Main Drive and should identify major gateways to the Business Village development.

Minor entry points should be located off road reserves and have the function of highlighting features within the Business Village.

Options

Estate entry points and signage will be located and designed in accordance with existing local law to ensure the following:

- The scale, proportion and form of advertising devices and entry features are appropriate to the streetscape or other setting in which they are located.



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- 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.

Major entry points should be distinguished by particular features involving the use of a combination of the following elements:

- Water, paving, walling, signage, landscaping and structure.

Minor Entry points will have no particular highlighting treatment.

7.5 Car Parking and Access

Outcomes

Provide car parking and access that is park like in character and is safe and convenient for different users.

Car Parking and access should comply with Council's Planning Scheme, unless otherwise provided for by a Site Development Plan.

Access from the sub arterial road is to be restricted in accordance with the agreed outcomes contained within the Transport Infrastructure Agreement.

Options

- Minimise the visual impact of parking areas and access points to buildings, particularly when viewed from the street.
- Provide on street car parking to contribute to convenience and access.
- Car parking areas for visitors and others should be located to the side or rear of buildings.



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- Car parking should be screened by landscaping which is complementary to the Business Village landscape character.
- Provide shared vehicular access to adjoining lots where appropriate.
- 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.

7.6 Movement Networks

Vehicular Movement Outcomes

The road network must be capable of providing sufficient road capacity for the ultimate urban development of the region in accordance with agreed outcomes contained within the Transport Infrastructure Agreement.

Street networks should be designed to limit traffic volumes and speeds to produce a safe and pleasant environment.

Vehicular Movement Options

- Provide a road network that carries through traffic efficiently, directly and safely with due regard to aesthetics and the amenity of adjacent land uses.
- Provide sufficient width of carriageway and verge to allow streets to perform their designated functions within the street network.

Pedestrian/Cyclist Movement Outcomes

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.

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Pedestrian/Cyclist Movement Options

- 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.

7.1 Focus Points

Outcomes

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.

Options

- 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.
- The focus point nominated as feature landscape/urban design 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.
- The focus points nominated on Map 7 for access should provide access across the promenade to the lake. The lake access is most likely to be in the form of soft edge treatment to the lake.



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8.0 SITE DEVELOPMENT PLAN REQUIREMENTS

8.1 Requirements for Site Development Plan

8.1.1 A Site Development Plan is required to be submitted for each of the precincts identified in this plan.

8.2 Precinct 1

8.2.1 This precinct is to act as a transition area from the Employment Area to the north of Main Drive to the mixed use area of DPA 9 where:

(a) Commercial premises are not located on the ground floor of building; and

(b) Industrial related uses such as light industry, service industry, vehicle showroom and warehouses provide the predominant employment opportunities.

8.3 Precinct 2

8.3.1 This precinct is to act as the core area of DPA 9 where employment opportunities are predominantly provided by clean manufacturing, commercial premises and business premises.

8.4 Precinct 3

8.4.1 This precinct is to act as the main entrance to DPA 9 where:

(a) Commercial related uses are not located on the ground floor of buildings; and

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(b) The non-commercial uses that are located on the ground floor of buildings provide a strong interface and connectivity to the public recreation lake.

8.5 Precinct 4

8.5.1 This precinct is to act as a predominantly high density residential area where the Development on the ground floor of buildings provide a strong interface and connectivity to the public recreation lake.

8.6 Precinct 5

8.6.1 This precinct is to act as a mixed use area for high density residential and employment. The employment uses are to include predominantly clean manufacturing, showrooms and commercial premises which because of their large floor areas cannot be located on land designated for these purposes in the Town Centre or the Caloundra Regional Business Centre.

8.7 Precinct 6

8.7.1 This precinct is to act as predominantly a retail area for uses involved in the sale of bulky goods which because of their large floor areas and land consumptive nature cannot be located on land designated for these purposes in the Town Centre, the Buddina Regional Business Centre or the Caloundra Regional Business Centre.

8.8 Precinct 7

8.8.1 This precinct is to act as a predominantly higher density residential area to accommodate persons engaged in activities within DPA 9 and the Town Centre.

MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN – BUSINESS VILLAGE) 2004

8.9 Precinct 8

8.9.1 This precinct is to act as a predominantly higher density residential area to accommodate persons engaged in activities within DPA 9 and the Town Centre where the Development on the ground floor of buildings provide a strong interface and connectivity to the public recreation lake.

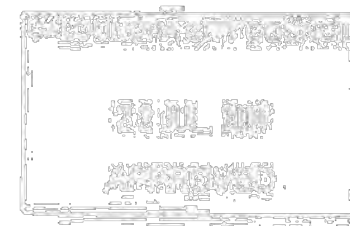
9.0 DETAILED DESIGN

9.1 Lot Layout

9.1.1 A lot layout is not required to be specified on a Detailed Planning Area Plan.

9.2 Building Layout

9.2.1 A building layout is not required to be specified on a Detailed Planning Area Plan.



MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN - BUSINESS VILLAGE) 2004

10.0 MAPS AND TABLES

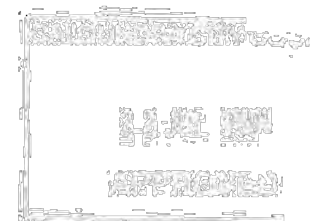
10.1 This Detailed Planning Area Plan comprises the following:

10.1.1 Maps

- a) Map 1 Locality
- b) Map 2 Land Subject of Master Plan
- c) Map 3 Land Use Area Proclncts
- d) Map 4 Movement Network
- e) Map 5a Lake Edge Treatment Plan
- f) Map 5b Lake Edge Treatment and Drainage Options
- g) Map 6 Pedestrian and Cycle Links
- h) Map 7 Urban Infrastructure
- i) Map 8 Open Space Plan

10.1.2 Tables

- a) Table 1 - Land Use Areas



MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN – BUSINESS VILLAGE) 2004

11.0 STATEMENT OF COMPLIANCE

11.1 DCP-1 Requirements

11.1.1 The Detailed Planning Area Plan must comply with:

- 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; and
- f) The Transport Infrastructure Agreement – 1996.

11.2 The Structure Plan

11.2.1 The Detailed Planning Area Plan complies with:

The Structure Plan Maps.

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

The Detailed Planning Area Plan complies with the Master Plan Determination No. 1 (Approval of Structure Plan) 2000 in that:

11.3.1 It is consistent with the intent of the Urban Area as specified in Section 3.3 (Intent of Urban Area) and the intent of the Community Commercial Recreation Node as specified in Section 7.3 (Intent of Community Recreation Node) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999.

MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN - BUSINESS VILLAGE) 2004

11.3.2 It complies with the relevant structure of the Urban Area as specified in section 3.4 (Structure of Urban Area) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999 as it applies to that part of DPA-9 excluding the Community Recreation Node and

11.3.3 It does not contain a development other than a public purpose or public utility provided for in Section 3.4, Structure of the Urban Area and Section 7.4, Structure of Community Commercial Recreation Node, of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999.

11.4. The Planning Scheme Including DCP-1

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

11.4.1 It complies with the provisions of Section 7.4.3 (Detailed Planning Area Plan) of DCP-1, and

11.4.2 It complies with the intent of section 4.16.2 (j) of DCP-1.

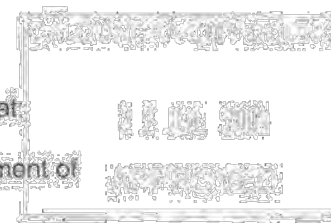
12.5 Development Agreement

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

12.6 Development Lease No 2

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

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



MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN – BUSINESS VILLAGE) 2004

12.6.2 The Development Agreement recognises that the leasehold land held under Development Lease No 2 is subject to the Master Plan Process as set out in sections 7.3.2 and 7.4 of DCP-1.

12.7 Transport Infrastructure Agreement - 1996

The Detailed Planning Area Plan complies with the requirements of the Transport Infrastructure Agreement in that:

12.7.1 No part of the Detailed Planning Area Plan is in conflict with any condition or requirement of the Transport Infrastructure Agreement.

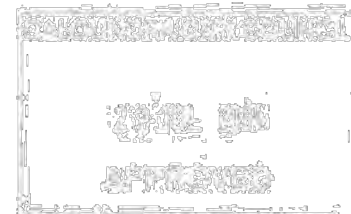
12.8 Relaxations

12.8.1 While no specific relaxations are sought under the Detailed Planning Area Plan, relaxations may be sought for Residential Uses only for the following at the appropriate application:

- a. Building setbacks (Site Development Plans)
- b. Road width (Site Development Plans)
- c. Lot width (Site Development Plans)
- d. Lot size (Site Development Plans)
- e. Parking (Material Change of Use/Site Development Plans)

12.8.2 Relaxations may be sought for commercial and community uses for the following at the appropriate application:

- a. Building Bulk and Scale (Site Development Plan)
- b. Street Address (Site Development Plan)
- c. Architectural Character (Site Development Plan)
- d. Car Parking (Material Change of Use/Site Development Plans)



MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN - BUSINESS VILLAGE) 2004

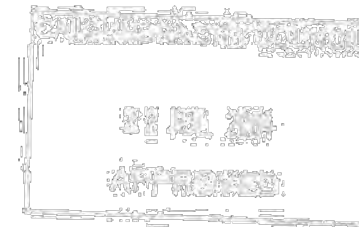
13. INTERPRETATION RULES

13.7.1 Terms used in this Detailed Planning Area Plan have the meaning given in Part 8 (Meaning of Words and Interpretation) of the Caloundra City Council Planning Scheme unless otherwise defined in this Detailed Planning Area Plan.

13.7.2 Interpretation of words or terms used in this Detailed Planning Area Plan are to be interpreted in accordance with Part 8.3 (Interpretation) of the Caloundra City Council Planning Scheme unless the context otherwise indicates or requires.

13.7.3 Definitions – the words 'building' and 'structure' have the definitions ascribed to them under the Building Act as follows:

- a) 'building' defined in the Building Act means a fixed structure that is wholly or partially enclosed by walls and is roofed and includes a floating building and any part of a building.
- b) 'Planning Scheme' means the 1996 Caloundra City Council Planning Scheme.
- c) 'structure' defined in the Building Act includes a wall or fence or anything fixed to or projecting from a building wall, fence or other structure.



MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN – BUSINESS VILLAGE) 2004

14 SUPPORTING INFORMATION

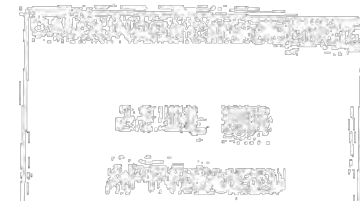
14.7 As required under Annexure 1 of the Conditions of Approval of Master Plan Determination No. 1 (Approval of Structure Plan) 1999, the following Supporting Information is attached to this document to assist in its determination.

14.7.1 Local Area Traffic Network Study

14.7.2 Preliminary Acid Sulphate Soils Assessment

14.7.3 Preliminary Acoustic Study, and

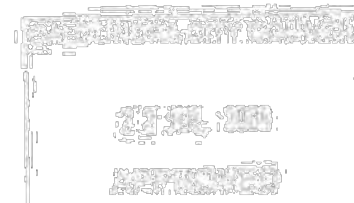
14.7.4 Contaminated Land Clearance



MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN – BUSINESS VILLAGE) 2004

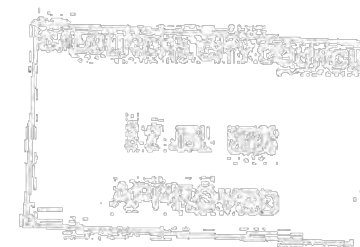
15 TABLE 1

PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
<p>Precinct 1</p> <p>Total Precinct Area = 6111sqm.</p>	<p>Commercial Premises (where not located on the ground floor of a building)</p> <p>Educational Establishment (where limited to the training of persons necessarily associated with a Light Industry or a Service Industry)</p> <p>Light Industry</p> <p>Public Purpose</p> <p>Public Utility</p> <p>Service Industry</p> <p>Showroom (limited to Vehicle Showroom)</p> <p>Warehouse</p>	<p>Limited to a maximum height of 13.5m (building)</p> <p>Roof top / Iconic structures should be limited to a maximum of 3m above the finished building height</p>	<p>Max Gross Floor Area (plot Ratio) of 0.5:1</p>



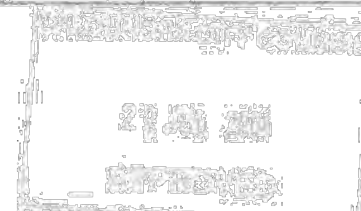
MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN – BUSINESS VILLAGE) 2004

PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
<p>Precinct 2</p> <p>Total Precinct Area = 32406sqm</p>	<p>Business Premises</p> <p>Call Centre</p> <p>Clean Manufacturing</p> <p>Commercial Premises</p> <p>Local Store</p> <p>Public Purpose</p> <p>Public Utility</p> <p>Service Industry</p> <p>Warehouse</p>	<p>Limited to a maximum height of 13.5m (building)</p> <p>Roof top / Iconic structures should be limited to a maximum of 3m above the finished building height.</p>	<p>Max Gross Floor Area (plot Ratio) of 0.75:1</p>



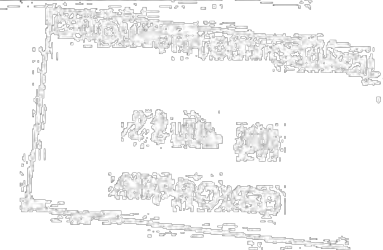
MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN - BUSINESS VILLAGE) 2004

PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
<p>Precinct 3</p> <p>Total Precinct Area = 14512sqm</p>	<p>Business Premises</p> <p>Call Centre</p> <p>Child Care Centre</p> <p>Commercial Premises (where not located on the ground floor of a building)</p> <p>Food Outlet (not incorporating a drive-in takeaway facility)</p> <p>Health Care Premises</p> <p>Hospital</p> <p>Indoor Entertainment</p> <p>Park</p> <p>Public Purpose</p> <p>Public Utility</p> <p>Restaurants</p> <p>Shop (where limited to the sale of sporting goods)</p> <p>Sport and Recreation</p>	<p>Limited to a maximum height of 15m (building).</p> <p>Roof top / Iconic structures should be limited to a maximum of 3m above the finished building height.</p>	<p>Max Gross Floor Area (plot Ratio) of 1:1</p>



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PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
<p>Precinct 4</p> <p>Total Precinct Area = 12320sqm</p>	<p>Accommodation Building</p> <p>Caretakers Residence</p> <p>Child Care Centre</p> <p>Food Outlet (not incorporating a drive-in takeaway facility)</p> <p>Function Room</p> <p>Home Business</p> <p>Local Store</p> <p>Motel</p> <p>Multiple Dwelling</p> <p>Park</p> <p>Public Utility</p> <p>Restaurant</p> <p>Sport and Recreation</p> <p>Temporary house and land sales office</p>	<p>Maximum building height 6 storeys</p> <p>Roof top / Iconic structures should be limited to a maximum of 3m above the finished building height</p>	<p>Community/Commercial Uses</p> <p>Max Gross Floor Area (plot Ratio) of 0.5:1</p> <p>Residential uses</p> <p>Accommodation Building / Multiple Dwelling</p> <ul style="list-style-type: none"> Maximum 50 dwelling Units per hectare Maximum Site Cover 40%



MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN – BUSINESS VILLAGE) 2004

PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
<p>Precinct 5</p> <p>Total Precinct Area = 35998sqm</p>	<p>Accommodation Building</p> <p>Call Centre</p> <p>Car park</p> <p>Caretakers Residence</p> <p>Child Care Centre</p> <p>Clean Manufacturing</p> <p>Commercial Premises (where the gross floor area of any commercial premises is not less than 1,000m²)</p> <p>Educational Establishment</p> <p>Food Outlet (not incorporating a drive-in takeaway facility)</p> <p>Function Room</p> <p>Indoor Entertainment (where the development is not a cinema)</p> <p>Industrial Retail Premises</p> <p>Multiple Dwelling</p> <p>Park</p> <p>Public Purpose</p> <p>Public Utility</p> <p>Service Industry</p> <p>Showroom</p> <p>Warehousing</p>	<p>Limited to a maximum height of 15m (building)</p> <p>Roof top / Iconic structures should be limited to a maximum of 3m above the finished building height.</p>	<p>Max Gross Floor Area (plot Ratio) of 0.5:1</p>

MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN - BUSINESS VILLAGE) 2004

PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
<p>Precinct 6</p> <p>Total Precinct Area = 70650sqm</p>	<p>Automatic Mechanical Car Wash</p> <p>Car Park</p> <p>Caretakers Residence</p> <p>Clean Manufacturing</p> <p>Food Outlet</p> <p>Nursery</p> <p>Park</p> <p>Public Purpose</p> <p>Public Utility</p> <p>Restaurant</p> <p>Service Station</p> <p>Showroom</p> <p>Warehouse</p>	<p>Limited to a maximum height of 15m (building)</p> <p>Roof top / Iconic structures should be limited to a maximum of 3m above the finished building height.</p>	<p>Max Gross Floor Area (plot Ratio) of 0.5:1</p>

MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN – BUSINESS VILLAGE 2004)

PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Precinct 7 Total precinct area of 8984m ²	Accommodation Building Caretaker’s Residence Motel Hotel Multiple Dwelling Park Public Purpose Public Utility Temporary House and Land Sales Office	Maximum building height of 8 storeys. Roof top structures limited to a maximum of 3m above finished building height.	<p>Community / Commercial Uses Maximum Gross Floor Area (plot ratio) of 0.5:1</p> <p>Residential Uses Accommodation Building / Multiple Dwelling</p> <ul style="list-style-type: none"> o Maximum density of 155 273 dwelling units per hectare o Maximum Site Cover of 40%

MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN – BUSINESS VILLAGE) 2004

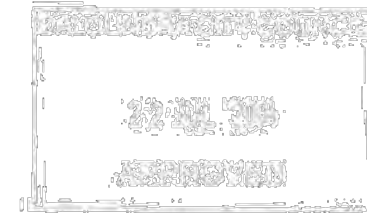
PRECINCT	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
<p>Precinct 8</p> <p>Total Precinct Area = 13920sqm</p>	<p>Accommodation Building</p> <p>Careaker's Residence</p> <p>Food Outlet (not incorporating a drive-in takeaway facility)</p> <p>Function Room</p> <p>Motel</p> <p>Multiple Dwelling</p> <p>Park</p> <p>Public Purpose</p> <p>Public Utility</p> <p>Restaurant</p> <p>Temporary House and Land Sales Office</p>	<p>Maximum building height 6 storeys</p> <p>Roof top structures should be limited to a maximum of 3m above the finished building height.</p>	<p>Community/Commercial Uses</p> <p>Max Gross Floor Area (plot Ratio) of 0.5:1</p> <p>Residential uses</p> <p>Accommodation Building / Multiple Dwelling</p> <ul style="list-style-type: none"> • Maximum 100 dwelling Units per hectare • Maximum Site Cover 40%



MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN – BUSINESS VILLAGE) 2004

“Business Premises” means premises used or intended to be used for the sale of the provision of services (including the ancillary sale of goods, storage, administration and staff facilities on the same premises) by:

- (a) A bank, or
- (b) A building society, or
- (c) A credit union, or
- (d) A finance company, agency, or
- (e) A real estate agency, or
- (f) A Totalisator Administration Board Agency, or
- (g) A travel agency, or
- (h) A sporting body, or
- (i) A person who performs massage, manicure, pedicure or is in any other way involved in the treatment of persons other than in the course of a Health Care Practice as defined in the Planning Scheme.



“Call Centre” means premises used or intended to be used for a commercial premises where:

- (a) The gross floor area of the commercial premises is not less than 250m², and
- (b) The commercial premises is limited to the sale of or the provision of information in respect of a product or a service by means of the telephone, a computer or other form of electronic communication, and
- (c) The commercial premises does not involve the carrying out of face to face communications with customers, clients or representatives on the premises in the course of conducting the commercial premises.

MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN - BUSINESS VILLAGE) 2004

"Clean Manufacturing" means premises used or intended to be used for a purpose specified in Table 1 or defined as an industry in the Planning Scheme which:

- (a) Does not detrimentally affect the amenity of premises (other than the site) due to noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil or waste products; and
- (b) Does not involve the operation of heavy vehicular traffic; and
- (c) Is wholly contained within the enclosed building; and
- (d) Is not an environmentally relevant activity as defined in the Environmental Protection Act 1994.



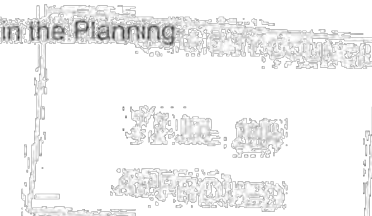
MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN - BUSINESS VILLAGE) 2004

TABLE 1

- Analytical laboratory (being for medical or other purposes)
- The manufacturing or assembly of any of the following
 - Bookbinding
 - Aids and appliances for disabled persons
 - Cameras
 - Clocks, watches
 - Drawing or writing goods
 - Musical instruments
 - Optical goods
 - Scientific instruments
 - Therapeutic and life support aids, appliances, garments and equipment
 - Audio visual equipment
 - Any use having a high technology (including but not limited to manufacturing or assembly of computing equipment or phones) or biotechnology focus.

"Home Business" means premises:

- (a) being a dwelling unit situated on the ground floor or first level of a multiple dwelling as defined in the Planning Scheme; and

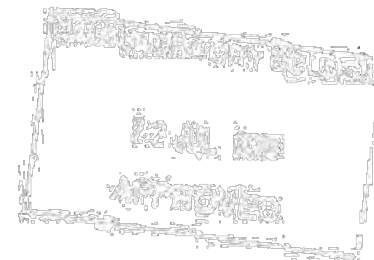


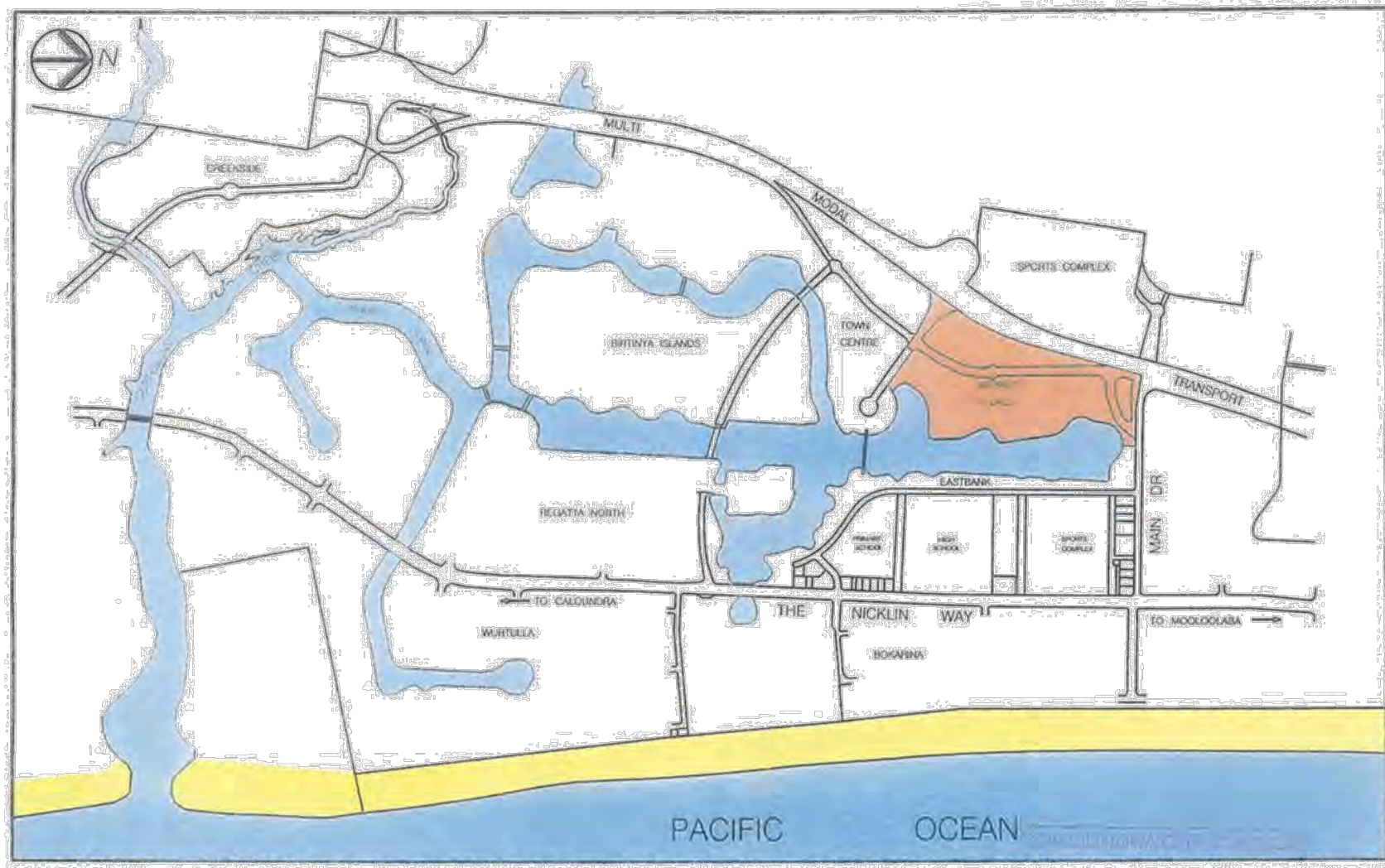
MASTER PLAN NO. 5 (DETAILED PLANNING AREA PLAN – BUSINESS VILLAGE) 2004

(b) used or intended for use as a commercial premises as defined in the Planning Scheme where the commercial premises is conducted by the owner of the dwelling unit who resides in the dwelling unit and no more than four (4) other persons (including any other residents of the dwelling unit).

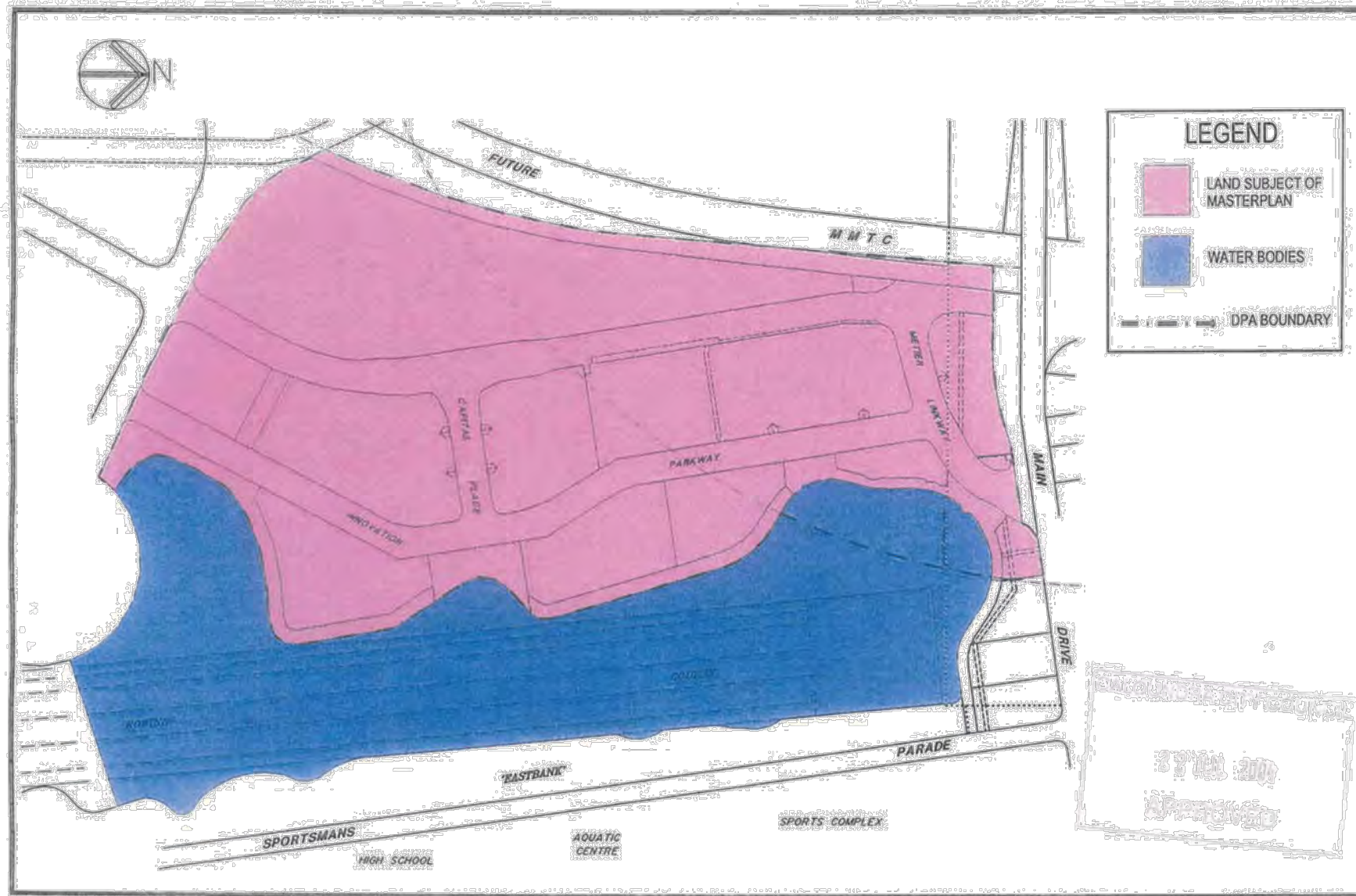
"Service Industry" has the meaning given in the Planning Scheme except that the limitation in respect of total use area specified in paragraph (a) of the definition in the Planning Scheme does not apply.

"Shop" means premises used or intended to be used for the purpose of display or offering for sale goods to members of the public (including the ancillary storage, administration and staff facilities on the same premises). The term includes a bottle shop licensed under the *Liquor Act 1992* and having a gross floor area of less than 300m².

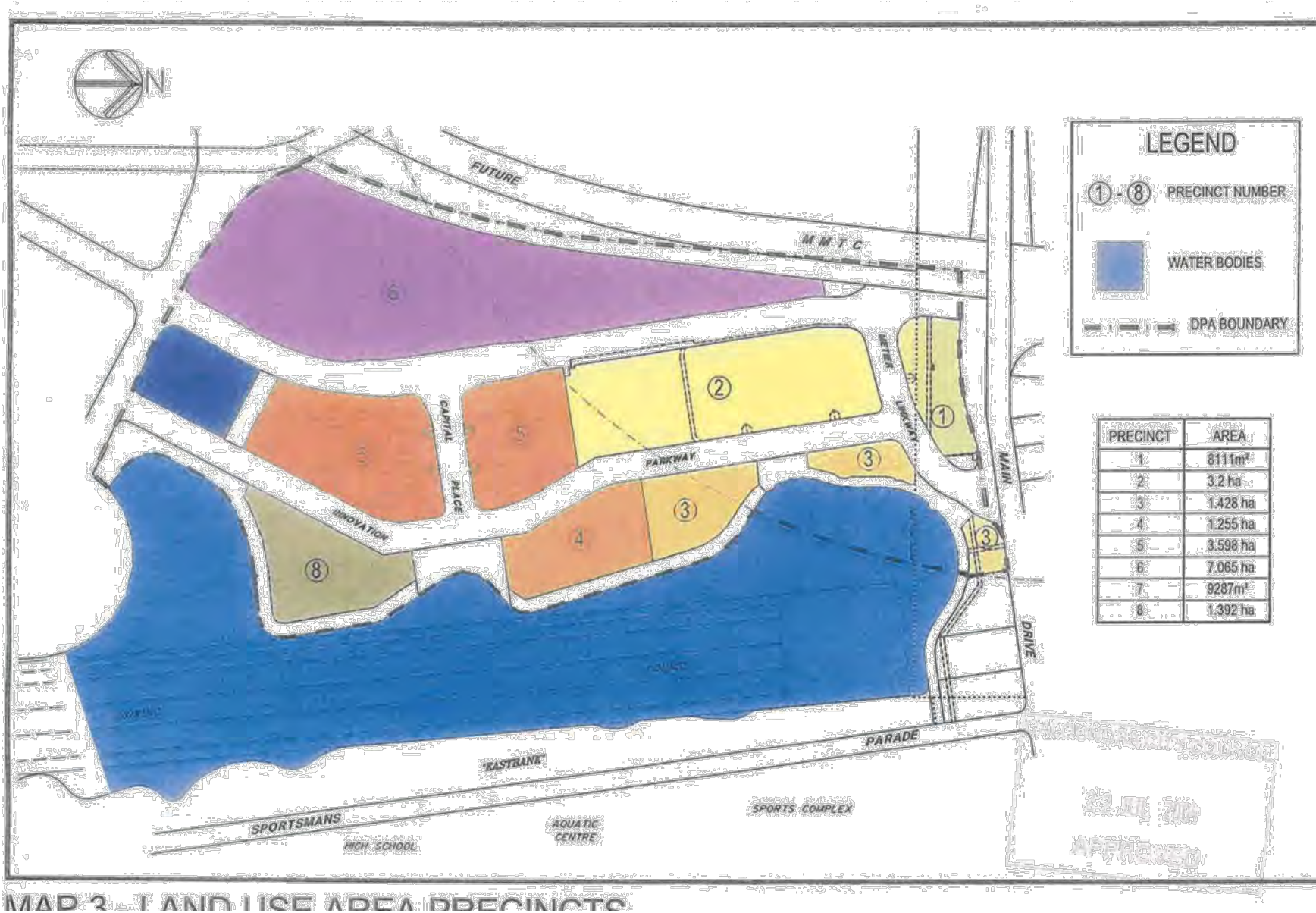


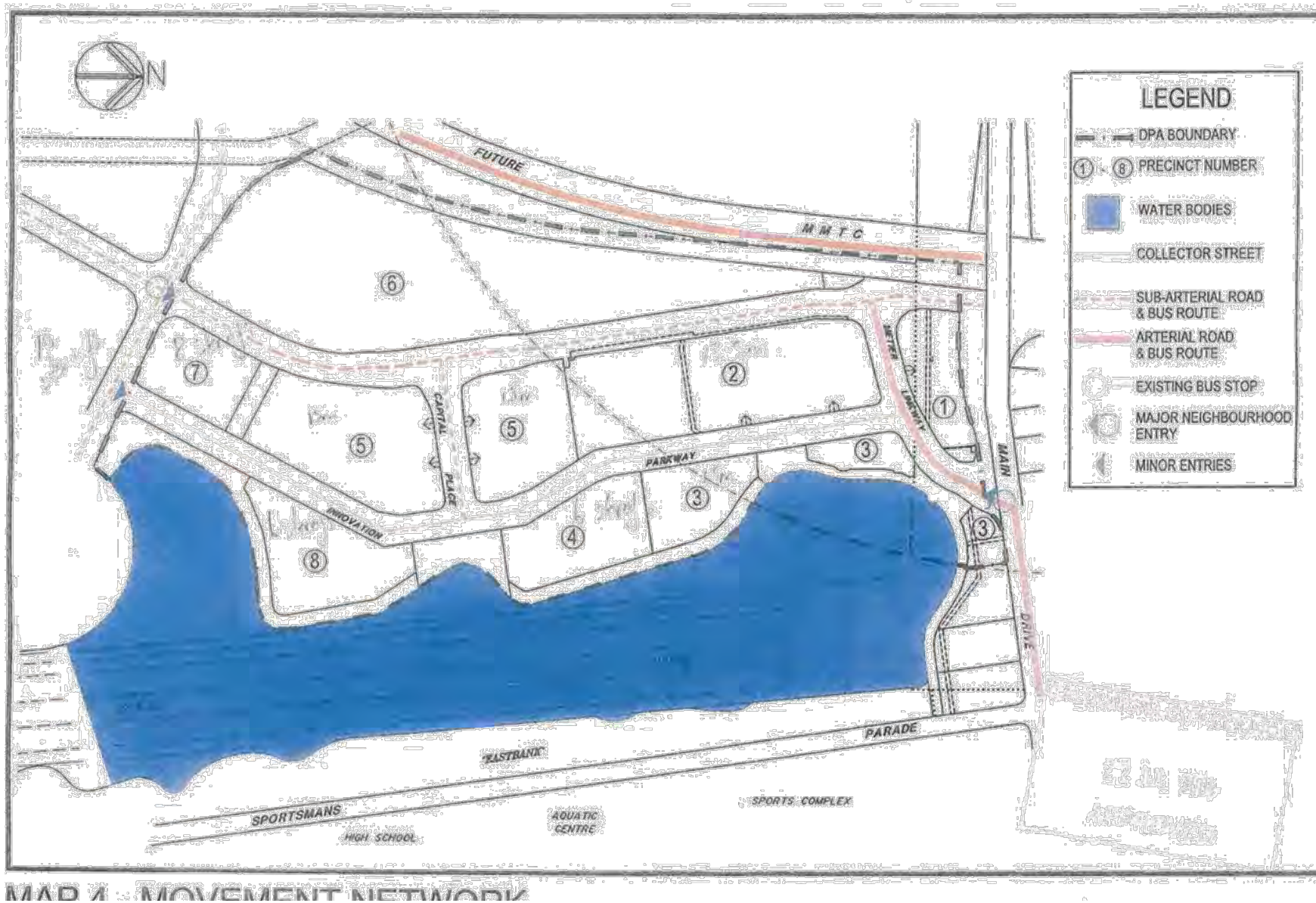


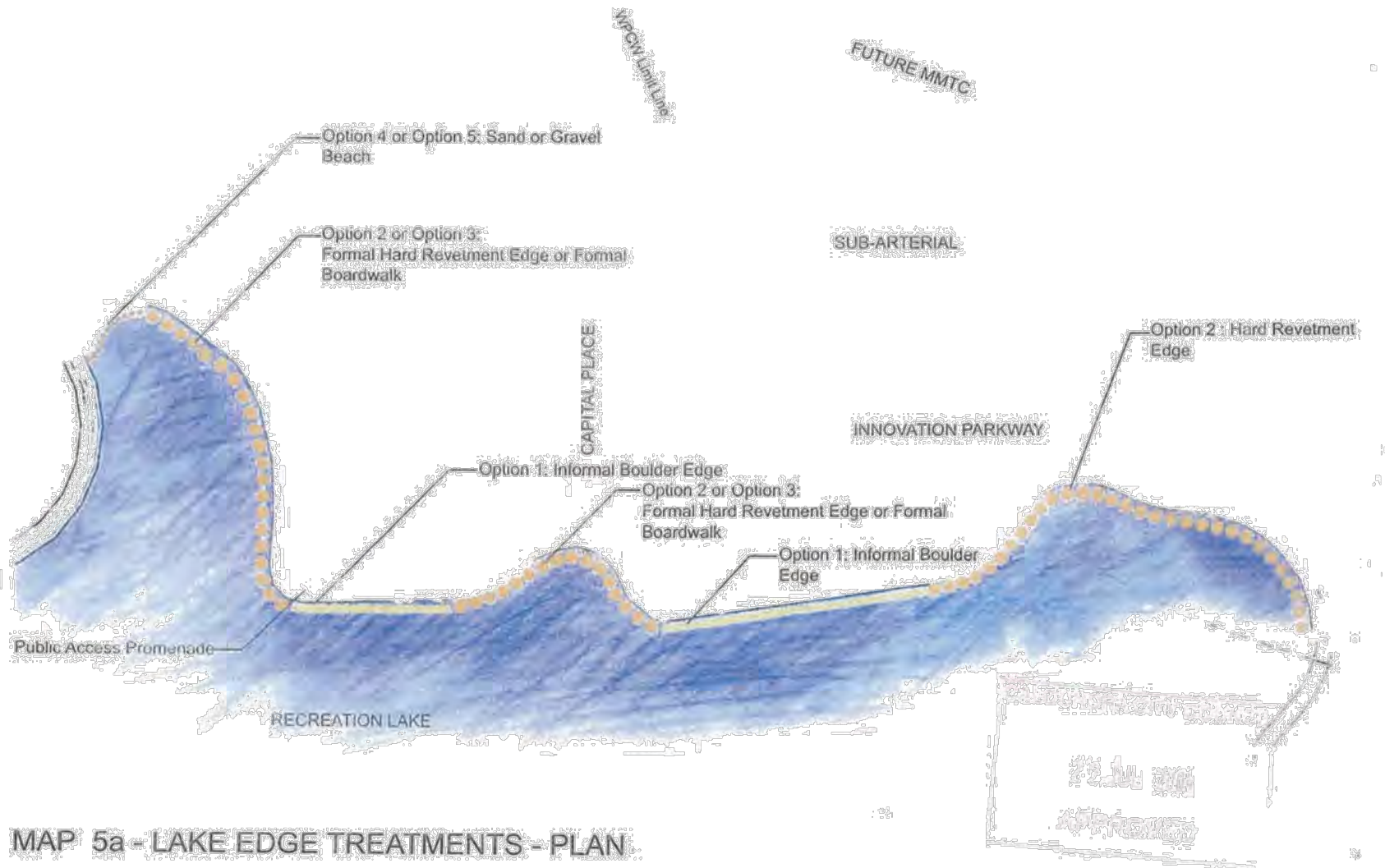
MAP 1 - LOCALITY



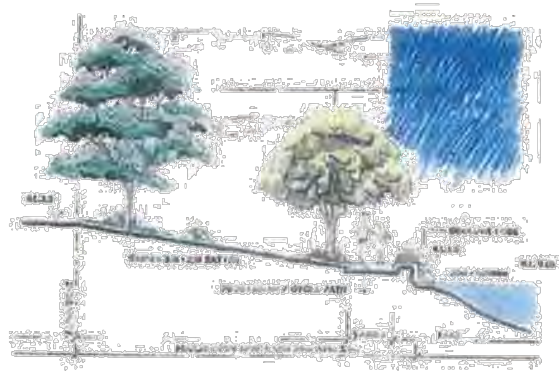
MAP 2.1 LAND SUBJECT OF MASTERPLAN



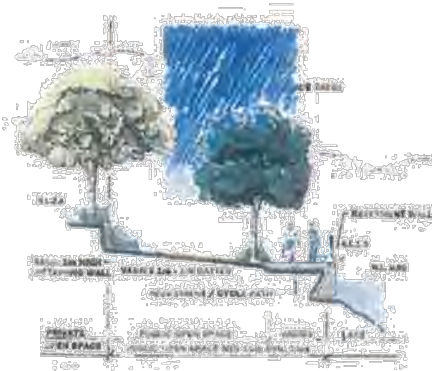




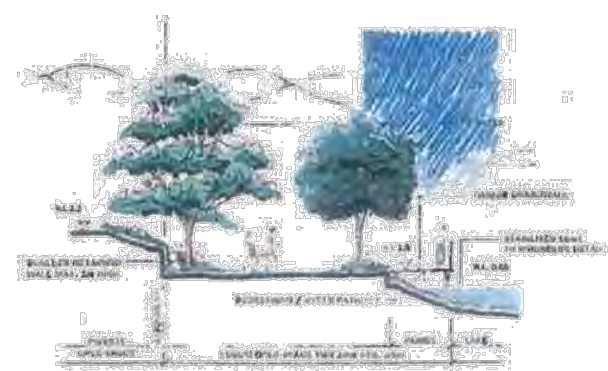
MAP 5a - LAKE EDGE TREATMENTS - PLAN



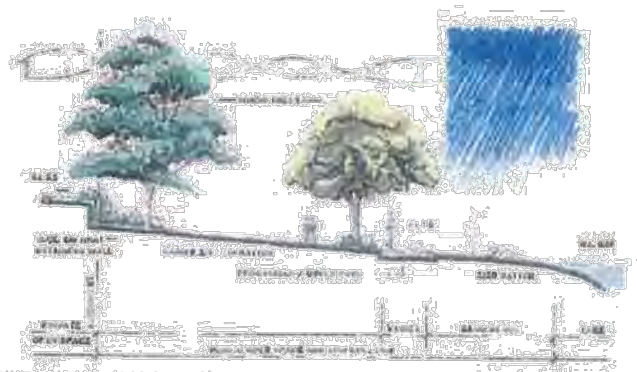
INDICATIVE OPTION 1 - LAKE EDGE
INFORMAL BOULDER EDGE



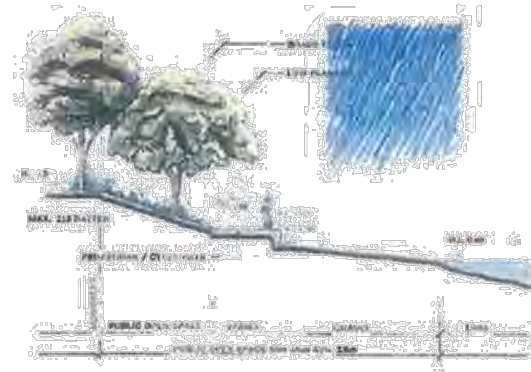
INDICATIVE OPTION 2 - LAKE EDGE
FORMAL HARD REVETMENT EDGE



INDICATIVE OPTION 3
FORMAL BOARDWALK EDGE



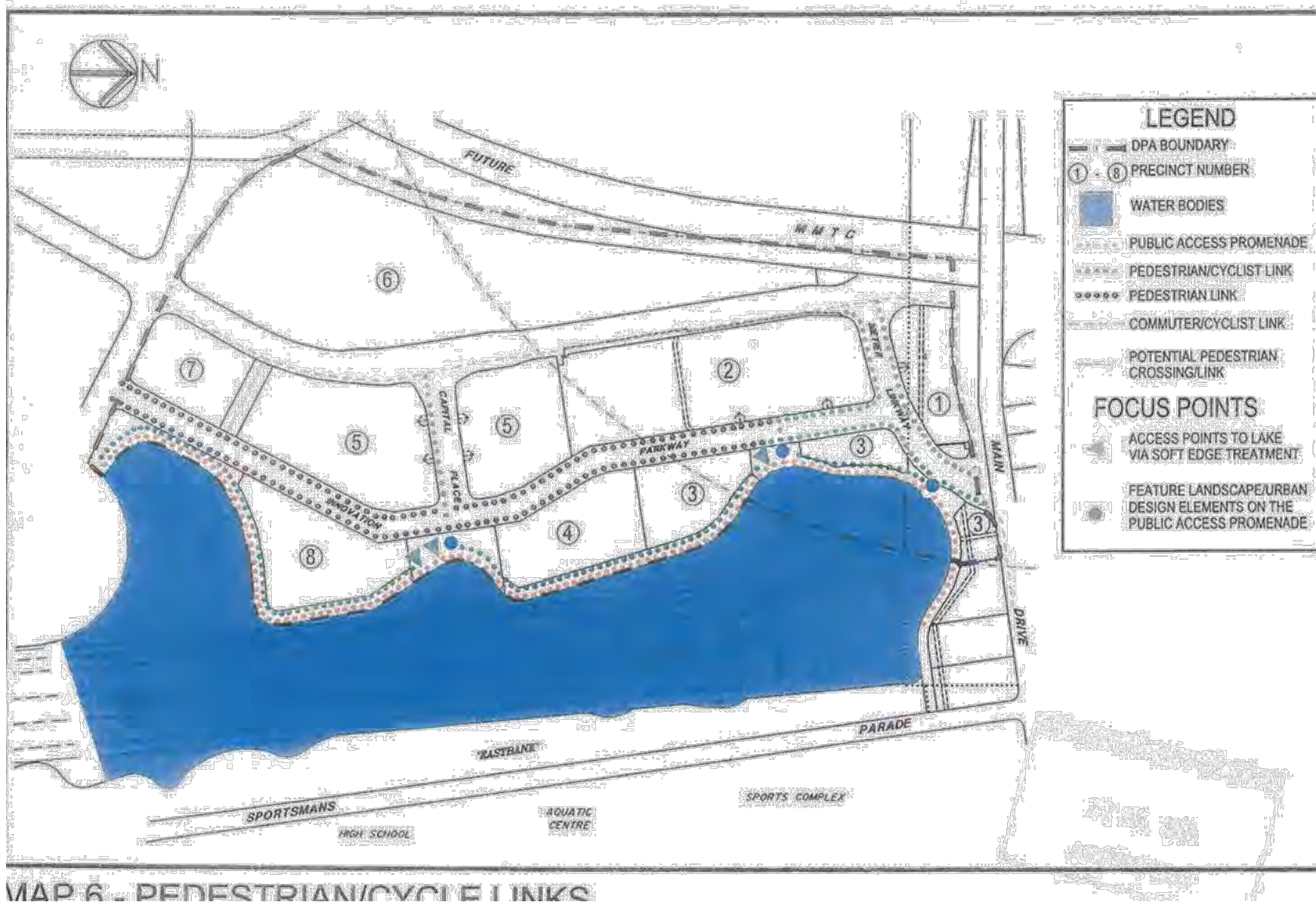
INDICATIVE OPTION 4 - LAKE EDGE
INFORMAL SAND "BEACH"

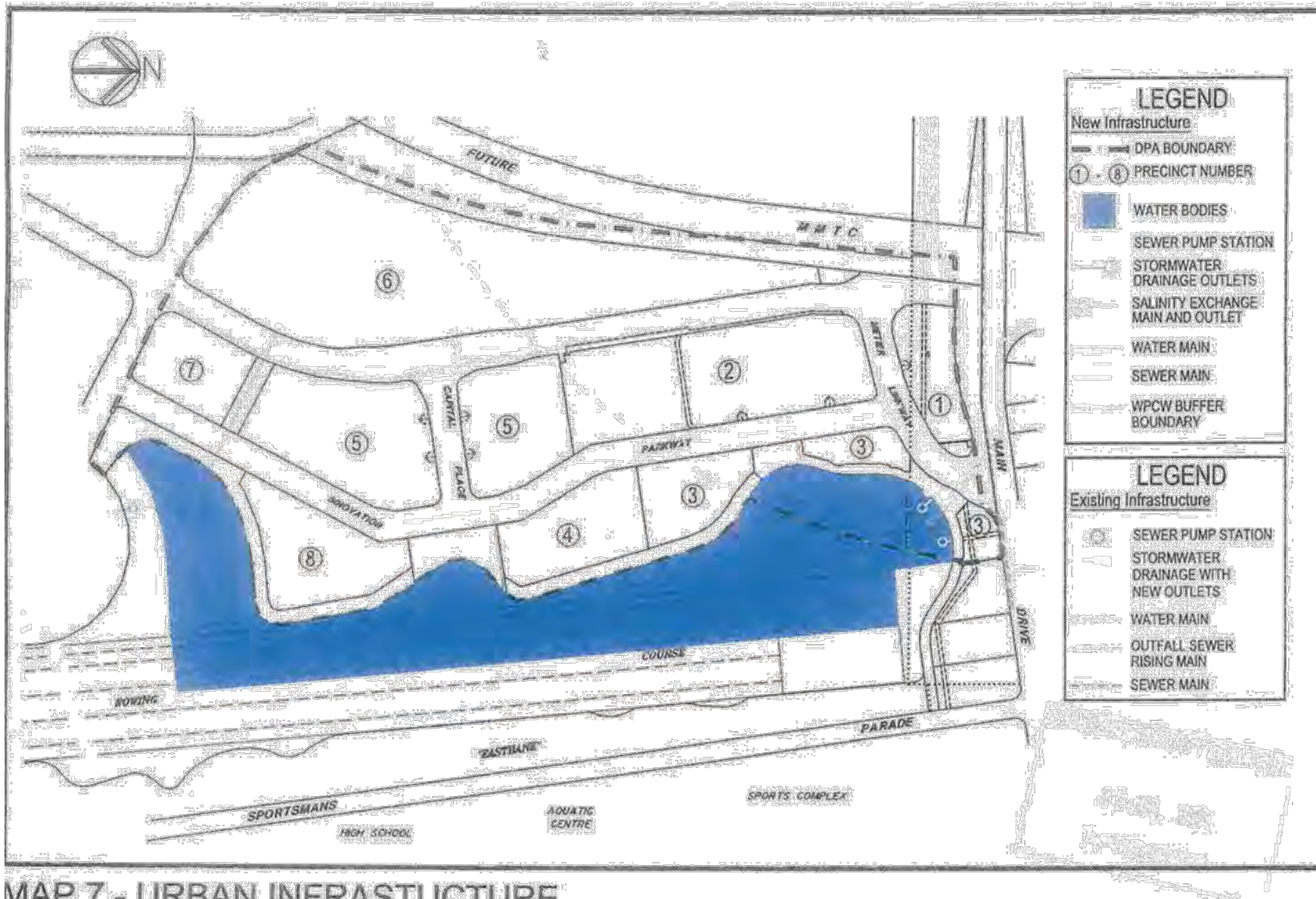


INDICATIVE OPTION 5 - WASHED RIVER
GRAVEL LAKE EDGE

MAP 5b - LAKE EDGE TREATMENTS - SECTIONS







MAP 7 - IRRIGATION INFRASTRUCTURE INSIDE

