

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Section 857 (Development Control Plans under Repealed LGP&E Act)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. 40
(SITE DEVELOPMENT PLAN – BIRTINYA – LAND USE AREA RESIDENTIAL 1) 2007**

Approved by Sunshine Coast Regional Council pursuant to

Master Plan Determination No. 113 (Site Development Plan – Birtinya – Land Use Area Residential 1) 2007 dated 20/10/2008

and further amended pursuant to

Master Plan Determination No. 127 (Site Development Plan – Birtinya – Land Use Area Residential 1) 2007 dated 6/8/2010

Master Plan Determination No. 143 (Site Development Plan – Birtinya – Land Use Area Residential 1) 2007 dated 5/5/2011;

Master Plan Determination No. 146 (Site Development Plan – Birtinya – Land Use Area Residential 1) 2007 dated 20/10/2011;

and

Master Plan Determination No. 163 (Site Development Plan – Birtinya – Land Use Area Residential 1) 2007 dated 11/02/2014.



MASTER PLAN NO. 40 (SITE DEVELOPMENT PLAN – BIRTINYA – LAND USE AREA RESIDENTIAL 1) 2007

TABLE OF CONTENTS		PAGE
1.0	PRELIMINARY	
1.1	Citation	1
1.2	Type of Master Plan	1
1.3	Legal Requirement for Master Plan	1
1.4	Legal Effect of the Master Plan	1
2.0	DESCRIPTION OF LAND	
2.1	Location and Description	2
2.2	Zoning Map Description	2
2.3	Strategic Plan Description	2
2.4	D.C.P Description	2
3.0	APPLICATION OF MASTER PLAN	
3.1	Relationship to Higher Order Master Plans	3
3.2	Relationship to Other Master Plans	3
3.3	Relationship to D.C.P	3
3.4	Relationship to Planning Scheme Provisions	4
4.0	STRUCTURE OF MASTER PLAN	
4.1	This Site Development Plan Comprises	4
5.0	SUBDIVISION LAYOUT	
5.1	Subdivision Layout	5
6.0	DEFINED USES	
6.1	Defined Uses	5
7.0	MOVEMENT NETWORKS	
7.1	Movement Networks	6
8.0	BUILDING ENVELOPES AND SETBACKS	
8.1	Building Envelopes and Setbacks	6
9.0	BUILT TO BOUNDARY WALLS	
9.1	Built to Boundary Walls	6

MASTER PLAN NO. 40 (SITE DEVELOPMENT PLAN – BIRTINYA – LAND USE AREA RESIDENTIAL 1) 2007

TABLE OF CONTENTS	PAGE
10.0 IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA	
10.1 Residential Development	7
11.0 IMPLEMENTATION OF SITE DEVELOPMENT PLAN DESIGN PARAMETERS	
11.1 Requirements for Site Development Plans	8
11.2 Content of Site Development Plans	8
11.3 Residential Development in Land Use Area – Residential 1	9
12.0 DETAILED DESIGN	
12.1 Lot Layout	9
12.2 Building Layout	10
12.3 Noise Amelioration – Noise Barriers and Building Façade Treatment	10
13.0 MAPS AND TABLES	
13.1 Site Development Maps	11
14.0 STATEMENT OF COMPLIANCE	
14.1 DCP 1 Requirements	11
14.2 The Structure Plan	12
14.3 Master Plan Determination No 1 (Approval of Structure Plan) 1999	12
14.4 The Planning Scheme Including DCP 1	12
14.5 Development Agreement	13
14.6 Development Lease	13
14.7 Relaxations	13
15.0 INTERPRETATION RULES	13
16.0 SUPPORTING DOCUMENTS	14

MASTER PLAN NO. 40 (SITE DEVELOPMENT PLAN – BIRTINYA – LAND USE AREA RESIDENTIAL 1) 2007

LIST OF MAPS

Map 1- Locality	15
Map 2 - Land Subject of Master Plan	16
Map3a – 3b Site Development Plan	17 - 19
Map 4 – Setback Diagrams	20
Map 5 – Additional Siting Requirements	21

1.0 PRELIMINARY

1.1 Citation

This document may be cited as Master Plan No. 40 (Site Development Plan – Birtinya – Land Use Residential 1) 2007 pursuant to Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005 and Master Plan No. 39 (Precinct/Estate Plan – Birtinya) 2006.

1.2 Type of Master Plan

This document is a Site Development Plan.

1.3 Legal Requirement for Master Plan

A Site Development Plan is required to be prepared for the lots identified on an approved Precinct/Estate Plan, pursuant to Section 7.4.5.1 (dealing with Site Development Plans) of DCP 1.

1.4 Legal Effect of the Master Plan

1.4.1 The Site Development Plan comprises:

- (a) This document which shows the subdivision layout, the purpose for which each lot may be developed, the movement network including cycle and pedestrian linkages, building envelopes and set backs and built to boundary wall locations.
- (b) Maps 1 – 5 which show in more detail the elements to be identified as required by Section 7.4.5.2 (Site Development Plan) of DCP 1.

2.0 DESCRIPTION OF LAND

2.1 Location and Description

2.1.1 The land the subject of this Site Development Plan is bound by DPA 15 to the north, Lake Kawana and Pangali Canal to the east, DPA 14 in the south and part of the trunk collector road running north/south from Lake Kawana Blvd, serving as the boundary with DPA11

2.1.2 The land the subject of this Master Plan is described as part of lot 462 on SP198937 in the Parish of Bribie.

2.1.3 The land the subject of this Site Development Plan has a total area of about 26.6 ha.

2.1.4 Map 1 – Locality shows the land the subject of Neighbourhood Plan – Master Plan No 38, 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. This document only addresses the Residential 1 land within this area.

2.2 Zoning Map Description

The land the subject of this Site Development Plan is zoned Residential ‘A’ under the Planning Scheme for Caloundra City.

2.3 Strategic Plan Description

The land the subject of this Site Development 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

The land the subject of this Site Development Plan is identified in DCP 1 as having a preferred land use of Urban.

3.0 APPLICATION OF MASTER PLAN

3.1 Relationship to Higher Order Master Plans

3.1.1 The land the subject of this Site Development Plan is subject to the following higher order Master Plans:

- (a) Structure Plan – Master Plan Determination No 1 (1999) which includes the subject land in the Urban designation and is therefore subject to the Urban Development Criteria. Structure Plan Map 2 identifies the area as having 2 Neighbourhood Parks, 2 Precinct Parks and a number of pedestrian/cycle links;
- (b) Birtinya Neighbourhood Plan – Master Plan No. 38 (2005) which identifies the subject land as containing Residential 1 land uses and including 2 Precinct Parks, 2 Neighbourhood Parks and a Pedestrian/Cycle network.
- (c) Precinct / Estate Plan – Birtinya – Master Plan No 39 (2006) identifies this area as Residential 1 and requiring a Site Development Plan.

3.2 Relationship to Other Master Plans

This Site Development Plan should be read in conjunction with Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005 and Master Plan No. 39 (Precinct/Estate Plan – Birtinya) 2006.

3.3 Relationship to DCP

3.3.1 The land the subject of this Site Development Plan is subject to DCP 1 and as such identified on DCP 1, Map 1 as having a preferred land use of Urban;

3.3.2 DCP 1, Map 2 identifies the subject area as having Neighbourhood Parks, Precinct Parks, and Pedestrian Bikeway Linkages.

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

3.4 Relationship to Planning Scheme Provisions

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

- (a) Zoning Maps No. 65 and 66 identify the land the subject of this Site Development Plan (i.e. the Residential 1 land), as being included in the Residential 'A' zone;
- (b) The Table of Development in Section 2.4 (2) (Residential Zones) of the Planning Scheme which lists the purposes for which premises in the Residential "A" zone may be used, is limited to the uses shown listed under Table 1 of Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006, for Residential 1.

4.0 STRUCTRE OF MASTER PLAN

4.1 Structure of Site Development Plan

4.1.1 This Site Development Plan comprises:

- (a) Subdivision layout with lot boundaries as specified in Section 5 (Subdivision Layout) of this document;
- (b) The purpose for which each lot may be developed as specified in Section 6 (Defined Uses) of this document;
- (c) Movement Networks including cycle and pedestrian linkages as specified in Section 7 (Movement Networks) of this document;
- (d) Building Envelopes and Setbacks as specified in Section 8 (Building Envelopes and Setbacks) of this document;

- (e) Any boundaries on which the walls of a building or associated structure are proposed to be erected as indicated in Section 9 (Built to Boundary Walls) of this document;
- (f) The ways in which Urban Design Performance Criteria may be implemented as specified in Section 10 (Implementation of Urban Design Performance Criteria) of this document;
- (g) The ways in which Site Development Plan Design Parameters may be implemented as specified in Section 11 (Implementation of Site Development Plan Design Parameters) of this document;
- (h) Detailed design as specified in Section 12 (Detailed Design) of this document; and
- (i) Maps which are specified in Section 13 (Maps) of this document.

5.0 SUBDIVISION LAYOUT

5.1 Subdivision Layout

Subdivision Layout with lot boundaries is indicated on Maps 4A – 4C Dimensions Plan of approved Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006.

6.0 DEFINED USES

6.1 Defined Uses

The land the subject of this Site Development Plan shall be developed for the defined uses specified in Table 1 of Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006, for Residential 1 uses.

7.0 MOVEMENT NETWORKS

7.1 Movement Networks

Movement Networks including cycle and pedestrian linkages are indicated on Maps 3A and 3B of approved Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006 and Maps 3a to 3c – Site Development Plan of this document.

8.0 BUILDING ENVELOPES AND SETBACKS

8.1 Building Envelopes and Setbacks

Building envelopes and setbacks are indicated on Maps 3a and 3b - Site Development Plan, Map 4 – Building Setback Plan and Map 5 - Additional Siting Requirements of this document.

9.0 BUILT TO BOUNDARY WALLS

9.1 Built to Boundary Walls

The built to boundary wall locations are nominated on Maps 3a and 3b - Site Development Plan and Map 4 – Building Setback Plan of this document.

10.0 IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA

10.1 Residential Development

The Urban Design Performance Criteria defined in Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005 will be implemented on the Residential allotments the subject of this master plan with reference to the following Acceptable Solutions deemed to comply with the related Performance Criteria of QRDG:

Part 1 – Single Detached Housing

Element A1 – Street Setbacks

- Acceptable Solutions **A1.1** and **A1.2**
- refer Maps 3a and 3b - Site Development Plan, Map 4 – Building Setback Plan and Map 5 - Additional Siting Requirements of this document.

Element A2 – Building Envelope and Siting

- Acceptable Solutions **A1.1**, **A7.1**, **A7.2** and **A7.4**
- refer Map 4 – Building Setback Plan and Map 5 - Additional Siting Requirements of this document.

On-site Car Parking and Access

- See sections **3.1/01** and **3.1/02** of the Planning Scheme
- refer Maps 3a and 3b - Site Development Plan, Map 4 – Building Setback Plan and Map 5 - Additional Siting Requirements of this document.

Element A5 – Private Open Space:

- Acceptable Solutions **A1.1** and **A1.2**.
- Refer Map 4 – Building Setback Plan of this document.

11.0 IMPLEMENTATION OF SITE DEVELOPMENT PLAN DESIGN PARAMETERS

11.1 Requirements for Site Development Plans

This Site Development Plan is required under Sections 3.2.1, 7.1.1 and 8.0 of Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005.

11.2 Content of Site Development Plans

The content deemed appropriate for this Site Development Plan has been provided as follows:

- 11.2.1 Building setbacks - refer Maps 3a and 3b - Site Development Plan, Map 4 – Building Setback Plan and Map 5 - Additional Siting Requirements of this document;
- 11.2.2 Building envelopes (as specified in Section 10 of this document);
- 11.2.3 Building layout on land within the Residential 2 Area – not applicable to this SDP;
- 11.2.4 Building appearance – not applicable to this SDP;
- 11.2.5 Parking (as specified in Section 10 of this document);
- 11.2.6 Private open space (as specified in Section 10 of this document);
- 11.2.7 Built to boundary locations (refer Maps 3a and 3b - Site Development Plan and Map 4 – Building Setback Plan of this document);

11.3 Residential Development in Land Use Area – Residential 1

8 allotments were nominated for “Duplex Dwellings” in Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006. All of these allotments are in excess of 500 m² in area and the total number of such allotments does not exceed 10% of all detached allotments.

Display Home lots are shown on Maps 3A and 3B. Prize homes are permitted on any allotment subject to Master Plan No.40, subject to a Material Change of Use approval (Code Assessable). Compliance is to be achieved with the requirements for a Display Home contained within the Caloundra City Planning Scheme 1996, with the exception of the following:

- (a) The duration of the use for a prize home does not extend beyond three months.
- (b) Where located within an Access Place, additional off-street carparking is to be provided to service the use.

12.0 DETAILED DESIGN

12.1 Lot Layout

A lot layout is shown on Maps 3a and 3b - Site Development Plan of this document.

Lot and road layout and dimensions may vary from the plans contained within the Site Development Plan to comply with requirements for street design, on-street carparking, access, stormwater quality devices etc. Detailed design in support of the lot layout is to be provided at the Design Plan application stage.

At the Design Plan application stage, additional detailed design must be undertaken to demonstrate that the street network and road reserve widths can adequately service the proposed lots. Additional detail must include:

- (a) Landscaping and street tree locations. Landscaping is to be 1 metre clear of services, driveways and kerblines.
- (b) Location and size of Stormwater Quality Improvement Devices.
- (c) On-street parking locations in accordance with Queensland Streets.
- (d) Driveway locations

(e) Minimum verge widths to cater for pedestrian movement and services.

12.2 Building Layout

A building layout is not required to be specified on a Site Development Plan.

12.3 Noise Amelioration – Noise Barriers and Building Façade Treatment

12.3.1 For Stages 1A – 1C, noise barriers along the trunk collector are required. The minimum practical heights of such noise barriers is 1.8m. In this instance the noise barriers could be acoustic fences. Most of the acoustic fences along the trunk collector are required to be 1.8m high. The acoustic fences along Regatta Boulevard range from 1.8m to 2.2m. No acoustic fences are required along the trunk collector to the south of Regatta Boulevard. Ground floor façade treatment could be applied if a façade is located within 1m of the 63dB(A) contour. Where noise levels are exceeded on the upper floors, architectural measures are to be incorporated into the building design, in particular façade or window treatment. This does not apply to utility rooms or other non-habitable rooms. On the allotments adjacent to the trunk collector road, the facades of first floor receptors comprising habitable rooms facing either the trunk collector road, the subarterial road, Regatta Boulevard or Lake Kawana Boulevard require acoustical treatment.

12.3.2 As a result of the acoustic predictions, covenants are required over a number of allotments in accordance with the Birtinya Neighbourhood Detailed Acoustic Study dated 2nd July 2007 conducted by ASK Consulting Engineers.

13.0 MAPS AND TABLES

13.1 Site Development Plan Maps

Maps:

- a) Map 1 – Locality
- b) Map 2 – Land Subject of Master Plan
- c) Maps 3a and 3b – Site Development Plan
- d) Map 4 – Building Setback Plan
- e) Map 5 – Additional Siting Requirements

14.0 STATEMENT OF COMPLIANCE

14.1 DCP 1 Requirements

14.1.1 The Site Development Plan must comply with:

- a) The Structure Plan;
- b) Master Plan Determination No. 1 (Approval of Structure Plan) 1999;
- c) Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005.
- d) Master Plan No. 39 (Precinct/Estate Plan – Birtinya) 2006.
- e) The Planning Scheme including DCP 1;
- f) The Transport Infrastructure Agreement;
- g) The Development Agreement; and
- h) Development Lease No. 2

14.2 The Structure Plan

14.2.1 The Site Development Plan complies with:

14.2.1.1 The Structure Plan Maps

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

14.3.1 The Site Development Plan complies with the Master Plan Determination No. 1 (Approval of Structure Plan) 1999 in that:

14.3.1.1 it is consistent with the intent of the Urban Area as specified in Section 3.3(a) (Intent of Urban Area) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999;

14.3.1.2 it complies with the 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; and

14.3.1.3 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, of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999.

14.4 The Planning Scheme Including DCP 1

14.4.1 The Site Development Plan complies with the Planning Scheme requirements including DCP 1 in that:

14.4.1.1 it complies with the provisions of section 7.4.5 (Site Development Plan) of DCP 1

14.5 Development Agreement

14.5.1 The Site Development Plan complies with the requirements of the Development Agreement in that:

14.5.1.1 it complies with the provisions of section 6 of the Development Agreement.

14.6 Development Lease No. 2

14.6.1 The Site Development Plan complies with the requirements of Development Lease No 2 in that:

14.6.1.1 no part of this Site Development Plan is in conflict with any condition or requirement of Development Lease No 2; and

14.6.1.2 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.

14.7 Relaxations

Relaxations from the Queensland Development Codes Parts MP 1.1 and MP 1.2 have been applied in respect of the information contained in Map 4 – Building Setback Plan of this Site Development Plan. Further relaxations are not permitted.

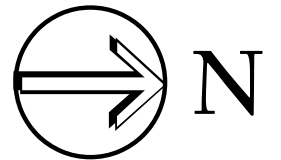
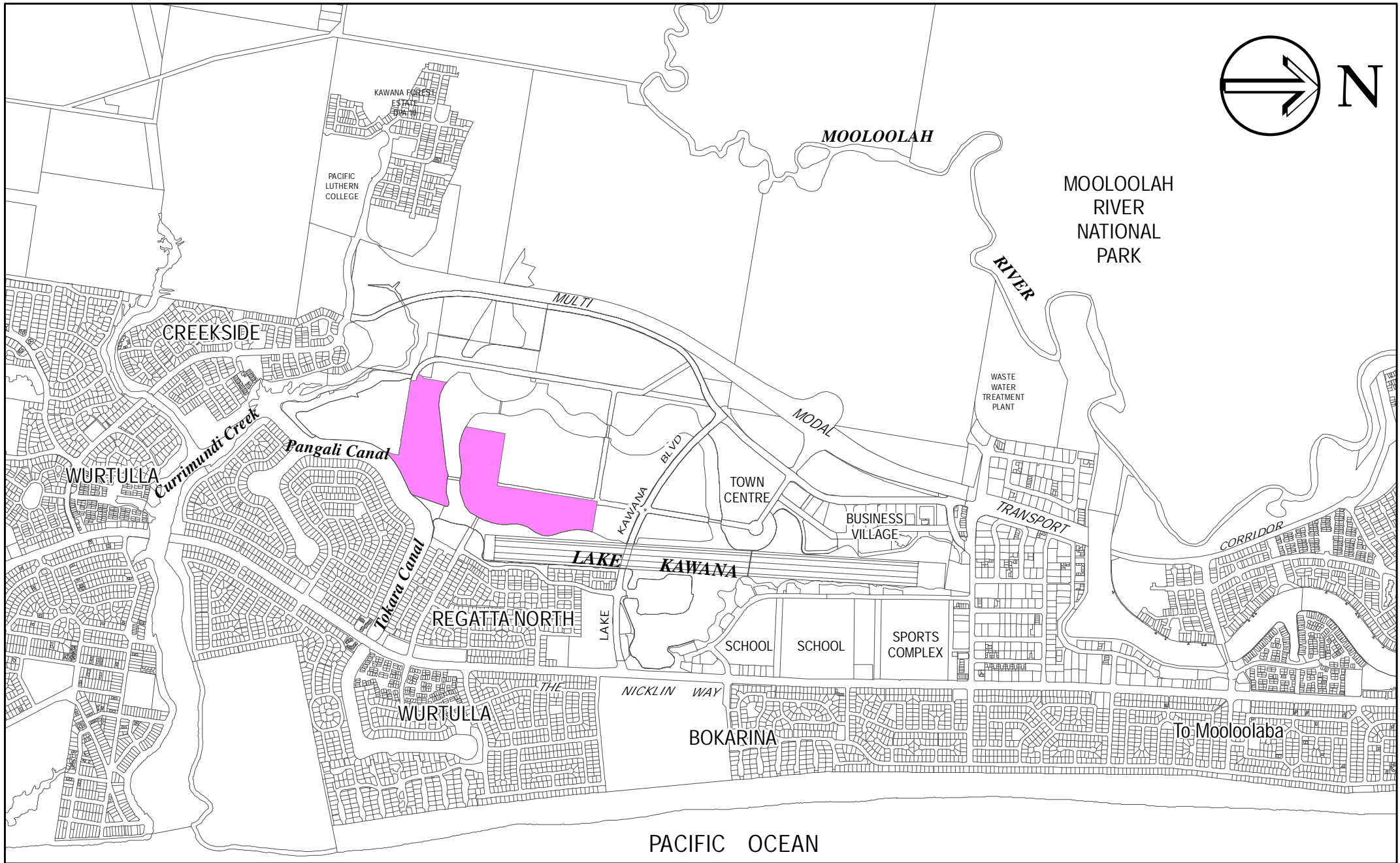
15.0 INTERPRETATION RULES

15.1 Terms used in this Site Development Plan have the meaning given in Part 9 (Meaning of Words and Interpretation) of the Caloundra City Council Planning Scheme 1996 unless otherwise defined in this Site Development Plan.

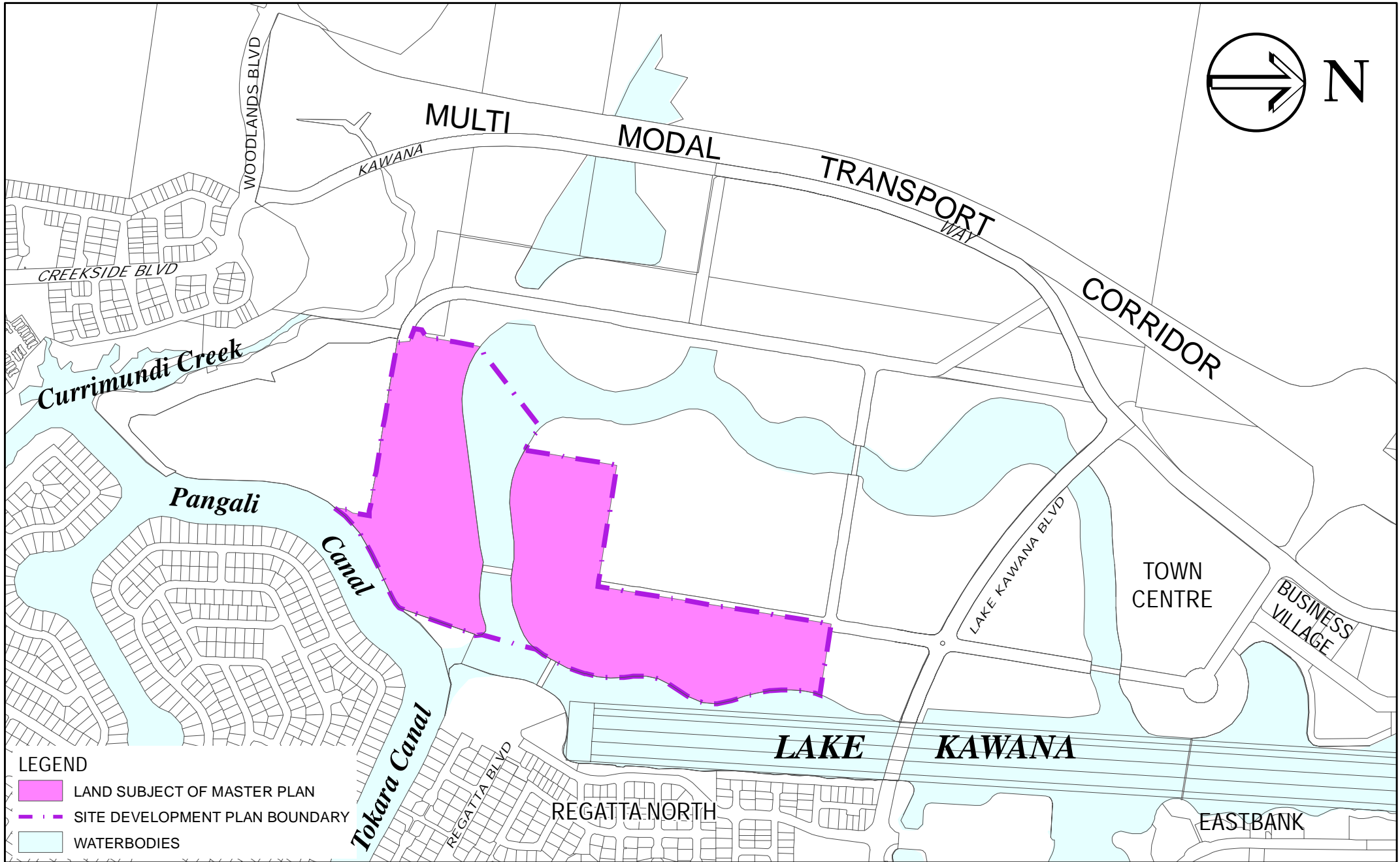
15.2 Interpretation of words or terms used in this Site Development Plan are to be interpreted in accordance with Part 9.3 (Interpretation) of the Caloundra City Council Planning Scheme 1996 unless the context otherwise indicates or requires.

16.0 SUPPORTING INFORMATION

- 16.1 This Master Plan should be read in conjunction with the Detailed Acoustic Report attached to Master Plan No. 39 Precinct/Estate Plan and the additional Acoustic Report dated June 2007 attached to this document.

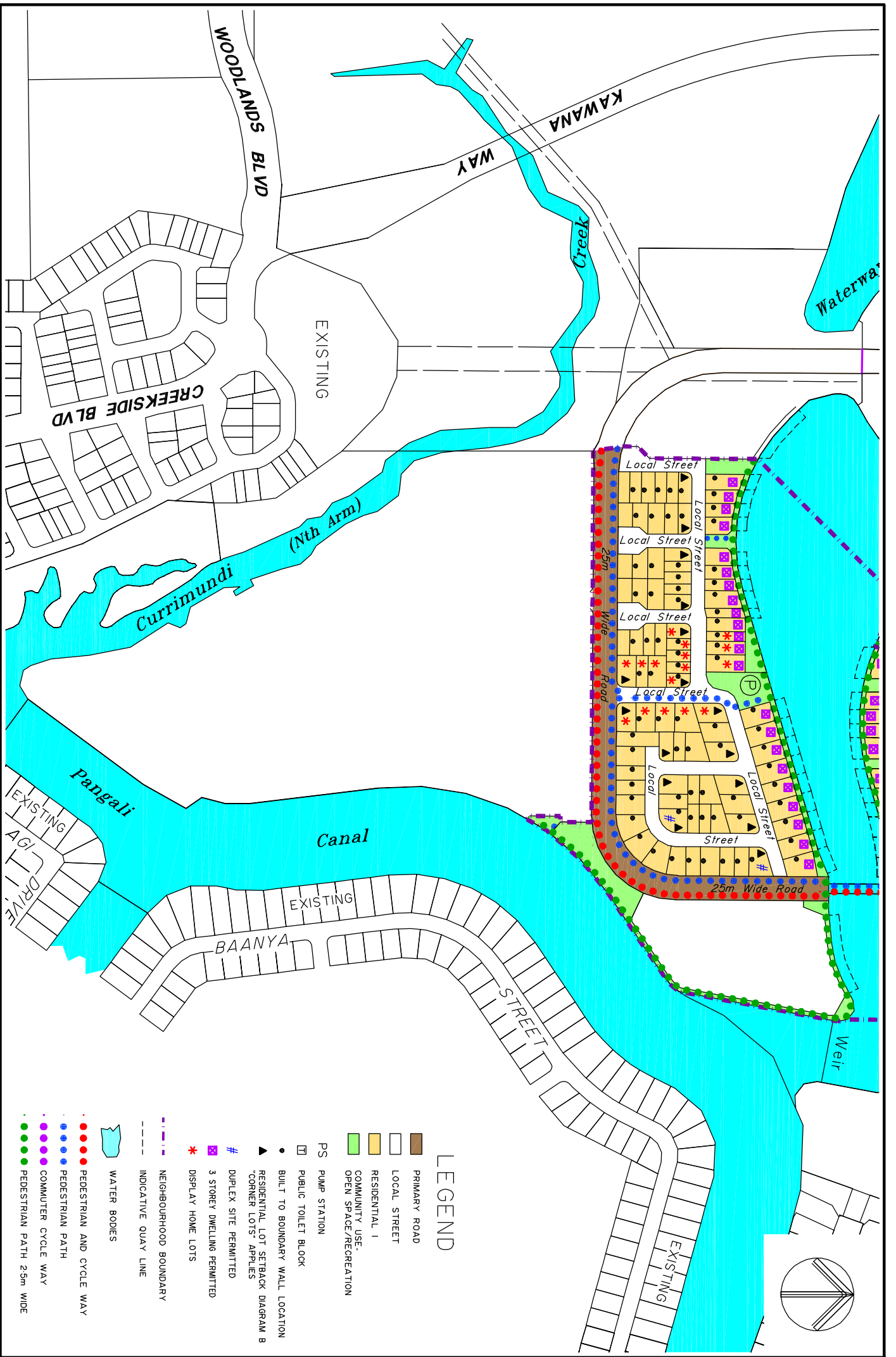


MAP 1 - LOCALITY
SITE DEVELOPMENT PLAN - BIRTINYA



**MAP 2 - LAND SUBJECT OF MASTER PLAN
SITE DEVELOPMENT PLAN - BIRTINYA**

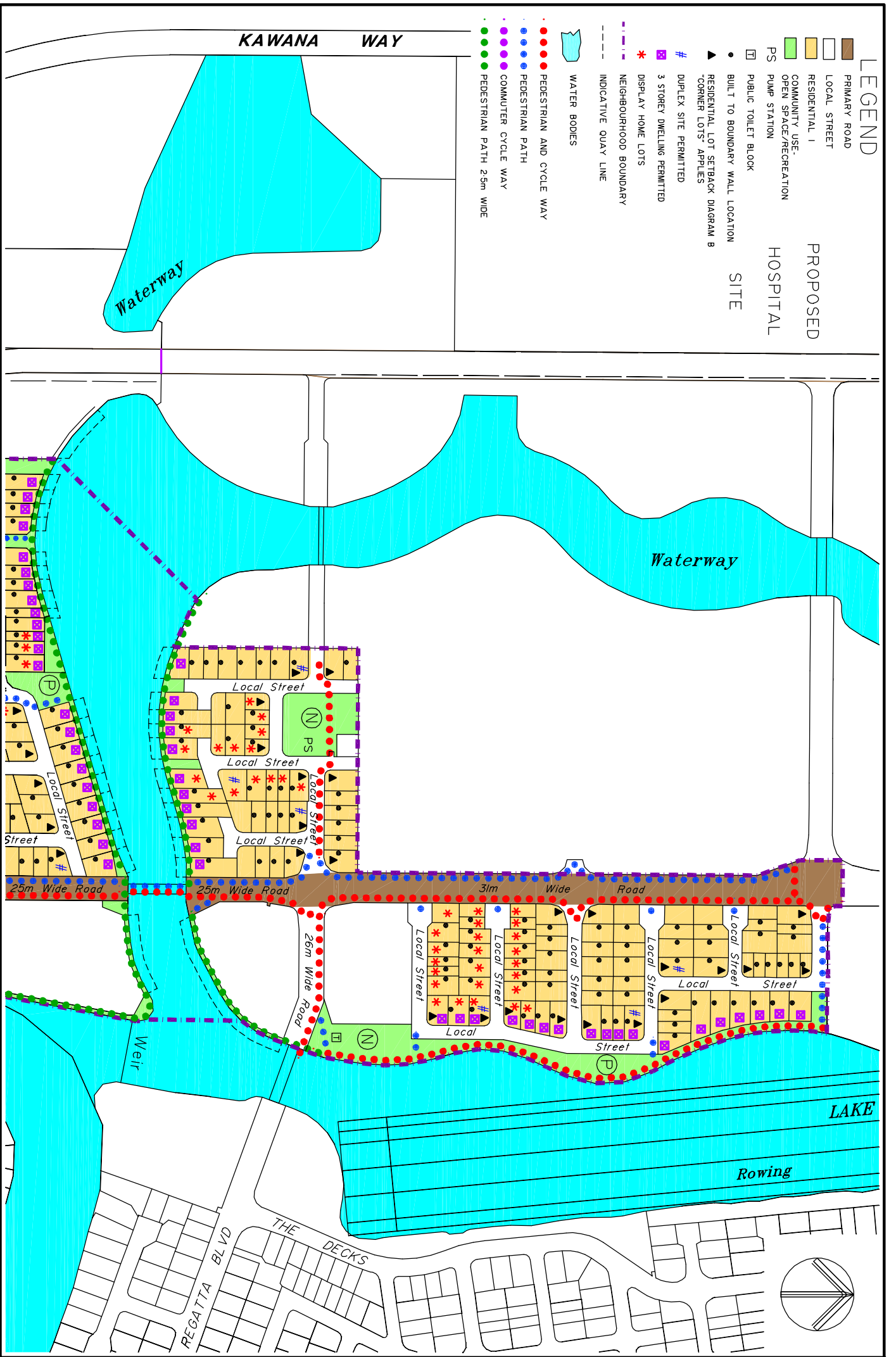
MAP 3A - SITE DEVELOPMENT PLAN

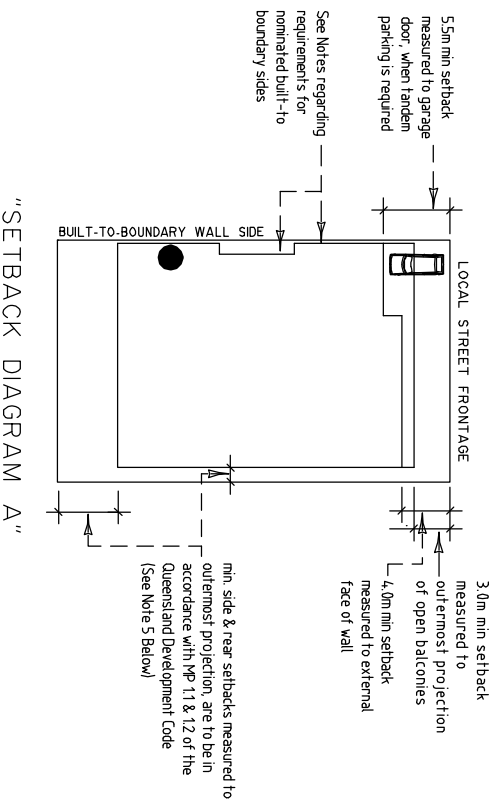


LEGEND

- PRIMARY ROAD
- LOCAL STREET
- RESIDENTIAL I
- COMMUNITY USE / OPEN SPACE/RECREATION
- PS PUMP STATION
- PUBLIC TOILET BLOCK
- BUILT TO BOUNDARY WALL LOCATION
- RESIDENTIAL LOT SETBACK DIAGRAM B "CORNER LOTS" APPLIES
- DUPLEX SITE PERMITTED
- 3 STOREY DWELLING PERMITTED
- DISPLAY HOME LOTS
- NEIGHBOURHOOD BOUNDARY
- INDICATIVE QUAY LINE
- WATER BODIES
- PEDESTRIAN AND CYCLE WAY
- PEDESTRIAN PATH
- COMMUTER CYCLE WAY
- PEDESTRIAN PATH 25m WIDE

MAP 3B - SITE DEVELOPMENT PLAN

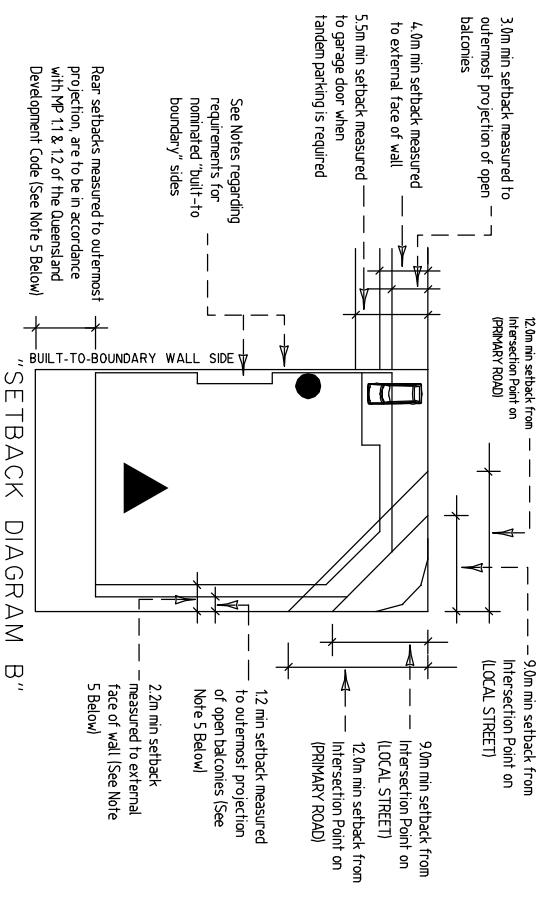




Queensland Development Code (11 March 2010) MP 1.1 & 1.2 – Design and Siting Standard for Single Detached Housing

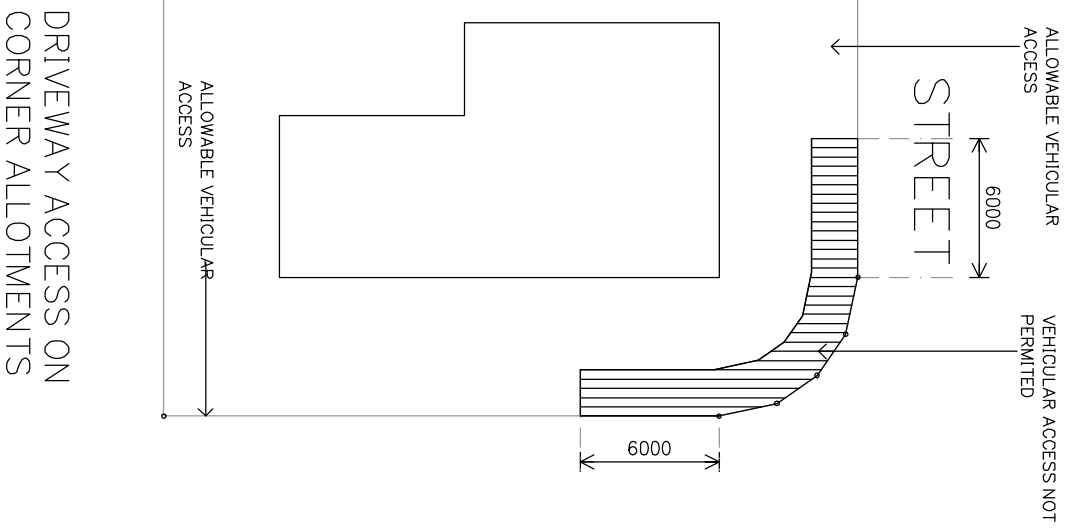
Road Frontage	Minimum Side and Rear Boundary Clearances	
	Height in metres	Building Height 4.5 to 7.5
	over 15.001	1.5000
	14.501 – 15.000	1.4250
	14.001 – 14.500	1.3500
	13.501 – 14.000	1.2750
	13.001 – 13.500	1.2000
	12.501 – 13.000	1.1250
	12.001 – 12.500	1.0500
	11.501 – 12.000	0.9750
	11.001 – 11.500	0.9000
	10.501 – 11.000	0.8250
	10.500 or less	0.7500

minimum side and rear boundary clearances for narrow allotment's being rectangular or near rectangular in shape with a road frontage of 15.5m or less



- 1) On a "built to boundary wall side" a dwelling must comply with 1 of the 3 following options or combination of the 3 options:
 - i) built to boundary – a dwelling is deemed to be built to boundary if any part of an external wall is located between 0.025 and 0.300m.
 - ii) setback 0.9 to the external wall (Openings in this wall are permitted. Eaves are permitted to encroach into the 0.9 setback area).
 - iii) setback in accordance with the Queensland Development Code (measured to OMP).
- 2) Please note that on the nominated built to boundary side, Class 10 buildings are to be setback as if they were Class 1 buildings.
- 3) The maximum length of any "built to boundary" wall is 15m or 50% of the boundary length, whichever is greater.
- 4) PRIMARY ROAD and LOCAL STREET designations are noted on Map 3 (Site Development Plan) of this document.
- 5) Setbacks to services shall be in accordance with the relevant service provider's current standards.
- 6) Side boundary clearances noted also apply to rear boundaries and boundaries where zero setback is not possible.
- 7) Concrete strip to be provided between wall and boundary along that part of wall which is built to the boundary.
- 8) Class 10 buildings and class 10b swimming pools can only be built on a boundary on the designated "Built to Boundary" wall side. On the non-designated "Built to Boundary" wall side and rear boundaries, class 10 buildings and class 10b swimming pools must be setback as per class 1 buildings under the Queensland Development Code MP 1.1 or 1.2.
- 9) Allotment's with an area of 4,50m² or more require an area of at least 25m² with a minimum dimension of 4 metres for private open space.
- 10) Allotment's with an area less than 4,50m² require an area of at least 16m² with a minimum dimension of 4 metres for private open space.
- 11) Carports and garages are designed to be compatible with the dwelling design. Carports and garages are to have a maximum internal width of 6 metres or be 50% of the frontage width, whichever is less. The internal width of a garage / carport may exceed 50% of the lot frontage, where the dwelling is a minimum 2 storeys, the garage/carport is setback a minimum 15 metres behind the external wall or the outermost projection of a verandah of the upper storey/s (not eave), with some textural treatment (supports, arbour, etc) to the ground storey to provide a stronger architectural presences to the street, the driveway location and/or width must not remove on street parking, or street tree planting approved as part of the relevant Operational Works approval/s.

MAP 4 - BUILDING SETBACK PLAN



DRIVEWAY ACCESS ON
CORNER ALLOTMENTS

MAP 5 - ADDITIONAL SITING REQUIREMENTS