

Development Agreement, Development Control Plan 1
- Kawana Waters and Section 6.1.45A
(Development Control Plans under Repealed Act)
of the Integrated Planning Act 1997

**MASTER PLAN NO. 49 (SITE DEVELOPMENT PLAN –
EASTBANK – PRECINCT 10) 2006**

**Approved by Caloundra City Council pursuant to
Master Plan Determination No.
(Approval of Site Development Plan 10 – Eastbank – Precinct 10) 2006
dated / / 2007**

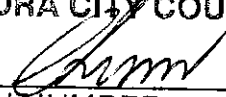
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APPLICATION NUMBER	2006/57-00001
DATE	1 May 2007

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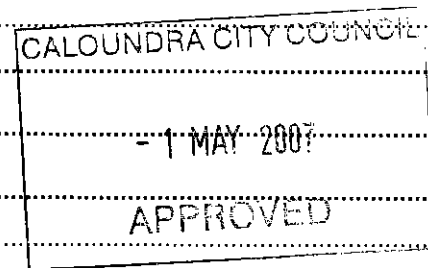
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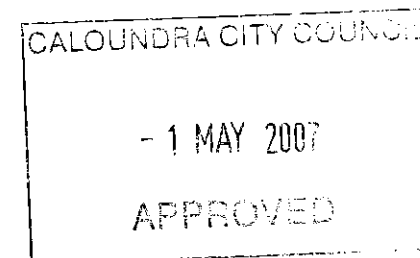
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1 PRELIMINARY

1.1 Citation

1.1.1 This document may be cited as Master Plan No. 49 (Site Development Plan – Eastbank – Precinct 10) 2006.

1.2 Type of Master Plan

1.2.1 This document contains a Site Development Plan for Precinct 10 of Detailed Planning Area 1 as identified in Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

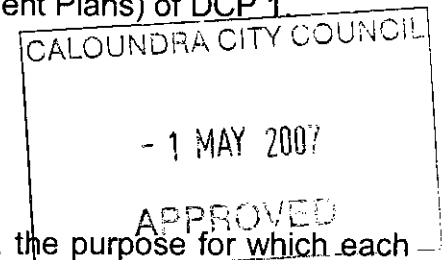
1.3 Legal Requirement for Master Plan

1.3.1 A Site Development Plan is required to be prepared in respect of those parts of DPA 1 identified on Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001, as requiring a Site Development Plan, pursuant to Section 7.4.5.1 (dealing with Site Development Plans) of DCP 1.

1.4 Legal Affect of the Master Plan

1.4.1 The Site Development Plan comprises:

- a) This document which shows the subdivision layout with lot boundaries, the purpose for which each lot may be developed, the movement network including cycle and pedestrian linkages, building set backs, building layout criteria, open space provision and water bodies, access and parking;
- b) a supplementary table of development consistent with the DCP1
- c) Maps 1 - 8 which show in more detail the elements to be identified as required by Section 7.4.5.4 (Site Development Plan) of DCP 1.



2 DESCRIPTION OF LAND

2.1 Location and Description

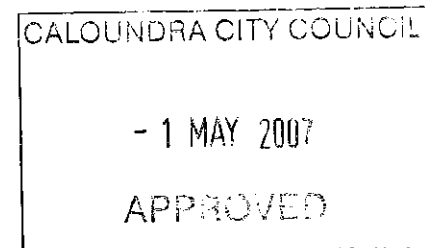
- 2.1.1 The land the subject of this Master Plan is bound by the Council's Eastbank Community Centre and vacant land on the north, Sportsman Parade on the east, the Recreation Lake on the west and undeveloped land on the south.
- 2.1.2 Map 1 – Locality shows the land the subject of Master Plan No. 14, 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.
- 2.1.3 The land the subject of this Master Plan is described as proposed Lot 199 SP169752 and part of Lot 804 SP165752 in the Parish of Bribie, being freehold land.
- 2.1.4 The area of the Site Development Plan is 8013m².

2.2 Zoning Map Description

- 2.2.1 The land the subject of the Site Development Plan is zoned Special Development under the Planning Scheme for Caloundra City.

2.3 Strategic Plan Description

- 2.3.1 The land the subject of the 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

- 2.4.1 The land the subject of the Site Development Plan is also designated as part of Detailed Planning Area 1 on Map 3 of DCP 1 and its intent is described under Section 4.16.2 (b) of DCP 1.

3 APPLICATION OF MASTER PLAN

3.1 Relationship to Higher Order Master Plans

- 3.1.1 The land the subject of the Site Development 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 1 of DCP 1 and being subject to the Community / Commercial Recreation Node Development Criteria defined in Section 7 of the Structure Plan Development Criteria; and
- 3.1.1.2 subject to Structure Plan 2 which shows the area as having pedestrian/cycle links and a Public Access Promenade; and
- 3.1.1.3 subject to Structure Plan 4 which shows the area as having a Village/Neighbourhood Relationship, being Neighbourhood 4 Village 1; and
- 3.1.1.4 subject to Detailed Planning Area Plan, Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001 which shows the area on Map 3 (Land Use Area Precincts) as Precinct 10 of DPA1.

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

4 STRUCTURE OF MASTER PLAN

4.1 The Site Development Plan Comprises:

- 4.1.1 Subdivision layout with lot boundaries as specified in Section 5 (Subdivision Layout) of this document;
- 4.1.2 The purpose for which each lot is to be developed as specified in Section 6 (Defined Uses) of this document;
- 4.1.3 Movement Networks including cycle and pedestrian linkages as specified in Section 7 (Movement Networks) of this document;
- 4.1.4 Building Layout Criteria as specified in Section 8 (Building Layout) of this document;
- 4.1.5 Open Space Provision and Water Bodies as specified in Section 9 (Open Space and Water Bodies) of this Document;
- 4.1.6 Access and Parking Provision as specified in Section 10 (Access and Parking) of this document;
- 4.1.7 Implementation of Urban Design Performance Criteria as specified in Section 11 (Implementation of Urban Design Performance Criteria) of this document;
- 4.1.8 Implementation of Site Development Plan Design Parameters as specified in Section 12 (Implementation of Site Development Plan Design Parameters) of this document;
- 4.1.9 Maps as specified in Section 13 (Maps) of this document;

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- 4.1.10 Statement of Compliance as specified in Section 14 (Statement of Compliance) of this document;
- 4.1.11 Interpretation Rules as specified in Section 15 (Interpretation Rules) of this document; and
- 4.1.12 Supporting Information as specified in Section 16 (Supporting Information) of this document.

5 SUBDIVISION LAYOUT

- 5.1.1 The Subdivision Layout with lot boundaries for the Site Development Plan is indicated on Map 3 (Dimensions Plan) of this document.

6 DEFINED USES

6.1 Defined Uses

- 6.1.1 The land the subject of the Site Development Plan shall be developed from the defined uses specified in the Supplementary Table of Development of this Document.

6.2 Development Criteria

- 6.2.1 The land the subject of the 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 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.
- 6.2.2 The land, the subject of the Site Development Plan, shall be subject to the Development Criteria specified in Section 6.2 (Development Criteria) of Master Plan No. 14 (~~Detailed Planning Area Plan~~ – Eastbank / Regatta North) 2001.

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7 MOVEMENT NETWORKS

- 7.1.1 Movement Networks including Cycle and Pedestrian Linkages are indicated on Map 4 (Vehicular Movement Network) and Map 5 (Pedestrian/Cyclist Movement Networks) of this document.

8 BUILDING LAYOUT

8.1 Building Layout

- 8.1.1 Building layouts are not defined on the Site Development Plan and should be provided as part of a Material Change of Use application. Implementation of urban design performance criteria in Section 11 of this document provides controls on building setback, building envelopes, built to boundary locations, parking requirements and landscaping which will dictate to a great extent, the layout and design of a building on a lot.

9 OPEN SPACE AND WATER BODIES

- 9.1.1 Open Space areas and Water bodies are indicated on Map 6 Site Development Plan of this document. Landscape concept plans for the open space are to be prepared as part of the Material Change of Use application.

10 ACCESS AND PARKING

- 10.1.1 Vehicular access to development areas is restricted to those points nominated on Map 4 – Vehicular Movement Network of this document. Provision for parking is controlled through Section 7.0 Urban

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Design Performance Criteria in Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001 and Section 11 Implementation of Urban design performance Criteria of this document.

11 IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA

11.1 General

11.1.1 The Urban Design Performance Criteria defined in Section 7.0 of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001 will be implemented in the Site Development Plan in accordance with the acceptable solutions detailed in the following Sections 11.2 - 11.6 of this document.

11.2 Lot Layout

11.2.1 The lot layout for the Site Development Plan is shown on Map 3 (Dimensions Plan) of this document. This lot layout demonstrates the following:

- Vehicular access to this lot will be restricted to the points nominated on Map 4 – Vehicular Movement Network.
- Pedestrian access is available to this lot from the open space area.
- Tenure of each lot will be dependent upon the developer and end user of the lot.

11.3 Building Design and Appearance

11.3.1 The following criteria should be complied with in relation to building design and appearance and should form part of a Material Change of Use application. Other alternative or innovative solutions will be

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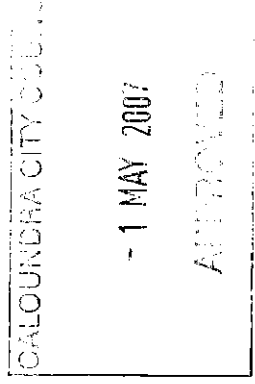
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considered on their merit if it can be demonstrated that they can achieve a high standard of building design which fulfils the outcomes detailed in Section 7.3 of Masterplan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

11.3.2 Building Setbacks

11.3.2.1 Building Setbacks for the Site Development Plan are detailed on Map 6 (Site Development Plan) of this document. These Building Setbacks demonstrate the following:

- Buildings along Sportsmans Parade have minimum 3m setbacks to the building wall. These setbacks provide a solid built form to reinforce the street edge. Awnings to all buildings on these allotments are permitted to encroach within the transitional zone
- Buildings for commercial or community development should demonstrate transitional building elements (eg entry canopies, covered walkways, pergolas, screens, horizontal, vertical and oblique shade devices, minor canter levered building elements, planter boxes, seating, sculptural elements or the like) which provide a transition in terms of bulk and scale between the pedestrian streetscape and the building frontage within the nominated transition zone setback 0-3m from the front property boundary. The building elements should define points of entry and create an identity in terms of building design and appearance.
- Buildings to be setback from the lakefront boundary to create and define nodes of activity, attractive spaces for public interaction and to provide a transitions to the lake edge.
- Buildings to be setback a minimum of 3m from all other boundaries.



11.3.3 Building Bulk and Scale

11.3.3.1 Details of building bulk and scale for the Site Development Plan should be provided as part of a Material Change of Use application for any building arising from Column 2 uses of Table 1 – Supplementary Table of Development – Precinct 10, of this document. The Material Change Of Use application should demonstrate the following:

Avoid blank façade walls

- Ensure the length of a uniform elevational treatment visible to public road, streets or parks without variation or articulation is no more than 10m.

Projecting planes of the façade and a stepped façade profile

- Create variation in the plane of façades visible to public road, streets or parks through recessing and projecting areas or elements to create distinctive areas of solid and void.
- ❖ Each recessed area or projected area should be a minimum of 1.0m in depth and cover a minimum area of 3sqm.

Recessing Lower Floors and rooflines

- Recess lower floors and incorporate colonnades or feature elements to create human scale in the building and further reinforce the street edge. Where colonnades or feature elements are used these should be located within the transitional zone setback 0-3m from the front property boundary and recessed areas of the main building form should be setback a minimum of 3m from the property boundary.
- Buildings which exceed 2 storeys in height should have a stepped building form to break up the bulk and scale of buildings; and

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- Buildings which exceed 3 or more storeys should be designed to have very distinctive parts: a base, middle and top (known as a tripartite arrangement) to breakdown the scale and bulk of the building and create a visually interesting building form.

Projecting building entry canopies

- Provide articulated building entrances to break up the building mass.

Utilizing Screens, pergolas or awnings

- Create variation in the external materials to break up the façade by utilizing screens, pergolas, awnings or other materials.

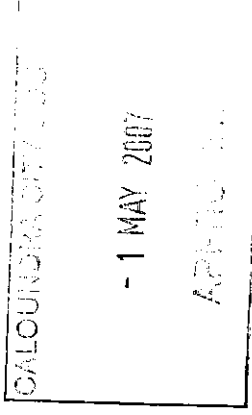
Limit Building Length to Street Frontage

- The length of the street front building façade (adjacent Sportsmans Parade) for Commercial and/or Community development within Precinct 10 shall not exceed 60% of the precinct road frontage.

11.3.3.2 Details of building bulk and scale for any building arising from Column 1 uses of Table 1 – Supplementary Table of Development – Precinct 10 of this document, while a permitted use, will also demonstrate compliance with the requirements relative to a Material Change of Use as referred to in section 11.3.3.1.

11.3.4 Street Address

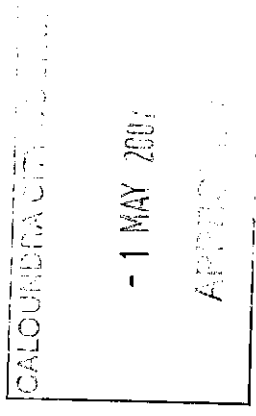
11.3.4.1 Attractive street address is achieved by the following:



- Along Sportsmans Parade, the provision of 3m building setbacks allows for buildings to be built up to or close to the street front boundary if appropriate and to incorporate verandahs/colonnades in the building design within the transitional zone.
- Buildings fronting the lake should provide a sheltered pedestrian environment and create places for public interaction;
- Details of how building designs address the waterfront are to be provided as part of a Material Change of Use application;
- Where buildings have dual frontages to roads and/or the lake, the design of building facades are to present to both frontages to provide an attractive 'street address' and 'lakefront transition'.
- Vehicle unloading and outdoor storage areas are unobtrusive from the street and lake and screened by landscaping or other appropriate materials.

11.3.5 Architectural Character

- 11.3.5.1 Assessment of Architectural Character for the Site Development Plan should be undertaken as part of a Material Change of Use Application, for any building arising from Column 2 uses of Table 1 – Supplementary Table of Development, of this document. The implementation of the Urban Design Performance Criteria under Section 7.3.4 (Architectural Character) of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001 should reflect the following principles:



Façade Treatment

- Façade elements should be broken down with feature elements such as external devices, integration of secondary materials, textures and colours, finishes, protrusions and penetrations.
- The innovative use of advanced technical products, finishes and materials is encouraged.
- Façade treatments may incorporate light-weight materials and finishes to provide interest and indicate an emerging north coast architectural style.

Entry to buildings

Entries to buildings should relate to their use (pedestrian/vehicular) in terms of scale and bulk:

- Provide a clear hierarchy of entrances for independent buildings
- Provide generous, uncluttered, open transition space to main building entrances
- Ensure the form of the entry statements are integrated into the form of their respective buildings
- Ensure good visibility of entry statements from all pedestrian path approaches

Integration Between building and Landscaping

- The hard and soft elements of landscaping in courtyard areas should continue up to the building edge and, where applicable, into the building curtilage, eg ground cover material of the open space taken into verandah areas or under sun shading devices. FRANCIS JOHNSON

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- Buildings or building elements may also come forward into the landscaping or the courtyard area with entry canopies or covered walks from visitor parking areas.

Building Orientation and Siting

The design of buildings should consider the following natural, functional and aesthetic opportunities presented by a site:

- Topography and how the building and car parks relate to the site
- Vehicular and pedestrian access
- Building orientation to maximise aspect and views
- Building orientation and use of landscape open space and public areas
- Building orientation and siting to optimise the use of natural resources eg sun, wind, water
- Building siting in relation to access, adjoining development, the waterfront promenade and Lake Kawana.

11.3.5.2 Assessment of Architectural Character for any building arising from Column 1 uses of Table 1 - Supplementary Table of Development of this document, while a permitted use, will also reflect compliance with the requirements relative to a Material Change of Use as referred to in section 11.3.5.1

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11.4 Landscape /Open Space

11.4.1 Open Space

11.4.1.1 Open Space design for the Site Development Plan is detailed on Map 7 (Landscape Details) of this document. This design demonstrates the following:

11.4.1.2 Public Open Space

- Provision of a 'waterfront promenade' along the lake edge. This promenade provides continual pedestrian access along the lake edge. The waterfront promenade provides a range of lake edge treatments including informal boulder edge, informal sand 'beach' edge and formal hard revetment edge (refer Map 8 - Open Space Designs (Typical Sections)).
- Provision of water access along part of the waterfront promenade park. The beach areas in the southern part of the precinct will provide substantial water access to the lake.

11.4.1.3 Outdoor Deck / Dining / Viewing Platform

- Outdoor deck/dining areas may be permitted within the Public Access Promenade, in accordance with Table 1 and Map 9 of Master Plan No. 14.
- The extent of the outdoor deck/dining area and any associated structures must not interfere with pedestrian movement and must be compatible with the Landscape Open Space Outcomes.
- The design of the outdoor deck/dining area must:
 - ❖ Be limited to a deck, balcony or other similar structure which may be covered to ensure the area is suitable for a range of weather conditions;

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- ❖ Not be enclosed;
- ❖ Not exceed 20% of the total length of frontage of the Precinct to the Public Recreation Lake;
- ❖ Contain a 3 metre wide pedestrian/cycle path within the Promenade and a 3 metre buffer or appropriate barrier between the outdoor deck/dining area and the pedestrian/cycle path.
- ❖ Have a minimum 3m wide dining area (where dining areas directly adjoin the lake edge).
- ❖ Be of a high quality design which integrates with the architectural character and design of the adjacent development and the Public access Promenade.
- ❖ Be identified at the time of the applicable Material Change of Use development application.
- ❖ Be designed to facilitate disabled access.

11.4.1.4 Private Open Space

- Tree planting should be provided to landscape frontages that will achieve a canopy spread over a minimum of 50 % of the site frontage length within 5 yrs of planting.
- Planting is provided along large featureless walls that will at maturity screen a minimum 30% of the building elevation.
- A minimum of 25% of all trees provided on site are capable of growing above 3m.
- Planting should be integrated with that of the public areas.

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- On allotments, all areas outside of the building footprint should be landscaped to create a park like setting and be integrated with the Public Access Promenade.

11.4.2 Landscape Character

11.4.2.1 Landscape Character for the Site Development Plan is to be detailed with the lodgement of a Material Change of Use development application. This Landscape Character is to demonstrate the following:

- Water is an important element in the landscape design and must be taken into consideration when designing landscaping in public and private areas.
- Treatment of 'streets as parks' through the provision of street tree planting along footpaths.
- Consistent and coordinated street tree and general planting structure has been created through a distinctly urban landscape theme focussed on formality and order. The landscape of open spaces is characterised by a formal urban style to all hard and soft landscape elements with a strong emphasis on formal linear and geometric shapes influenced strongly by views towards the lake and along streets.
- More intensive landscape and urban design treatments should be provided at major and minor entries to identify points of arrival and define the entry into the area.

11.4.3 Lighting

11.4.3.1 Details of lighting design will be provided as part of an Operational Works Application, but should satisfy the outcomes of Urban Design Performance Criteria in section 7.4.4 of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank/Regatta North) 2001.

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11.4.3.2 Lighting design is to be:

- Lightweight, sculptural, integrated into landscape of streetscape;
- installed in accordance with the relevant Australian Standards;
- Designed to mitigate the impacts of vandalism.

11.4.4 Entry Points and Signage

11.4.4.1 All signage is to be in accordance with Council's Signage Policy, as well as designed to satisfy the outcomes of the Urban Design Performance Criteria in Section 7.4.5 of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank/Regatta North) 2001.

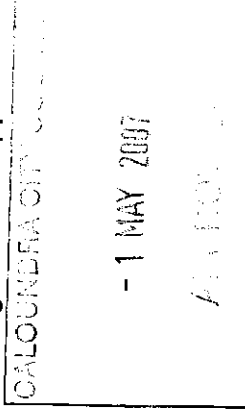
11.4.4.2 The location and details of minor entry points will be provided as part of an Operational Works Application.

11.5 Car Parking and Access

11.5.1 Car Parking Details for the Site Development Plan should be provided as part of a Material Change of Use application for column 2 use arising out of Table 1 – Supplementary Table of Development of this document.

11.5.2 Carparking will be provided in accordance with Part 3, Section 3.1 of the Planning Scheme for Caloundra City Council, for column 1 and column 2 uses arising out of Table 1 – Supplementary Table of Development of this document.

11.5.3 Any relaxations to parking requirements should be applied for at the Material Change of Use Application stage, or as agreed by Council for column 1, permitted uses.



- 11.5.4 The design of all car parking is to be provided in accordance with Council's Car Parking Policy 3.1/01, Section 6.2.5 (Development Criteria – Car parking) of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank/Regatta North) 2001, Urban Design Performance Criteria expressed in Section 7.5 (Car Parking and Access) of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank/Regatta North) 2001 and Section 10 (Access and Parking) of this Master Plan. The design of car parking and access is to comply with the following:
- 11.5.4.1 Carparking and access is to be provided so that it is in a 'park-like' setting, safe, visible, and convenient and being of minimal visual impact on buildings, streetscape and their immediate environment.
 - 11.5.4.2 On-site parking areas are to be incorporated into the building design and located to the side or rear of buildings. Where parking is directly adjacent to buildings, carparks or similar structures should be utilised and extend over such spaces. Such structures shall be integrated with or compliment the architecture of the building. Landscaping and architectural built form should be the predominant elements for all street frontages.
 - 11.5.4.3 All carparking areas are to be screened by landscaping complementary to the general landscape of Eastbank and in accordance with the landscape requirements set out in Council's Car Parking Policy 3.1/01.
 - 11.5.4.4 Relaxations to the 4m landscape buffer to street frontages, where adjacent to carparks areas, as required by Council's Parking Policy, may be permitted in accordance with Council's Local Planning Policy for Parking. Such a relaxation must be supported by detailed landscape plans showing dense planting to the buffer areas. Proposals must be accompanied by a detailed landscape plan and palette of appropriate species.
- 11.5.5 Vehicular access to any development within Precinct 10 from Sportsmans Parade will be limited to those points indicated on Map 4 – Vehicular Movement Network of this document.

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11.6 Movement Networks

11.6.1 Vehicular Movement

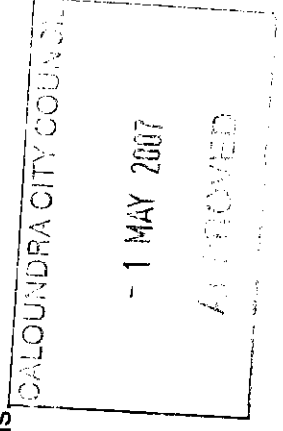
11.6.1.1 The Vehicular Movement Network is restricted to Sportsmans Parade fronting the site, the subject of this Master Plan. This Vehicular Movement Network demonstrates the following:

- Provision of a road hierarchy to carry traffic through efficiently, directly and safely, and the treatment of 'streets as parks' through an incorporated landscaped streetscape network considering aesthetics and the amenity of adjacent land uses.
- Compliance with council standards regarding sufficient width of carriageway and verge allowing streets to perform their designated functions within the street network.
- Provision of access to all lots is limited to locations shown on Map 4 – Vehicular Movement Network, thus maximising street frontage available for on street parking.

11.6.2 Pedestrian/Cyclist Movement

11.6.2.1 Pedestrian/Cyclist Movement Networks for the Site Development Plan are detailed on Map 5 (Pedestrian/Cyclist Movement Networks) of this document. This Pedestrian/Cyclist Movement Network demonstrates the following:

- Provision of pathways for pedestrian and cyclist movement providing north south connectivity with other community facility areas, recreational areas along the lake edge as well as internally within the Master Plan area. These include the waterfront promenade and footpaths alongside all streets.
- Provision of street tree planting and landscaping to all footpaths



- Details of signage and hard/soft landscape structures will be provided as part of an operational works application.

12 IMPLEMENTATION OF SITE DEVELOPMENT PLAN DESIGN PARAMETERS

12.1 Requirement for a Site Development Plan

- 12.1.1 A Site Development Plan is required under Section 9.1 of Master Plan No. 14 (Detailed Planning Area Plan Eastbank / Regatta North) 2001.

12.2 Development Within a Site Development Plan

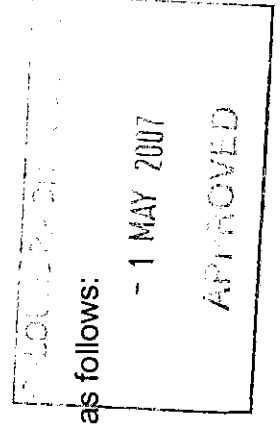
The land the subject of the Site development Plan will be developed in accordance with DCP 1 Section 4.16.2 (b), the uses listed in Section 7.4 of the Structure Plan Development Criteria and Section 8 of Master Plan No.14 Detailed Planning Area Plan - (Eastbank / Regatta North) 2001.

- 12.2.1 Land uses within the Site Development Plan shall be restricted to those specified in the Supplementary Table of Development in Table 1 and to the Development Criteria contained in Section 6.2.1 of this document.

- 12.2.2 All Development within the Site Development Plan shall be in accordance with Section 11, Implementation of Urban Design Performance Criteria, of this document.

12.3 Content of a Site Development Plan

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



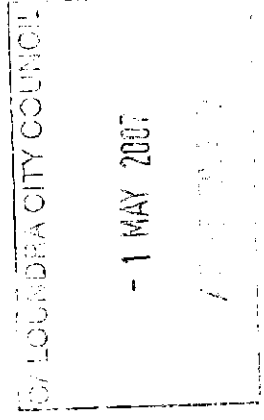
- 12.3.1 Lot Layout (refer Map 3 – Dimensions Plan and Section 11.2 of this document);
- 12.3.2 Building Setbacks (refer Map 6 – Site Development Plan and Section 11.3.2 of this document);
- 12.3.3 Building Envelopes on land within the Site Development Plan is not deemed appropriate;
- 12.3.4 Building Layout on land within the Site Development Plan is not deemed appropriate;
- 12.3.5 Building Appearance (as specified in Section 11.3 of this document);
- 12.3.6 Parking and Access (refer Maps 4 Vehicular Movement Network, Map 6 - Site Development Plan and Section 11.5 of this document);
- 12.3.7 Open Space (as specified in Section 11.4 of this Document);
- 12.3.8 Landscape Concepts (refer Map 7 - Landscape Detail and Section 11.4 of this document);

13 MAPS

13.1 This Site Development Plan Comprises the Following:

13.1.1 Maps

- a) Map 1 – Locality
- b) Map 2 – Land Subject of Master Plan
- c) Map 3 – Dimensions Plan
- d) Map 4 – Vehicular Movement Network
- e) Map 5 – Pedestrian/Cyclist Movement Networks
- f) Map 6 – Site Development Plan



- g) Map 7 – Landscape Details
- h) Map 8 – Open Space Design (Typical Sections)

13.1.2 Tables

- a) Table 1 - Supplementary Table of Development

14 STATEMENT OF COMPLIANCE

14.1 Requirements

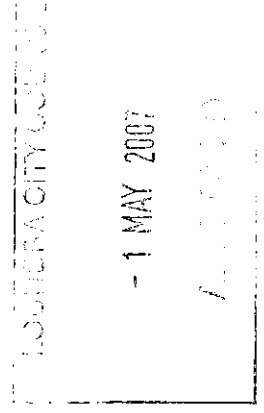
14.1.1 The Site Development Plan must comply with:

- a) The Structure Plan;
- b) Master Plan Determination No. 1 (Approval of Structure Plan) 1999;
- c) The Planning Scheme including DCP 1;
- d) Development Agreement;
- e) Development Lease No. 2;
- f) Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001

14.2 The Structure Plan

14.2.1 The Site Development Plan complies with:

- 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 Community Commercial Recreation Node as specified in Section 7.3 (Intent of the Community Commercial Recreation Node Development Criteria) 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 Community Commercial Recreation Node as specified in section 7.4 (Structure of the Community Commercial Recreation Node) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999 as it applies to DPA 1; and
- 14.3.1.3 it does not contain a development other than a public purpose or public utility provided for in Section 7.4, Structure of the Community Commercial Recreation Node, 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 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.

WALLOUNDRA CITY COUNCIL
- 1 MAY 2007
ACCEPTED

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 (Development Lease No.2) and 7.4 (Preparation of Master Plan) of DCP 1.

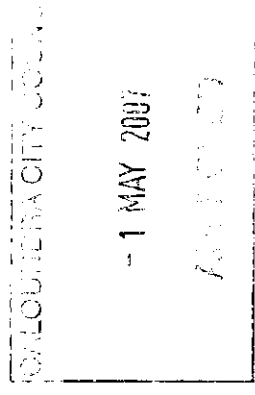
14.7 Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001

14.7.1 The Site Development Plan is consistent with the requirements of the Site Development Plan Design Parameters as specified in Section 8 and Urban Design Performance Criteria as Specified in Section 7 of Approved Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

14.8 Relaxations

Relaxation is sought for the following on this Site Development Plan:

- 14.8.1 A relaxation of parking requirements may be sought where it can be demonstrated that on street car parking exists to service the development, with such relaxation to be applied for at the Material Change of Use Application.
- 14.8.2 Relaxation for carparking requirements in relation to buffer planting must be made at the time of relevant MCU and supported by detailed plans and species palette in accordance with section 11.5.4.4 of this Site Development Plan.

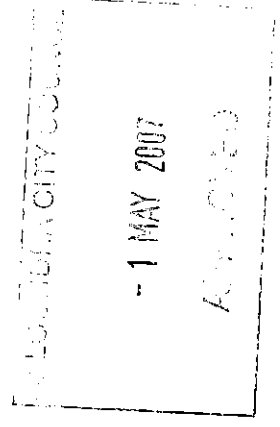


15 INTERPRETATION RULES

- 15.1 Terms used in this Site Development 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 Site Development Plan.
- 15.2 Interpretation of words on terms used in this Site Development 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.

16 SUPPORTING INFORMATION

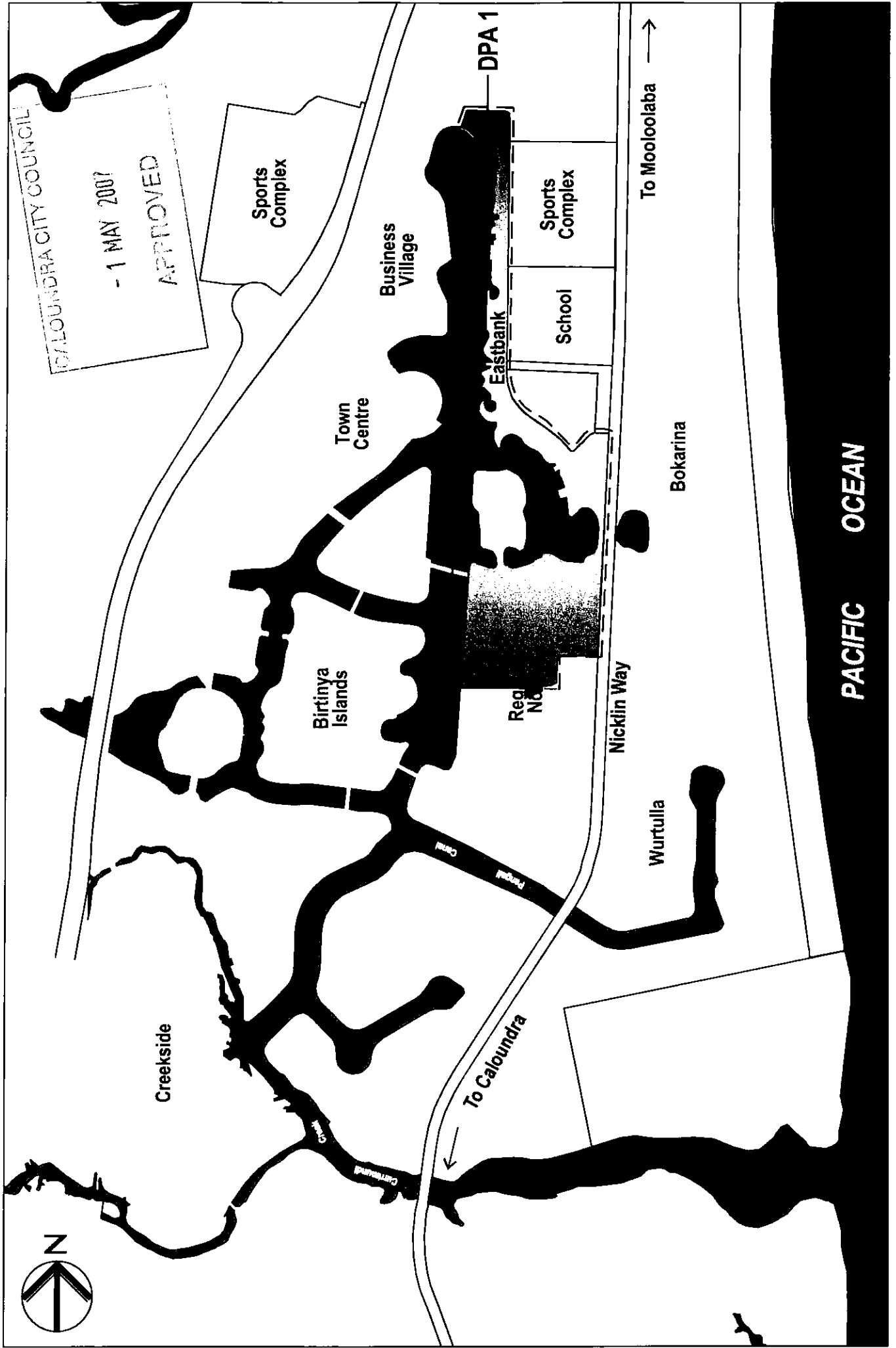
A Detailed Acoustic Report should be provided in association with any use proposed in a Material Change of Use application (if appropriate) arising out of any requirement of this Master Plan, or where the use is a permitted use not requiring a Material Change of Use application, in association with a Building Approval application, if appropriate.



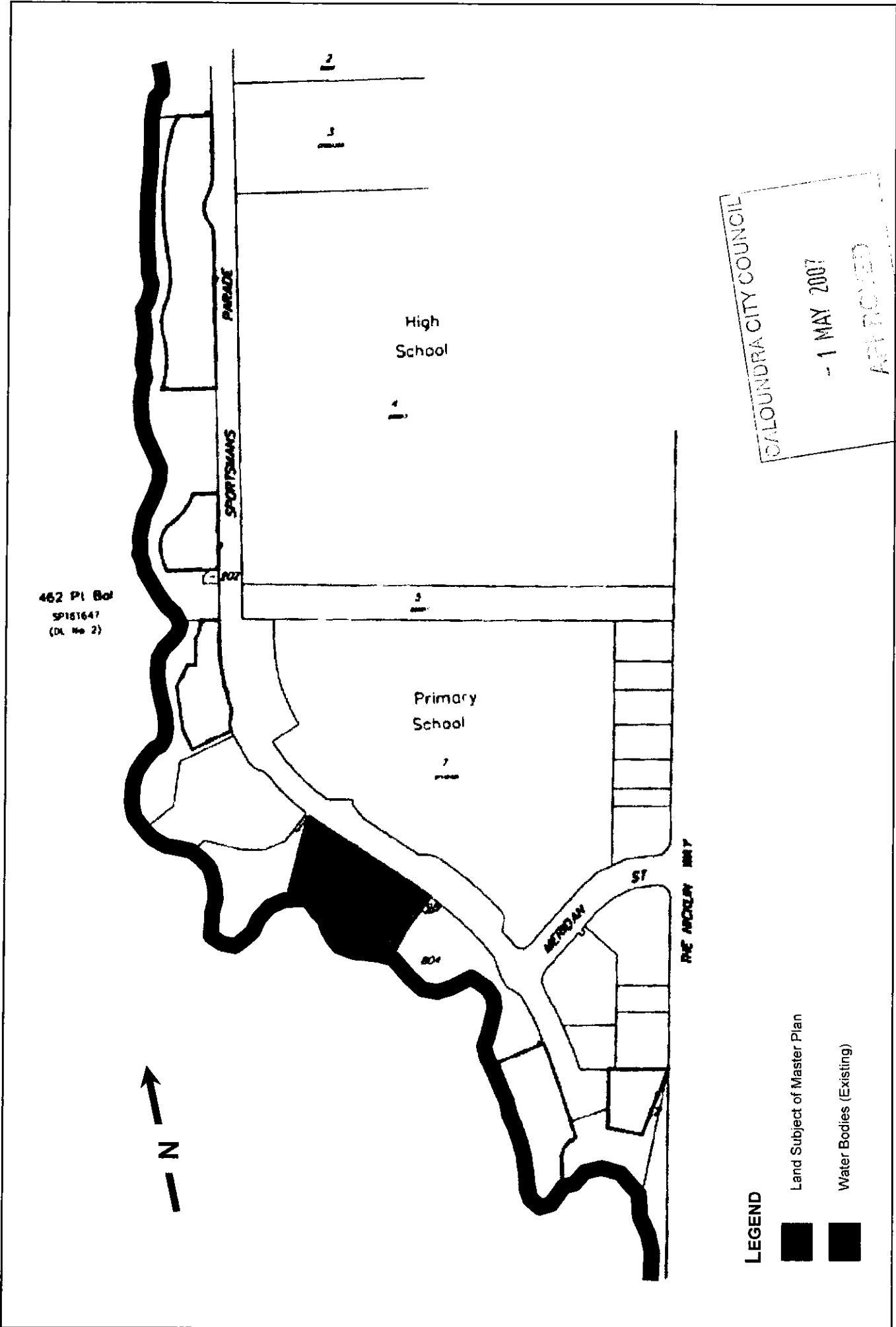
**TABLE 1
SUPPLEMENTARY TABLE OF DEVELOPMENT – PRECINCT 10**

PRECINCT	COLUMN 1 PERMITTED USES	COLUMN 2 PERMITTED SUBJECT TO CONDITIONS	COLUMN 3 CONSENT REQUIRED	COLUMN 4 PROHIBITED USES
Precinct 10	<ul style="list-style-type: none"> • Park • Public Purpose • Public Utility (excluding telecommunications facility) 	<ul style="list-style-type: none"> • Restaurant • Food Outlet (limited to kiosk and not including a drive through facility) • Landing • Child Care Centre • Outdoor Entertainment 		<ul style="list-style-type: none"> • Uses not listed in Column 1, 2 and 3

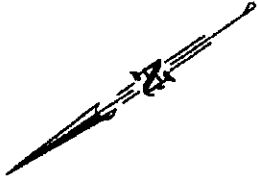
WILSONVILLE CITY COUNCIL
- 1 MAY 2007
APPROVED



MAP 1 - LOCALITY



MAP 2 – LAND SUBJECT OF MASTER PLAN



7
SPI68408

Sportsmans
FUTURE
NEW ROAD

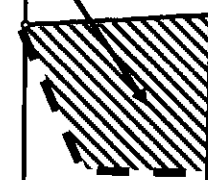
PARADE

Road
SPI65752
632m²

198
SPI63752

200
SPI65752

199
SPI69752
3080m²



804
(Proposed Park)
SPI65752
430/m²

804
SPI65752

Precinct 10
Precinct 11

Precinct 9 25-4
Precinct 10

804
SPI65752

462 Bal
SPI6647

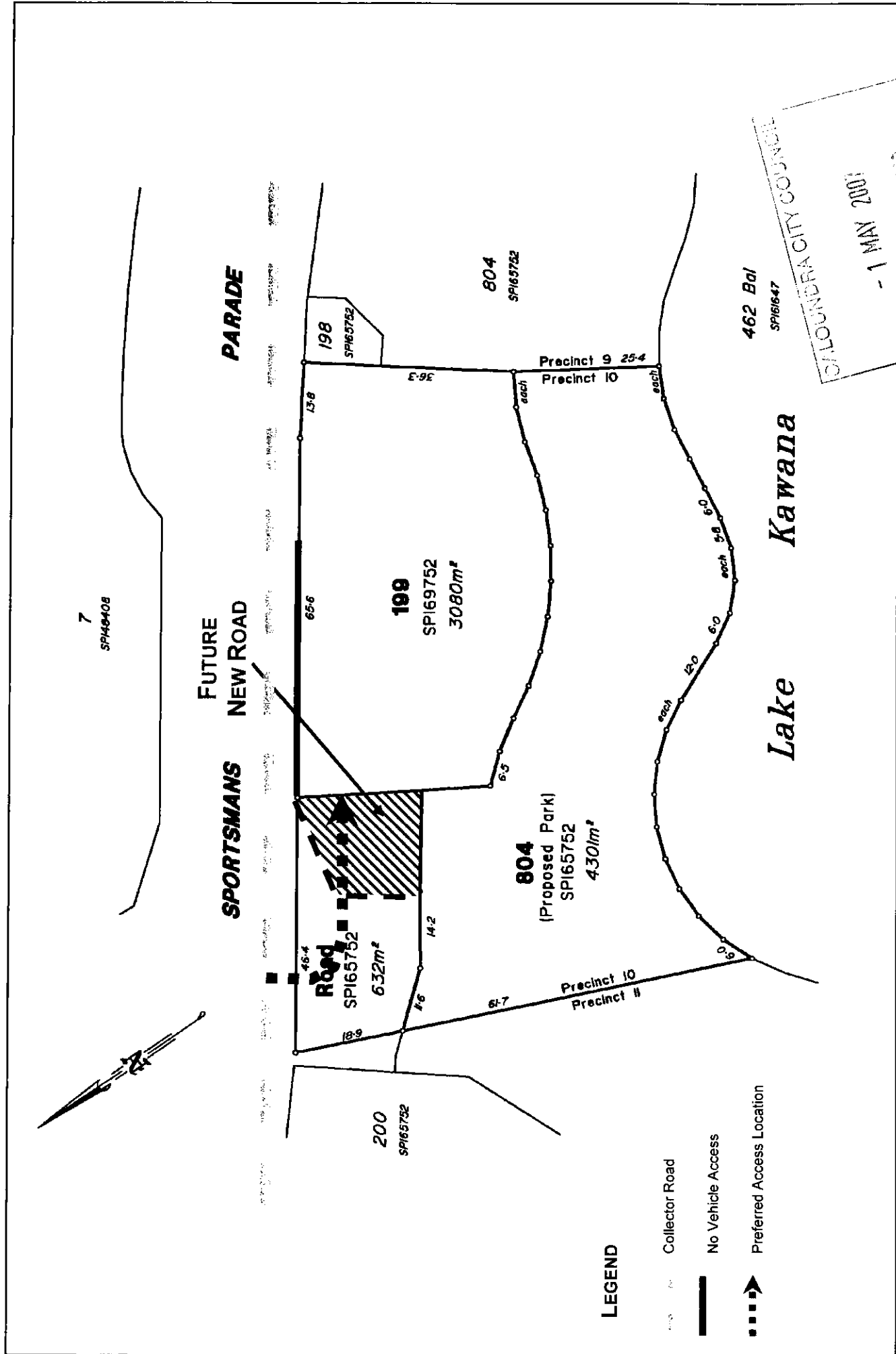
Lake Kavana

GAILOUNDRY CITY COUNCIL

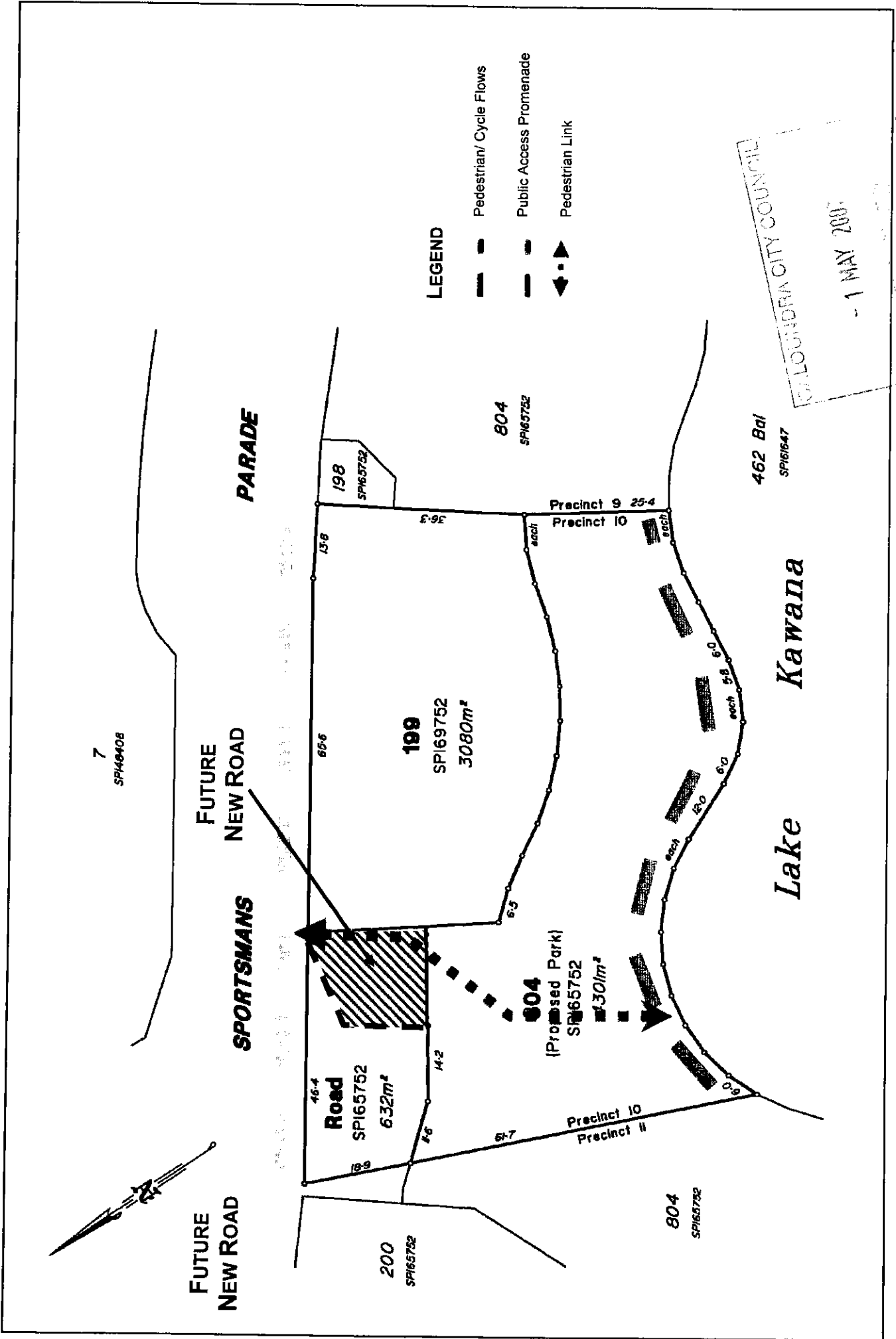
- 1 MAY 2007

APPROVED

MAP 3 – DIMENSIONS PLAN

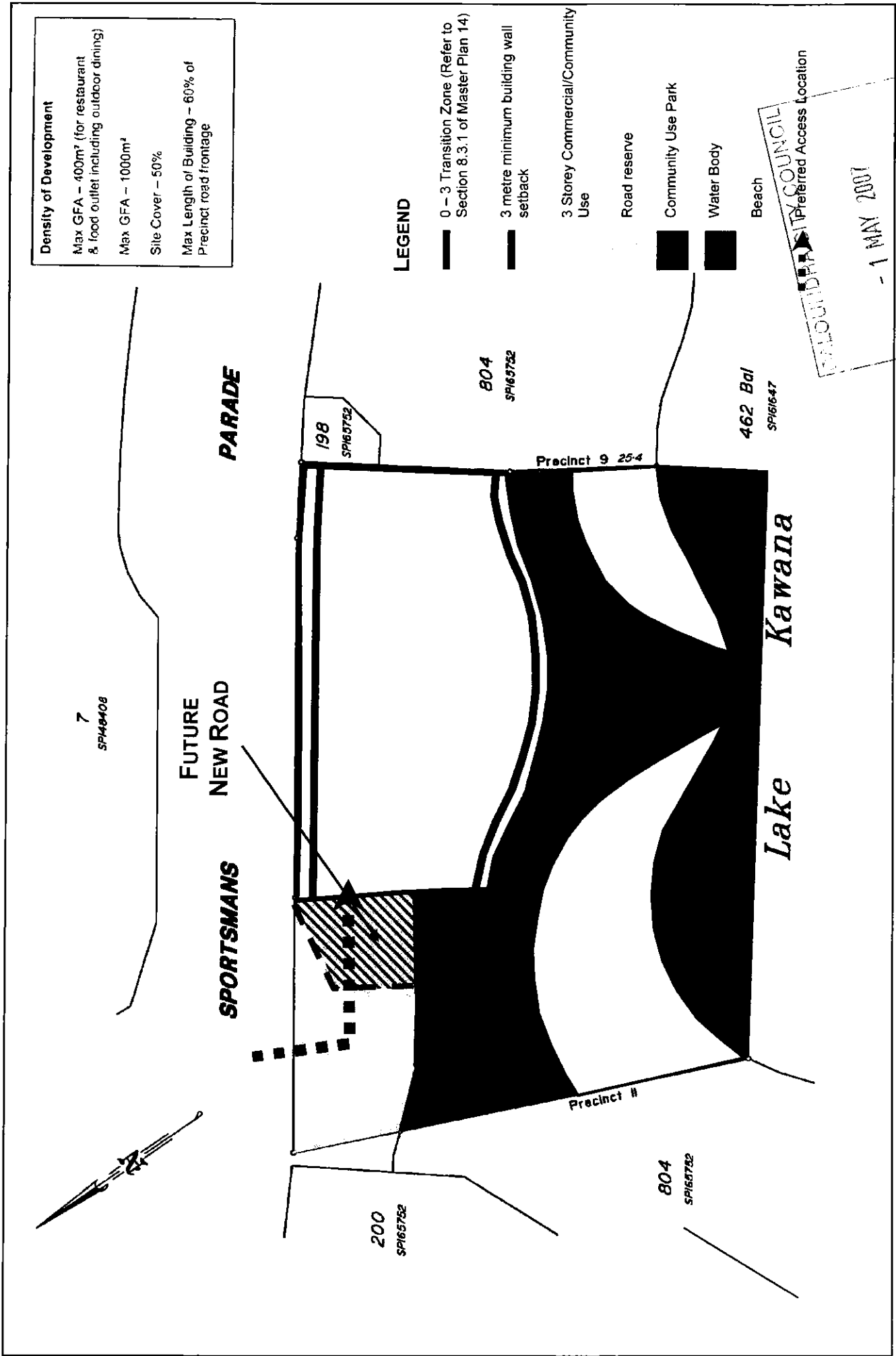


MAP 4 – VEHICULAR MOVEMENT NETWORK

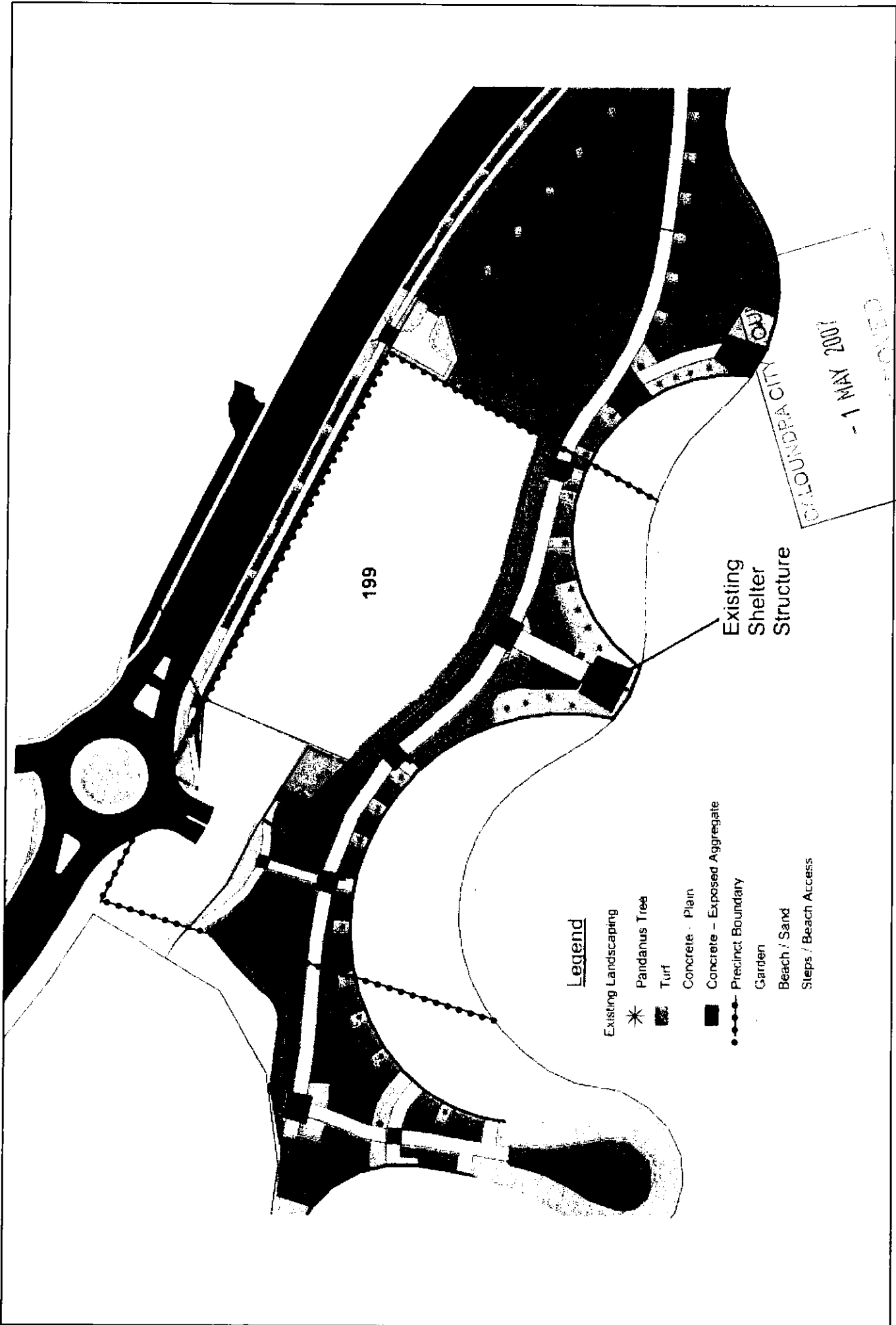


OTLOUTDRIN CITY COUNCIL
 - 1 MAY 2005

MAP 5 – PEDESTRIAN/CYCLE MOVEMENT NETWORKS



MAP 6 – SITE DEVELOPMENT PLAN



Legend

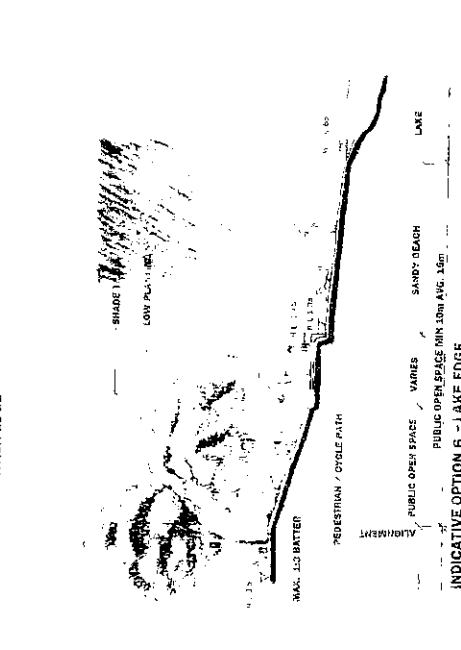
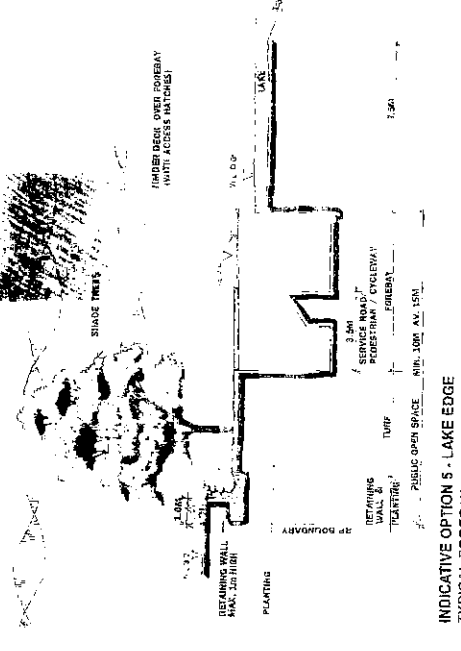
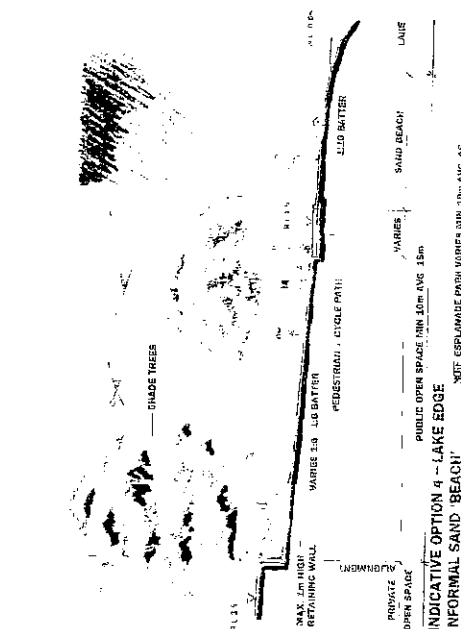
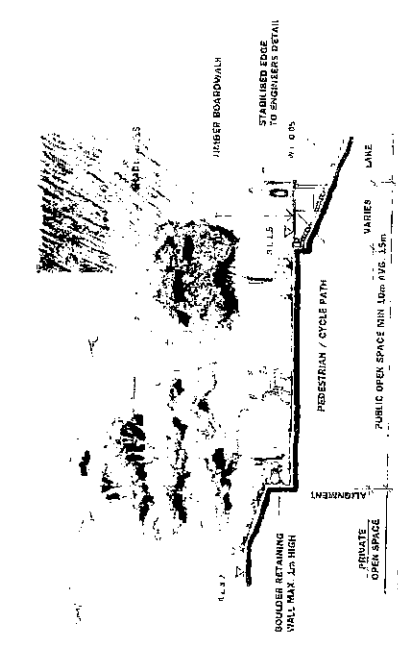
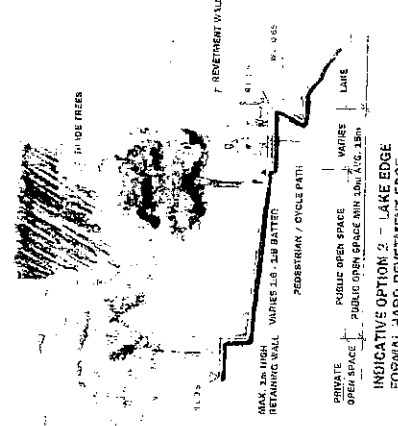
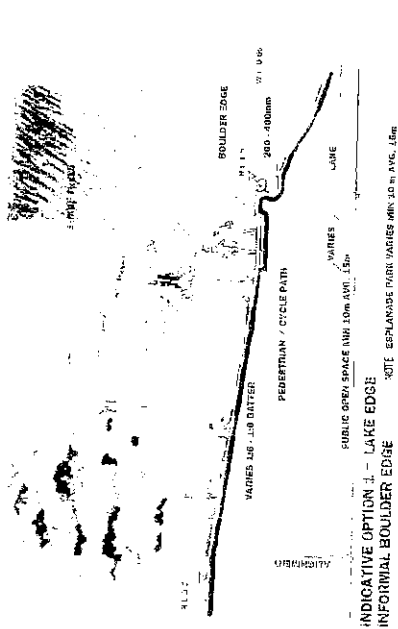
- Existing Landscaping *
- Pandanus Tree
- Turf
- Concrete - Plain
- Concrete - Exposed Aggregate
- Precinct Boundary
- Garden
- Beach / Sand
- Steps / Beach Access

Existing Shelter Structure

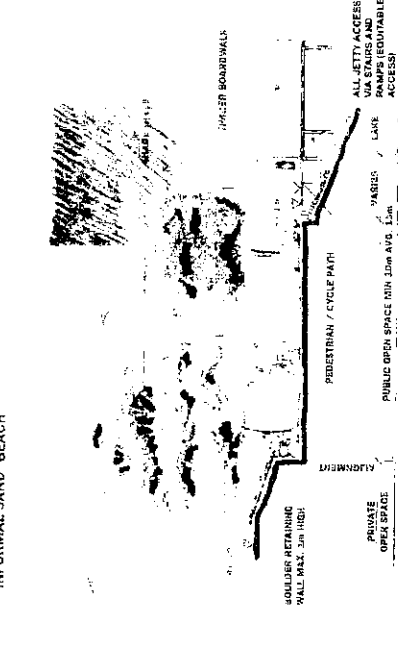
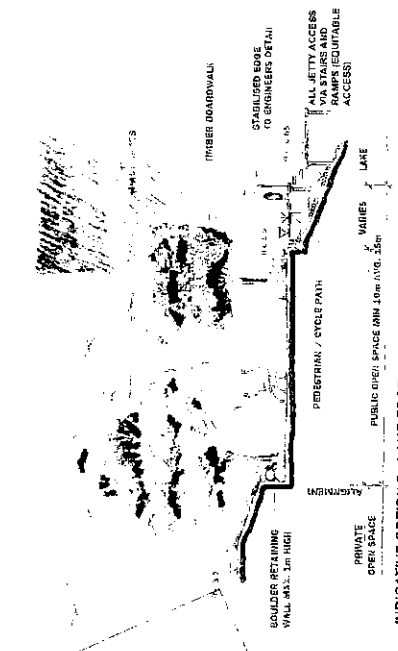
CITLOUNDRIPA CITY COU
 1 MAY 2007
 REVISED

Note: This plan is for the purpose of showing constructed areas of concrete, garden, turf and Pandanus Trees and should not be used for any other purpose.

MAP 7 – LANDSCAPE DETAILS



- 1 MAY 2007
 COLOMBIA CITY COUNCIL



MAP 8 - OPEN SPACE DESIGN (TYPICAL SECTIONS)