

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(Development Control Plans under Repealed Act)  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. 62 (SITE DEVELOPMENT PLAN – BIRTINYA – VILLAGE CENTRE)  
2009**

**Approved by Caloundra City Council pursuant to  
Master Plan Determination No. 118  
(Approval of Site Development Plan – Birtinya – Village Centre) 2009  
dated 01 / 09 / 2009**

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## **1 PRELIMINARY**

### **1.1 Citation**

1.1.1 This document may be cited as Master Plan No. 62 (Site Development Plan – Birtinya – Village Centre) 2009.

### **1.2 Type of Master Plan**

1.2.1 This document is a Site Development Plan.

### **1.3 Legal Requirement for Master Plan**

1.3.1 A Site Development Plan is required to be prepared for the lots identified on an approved Precinct/Estate Plan, pursuant to Section 7.4.5.5 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 allotment boundaries, the purpose for which the lot may be developed, building setbacks, open space provision and access and parking; and
- b) Maps 1 – 5C which show in more detail the elements to be identified as required by Section 7.4.5.5 of DCP 1.

## **2 DESCRIPTION OF LAND**

### **2.1 Location and Description**

- 2.1.1 The land the subject of this Site Development Plan is bound by a local street to the north, a trunk collector road to the west, public access promenade and the Recreation Lake to the east and Regatta Boulevard to the south.
- 2.1.2 The land the subject of this Site Development Plan is described as part of Lot 462 on SP 198937 in the Parish of Bribie with that part of Lot 462 being leasehold land.
- 2.1.3 Map 1 – Locality shows the land the subject of this Site Development 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.
- 2.1.4 The land the subject of this Site Development Plan has an area of 1.1 ha.

### **2.2 Zoning Map Description**

- 2.2.1 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**

- 2.3.1 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**

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

### **3 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 Structure Plan and as such is:

3.1.1.1 Identified on Structure Plan 1 as having a land use of Urban and incorporating a Village Centre therefore being subject to the Urban Development Criteria defined in the Structure Plan; and

3.1.1.2 subject to Structure Plan 2 which shows the area as having a Community Facilities Designation (being a Child Care Centre, Neighbourhood House and Community Hall); and

3.1.1.3 subject to Structure Plan 4 which shows the area as being within the Village 1 boundary.

#### **3.2 Relationship to Other Master Plans**

3.2.1 The land the subject of this Site Development Plan is subject to a **Neighbourhood Plan** which:

3.2.1.1 outlines the general nature, form, extent and location of development; and

3.2.1.2 shows the nature, location and density of development, movement networks, open space system, the shape, profile and function of water bodies and the physical urban infrastructure;

3.2.1.3 controls the form and extent of development through Development Criteria, Urban Design Performance Criteria and Site Development Plan Design Parameters; and

3.2.1.4 identifies the subject land as having a Village Centre designation.

3.2.2 The land the subject of this Site Development Plan is subject to a **Precinct/Estate Plan** which:

3.2.2.1 shows the subdivision layout with lot boundaries, the purposes for which the site may be developed under the Planning Scheme, the lots which require a Site Development Plan, movement network (including cycle and pedestrian linkages), open space provision and water bodies;

3.2.2.2 identifies the subject land as have having a Village Centre designation.

No further Master Plans are required to follow this Site Development Plan. Further development will require subsequent Material Change of Use applications.

### **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 is identified on DCP 1, Map 1 as being having a preferred land use of Urban; and
- 3.3.2 DCP 1, Map 2 which identifies the subject area as having a Village Centre designation adjacent to a Circulation Network comprising a Collector Street, Pedestrian/Cycle linkages and a continuous Public Access Promenade; and
- 3.3.3 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.
- 3.3.4 Section 4.4 of DCP 1 addresses the Urban Areas within the DCP. Compliance with this section of DCP 1 is addressed in Section 13 (Statement of Compliance) of this document.

### **3.4 Relationship to Planning Scheme Provisions**

- 3.4.1 The land the subject of this Site Development Plan is subject to:
  - 3.4.1.1 Zoning Maps No. 66 which identifies the land as being included in the Residential A Zone;
  - 3.4.1.2 the Table of Development in Section 2.4 (2) (Residential Zones – Residential A) of the Planning Scheme which lists the purposes for which premises in the Residential A Zone may be used, limited to the uses shown listed under Table 1 of Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006;
  - 3.4.1.3 Part 6 of the Planning Scheme which contains provisions relating to the reconfiguring of lots in the Residential A Zone;

## **4 IMPLEMENTATION OF SITE DEVELOPMENT PLAN DESIGN PARAMETERS**

### **4.1 Requirement for Site Development Plans**

4.1.1 This Site Development Plan is required under Section 8.1.1 of Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005 and Section 7.1.1 of Master Plan No. 39 (Precinct/Estate Plan – Birtinya) 2006.

### **4.2 Development Within Site Development Plans**

4.2.1 The land the subject of this Site Development Plan will be developed in accordance with DCP 1 Section 4.10, the uses listed in Section 3.4 of the Structure Plan Development Criteria, Section 7.5 of Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005 and Section 8.5 of Master Plan No. 39 (Precinct / Estate Plan ) 2006.

## **5 STRUCTURE OF MASTER PLAN**

### **5.1 This Site Development Plan comprises:**

- 5.1.1 Implementation of Site Development Plan Design Parameters as specified in Section 4 (Implementation of Site Development Plan Design Parameters) of this document;
- 5.1.2 Subdivision layout with lot boundaries as specified in Section 6 (Subdivision Layout) of this document;
- 5.1.3 The purpose for which the lot may be developed as specified in Section 7 (Defined Uses) of this document;
- 5.1.4 Movement Networks including cycle and pedestrian linkages as specified in Section 8 (Movement Networks) of this document.
- 5.1.5 Building Layout / Setbacks as specified in Section 9 (Building Layout / Setbacks) of this document;
- 5.1.6 Vehicular Access as specified in Section 10 (Vehicular Access) of this document;



- 5.1.7 Implementation of Urban Design Performance Criteria as specified in Section 11 (Implementation of Urban Design Performance Criteria) of this document;
- 5.1.8 Maps as specified in Section 12 (Maps) of this document;
- 5.1.9 Statement of Compliance as specified in Section 13 (Statement of Compliance) of this document;
- 5.1.10 Interpretation Rules as specified in Section 14 (Interpretation Rules) of this document; and
- 5.1.11 Supporting Information as specified in Section 15 (Supporting Information) of this document.

## **6 SUBDIVISION LAYOUT**

- 6.1.1 The Subdivision Layout with lot boundaries is indicated on Map 4b – Dimensions Plan of Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006.

## **7 DEFINED USES**

### **7.1 Defined Uses**

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

### **7.2 Development Criteria**

- 7.2.1 The land the subject of this Site Development Plan shall be subject to the controls specified in Table 1 of Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006, for the Village Centre.

## **8 MOVEMENT NETWORKS**

- 8.1.1 Movement Networks including Cycle and Pedestrian Linkages are indicated on Map 3 – Vehicular and Pedestrian/Cyclist Movement Networks of this document.

## **9 BUILDING LAYOUT/SETBACKS**

### **9.1 Building Layout**

- 9.1.1 Building layouts are not defined on this 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 setbacks, parking requirements and landscaping which will dictate to a great extent, the layout and design of a building on a lot.

### **9.2 Building Setbacks**

- 9.2.1 Building Setbacks are nominated on Map 4 – Site Development Plan of this document.

## **10 VEHICULAR ACCESS**

- 10.1.1 Vehicular access is provided in accordance with Map 3 – Vehicular and Pedestrian /Cyclist Movement Networks and Map 4 – Site Development Plan of this document and should be determined as part of an Material Change of Use application.
- 10.1.2 Access for commercial uses is restricted to Regatta Boulevard and the North-South Truck Collector road.

## **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. 38 (Neighbourhood Plan – Birtinya) 2005 will be implemented in the Site Development Plan in accordance with the requirements detailed in the following sections 11.2 – 11.10 of this document.

In accordance with Section 7.1.2 of Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005, only the Urban Design performance criteria relevant to the Village Centre land, the subject of this master plan will be addressed in this section.

### **11.2 Residential Development**

- 11.2.1 The Urban Design Performance Criteria defined in Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005 will be implemented on the residential component of the lot the subject of this master plan with reference to the following acceptable solutions deemed to comply with the relevant performance criteria of the Queensland Residential Design Guidelines (QRDG):

#### **Attached Housing –Multiple Dwelling and Accommodation Building**

##### Site Cover

- Accommodation Building, Multiple Dwelling, – 40% of total site area

##### Building Envelope and Siting

- Accommodation Building/Multiple Dwelling should comply with the following criteria:-
  - (i) side and rear setbacks in accordance with Section 4.14(2)(b) of the Planning Scheme; and
  - (ii) QRDG (Attached Housing, Element A2, Performance Criteria P2, P3, P4, P5 and P6)

### Stormwater Drainage

- QRDG (Element A3, Performance Criteria P1 – P7)

### Car parking

- Accommodation Building and Multiple Dwelling are to be provided at the rate specified in the Planning Scheme. In accordance with Section 3.1(5) and Local Planning Policy 3.1/01 – Parking Council may approve a relaxation to car parking as part of a Material Change of Use application.
- The dimensions and design of car parking is to be in accordance with Local Planning Policy 3.1/01 – Parking

### Access

- Accommodation Building and Multiple Dwelling should comply with the Australian Standard AS2890.1 for off-street car parking

### Open Space (Private and Communal)

- Accommodation Building and Multiple Dwelling should comply with the following criteria:-
  - Open Space to be provided at the following ratio per unit – 1 bedroom (20m<sup>2</sup>), 2 bedrooms or greater (35m<sup>2</sup>) provided in accordance with Section 4.14 (2) (d) of the Planning Scheme or the variation provisions contained in Section 4.14(4)(a)(ii) of the Planning Scheme.

### Building Appearance and Neighbourhood Character

- QRDG (Element B2, Performance Criteria P1, P3 – P9).

### Privacy

- QRDG (Element C3, Performance Criteria P1 and P2).

- 11.2.2 The Acceptable Solutions corresponding to the Performance Criteria outlined in the above Sections of QRDG indicate the ways in which these Urban Design Performance Criteria may be met. Additional innovative solutions that satisfy the above Performance Criteria may also be approved.

### **11.3 Mixed Use Development**

- 11.3.1 The site is developed as a mixed use site comprising Residential Uses, Commercial Uses and Community Uses as identified in Table 1 of Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006.
- 11.3.2 Commercial uses pursuant to the Defined Uses in Table 1 of Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006 and not exceeding a maximum gross floor area of 3000m<sup>2</sup> will be generally built to the southern boundary along the entire length of Regatta Boulevard (excluding driveways) to contribute to the streetscape through activated frontages.
- 11.3.3 The indicative Mixed Use area (as identified on Map 4) shall provide a minimum 1200m<sup>2</sup> gross floor area of one or more of the following commercial uses as identified in Table 1 of Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006:- Food Outlet, Health Care Premises, Laundry, Local Store, Nursery, Restaurant, Shop, Shopping Centre, Veterinary Surgery.
- 11.3.4 Active edges are provided to the Regatta Boulevard frontage extending around the corner of the North – South Trunk Collector and the Neighbourhood Park to the east for a distance of not less than 10 metres.
- 11.3.5 Residential Uses are incorporated into the Indicative Mixed Use area (as identified on Map 4) by developing a built form that provides for Residential Uses above the Commercial Uses which assists in the creation of an urban edge that positively contributes to the activation and surveillance of Regatta Boulevard. This may be achieved by incorporating balconies off living areas that extend from the façade of the dwelling units to the property boundary and above the required cantilevered awnings.

### **11.4 Building Design and Appearance**

- 11.4.1 The building design and appearance is to comply with Section 7.5 (Village Centre) in Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005.

## 11.5 Building Setbacks

- 11.5.1 Building setbacks for the Site Development Plan are detailed on Map 4 – Site Development Plan of this document.
- 11.5.2 Building elements (entry canopies, covered walkways, pergolas, screens, horizontal, vertical and oblique shade devices, minor canter levered building elements, planter units, seating, sculptural elements, horizontal elements or the like) which provide a transition in terms of bulk and scale between the pedestrian streetscape and the building frontage are encouraged within the nominated transition zone. The building elements should define points of entry and create identity in terms of building design and appearance.
- 11.5.3 A cantilevered awning of a minimum width of 4m must be provided where active frontages are required for users of the mixed use development. A minimum clearance of 3.5m will apply where awnings are constructed above Council's sewer and water main alignment.
- Awnings along the Regatta Boulevard frontage are permitted to encroach within the road reserve subject to approval from Council and should not impact on street tree planting.
- 11.5.4 Building setbacks to those areas where active frontages are required shall generally not be more than 3 metres measured from boundary to building façade for ground level development.
- 11.5.5 Where Residential Uses are located above Commercial Uses, the building setback to the external wall of the building of the dwelling units shall generally be on the same alignment as the Commercial Uses below.
- 11.5.6 Residential development located above commercial development is to incorporate a 3 metre deep transition zone measured from the property boundary to the building façade setback which is to incorporate a variety of design features including but not limited to:-
- articulation through the stepping of built form; and
  - balconies off living areas; and
  - awnings and protrusions

Which is designed to:-

- maximise passive surveillance to Regatta Boulevard and the Neighbourhood Park;

- address the Regatta Boulevard frontage of the site.

## 11.6 Building Bulk and Scale

- 11.6.1 Details of building bulk and scale should be provided as part of a Material Change of Use application. The Material Change of Use application should demonstrate the following:

### *Building Mass*

- Buildings are to be located at places of highest activity or highest amenity.

### *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 15m.

### *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.

### *Recessing Lower Floors and rooflines*

- Incorporate colonnades or feature elements to create human scale in the building. Where colonnades or feature elements are used these should be located within the transitional zones.
- The visual impact of extensive flat roofs, lift overruns, roof plant and other utilitarian elements on the roof are to be minimised and / or screened with a parapet or other architectural feature.

### *Projecting building entry canopies*

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

*Plant and equipment*

- Air conditioning/ventilation plant and equipment located externally around buildings must be treated as an integral part of the building form and screened from view to match with surrounding materials; and
- If satellite dishes are installed, they must be located in visually unobtrusive locations, preferably near screens to plant or services area. Where located on roofs, satellite dishes must be positioned to reduce visibility from the adjacent roads and public open space and, where practicable, located away from side walls, parapets or eave lines of buildings.

*Utilizing Screens, pergolas or awnings*

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

**11.7 Street Address**

## 11.7.1 Attractive street address is achieved by the following:

- Along the street frontages, building setbacks in accordance with Map 4 – Site Development Plan and the introduction of articulated features enhancing street presentation in the transitional zone for commercial development.
- Buildings that take up a corner are to be designed to address the street corner. Design features may include: truncated corner to the building, roof forms and/or parapets to emphasise building form at street corner, and selected building materials and finishes that offer a human scale.
- Any commercial part of the development is to “address’ the street frontage and the Neighbourhood Park. An active pedestrian edge is to be provided to the street frontage where possible and appropriate, to establish a lively sense of place. Where active commercial edges are provided, shop front widths of 6m to 8m are required to offer a pedestrian scale.
- Details of how building designs address the park should be provided as part of a Material Change of Use application.



- Buildings may incorporate landmark elements to signify the Village Centres' function and position within the Birtinya Neighbourhood to a maximum 3m above the finished building height. The approval of these landmark elements is subject to the following conditions:
  - ❖ Structures should be of a high quality design and should be integrated with the building design
  - ❖ Structures should not be used for the purposes of advertising
  - ❖ Structures designed as attractive landmarks which positively contribute to the streetscape
  - ❖ The design of structures should not dominate the building from in terms of bulk and scale
  - ❖ Details of building facades should be provided as part of a Material Change of Use application.
- Vehicle unloading and outdoor storage/service areas are unobtrusive from the street and screened by landscaping or other appropriate materials.
- Residential development is required to address Regatta Boulevard, the Neighbourhood Park, the roundabout and the access street adjacent to the northern boundary.

## 11.8 Architectural Character

- 11.8.1 Assessment of Architectural Character should be undertaken as part of a Material Change of Use Application, and 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.

### *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.
- Buildings or building elements may also come forward into the landscaping.

*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 e.g. sun, wind, water
- Building siting in relation to access and adjoining development
- Building orientation and siting is to encourage cross-ventilation through buildings, especially through habitable rooms
- All Material Change of Use applications are to include a comprehensive site analysis plan with a rationale for the building design and selected materials (such as high performance solar controlled glass) demonstrating that optimum use has been made of the passive measures for climate control to reduce reliance on mechanical heating and cooling devices.

- Building orientation and siting is to maximise opportunities for development to be predominantly orientated to the north and south. Where development is orientated to the east and west the use of eaves, verandahs and shade devices are to be incorporated into the building design to control sun entry to habitable rooms.

## **11.9 Landscape/Open Space**

Landscape / open space areas are to incorporate the principles of Crime Prevention Through Environmental Design (CPTED) and should reflect the following:-

### **11.9.1 Private Open Space**

Private Open Space will be addressed in Material Change of Use application and shall demonstrate the following:

- A design theme for hardstand surfaces, landscape treatment and lighting, signage, seating and associate street furniture.
- Extensive plantings should be provided to landscape street frontages of residential development.
- Planting is provided along facades to screen walls and articulate building elevations.
- Planting should be integrated between the residential and any commercial component.
- Internal landscape areas are to be planted to provide shade protection, visual interest and soften the built form as well as screening unwanted views of loading areas, garbage bin areas, external storage areas and plant and machinery. Landscaping is to allow opportunities for visual surveillance from buildings to the internal landscaped areas, the adjacent park and surrounding streets.
- Any planting adjacent to the vehicular access points is to highlight the access to and from the subject site and ensure vehicle drivers' sightlines are maintained. These areas may be turfed and/or planted with a variety of plant species, including some flowing groundcovers and low shrubs to create visual interest, and may incorporate primary walls/elements for identification of the subject site

### 11.9.2 Landscape Character

Open Space design and landscaping for the land subject to this Site Development Plan shall contribute to the achievement of a high quality landscape character and incorporates the following elements:-

- (a) Screen landscaping is to be incorporated along the western boundary excluding the area required for active frontage and any driveway or pedestrian pathway/access to a minimum width of 1.5 metres or in accordance with the variation provisions contained in Section 4.14(4)(a)(ii) of the Planning Scheme, or where parking areas adjoins streets or roads a minimum landscape width of 2 metres is provided;
- (b) Landscaping is to be incorporated within the 3m building setback along the northern boundary that provides a reasonable level of privacy whilst enhancing the quality of the streetscape;
- (c) A minimum 1.5m wide landscape strip is provided along the eastern boundary or in accordance with the variation provisions contained in Section 4.14(4)(a)(ii) of the Planning Scheme
- (d) Water is an important element in the landscape design and must be taken cognisance of when designing landscaping in public and private areas;
- (e) Treatment of 'streets as parks' through the provision of street tree planting along footpaths;
- (f) Consistent and coordinated street tree and general planting structure has been created through a distinctly urban landscape theme focused on formality and order;
- (g) 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;
- (h) Landscaping is located to keep summer sunshine (particularly western sun) off walls, windows, roofs and paved external areas;
- (i) Landscaping allows access of winter sun to living areas, north facing windows and to public areas (including north-east winter morning sun);
- (j) Scale relative to the size and nature of the development and its setting;

- (k) Landscaped areas along and/or near retaining walls, long unbroken walls, blank walls, service areas, car parking areas and recreational areas comprise a combination of trees, shrubs and groundcovers;
- (l) Landscaping creates privacy between adjoining and overlooking residences, units and balconies;
- (m) Recessed areas, at least 1.2 metres deep, are provided at regular intervals over a minimum of 25% of the length of acoustic barriers and fences along road frontages.

Complete landscaping details shall be provided with an application for Operational Works (Landscaping).

#### 11.9.3 Street Planting

- Landscaping adjacent commercial uses along Regatta Boulevard shall be limited to street tree planting and / or feature planting within the footpath but clear of the pedestrian path and pedestrian / cycleway.

#### 11.9.4 Lighting

Lighting is provided to pedestrian paths, building entries, driveways and car parking areas to provide a sense of safety and security for residents, staff and visitors. This lighting does not cause adverse impact on adjacent land uses.

Where development has the potential to cause a loss of amenity as a result of light spillage, lighting devices are suitably designed and installed to:-

- (a) minimise light spillage on neighbouring premises;
- (b) preserve an acceptable degree of lighting amenity at the neighbouring premises;
- (c) provide covers or shading around lights;
- (d) direct lights downwards;
- (e) position lights away from possibly affected areas;
- (f) enable brightness of lights to be adjusted to low levels; and

(g) car parks and pedestrian walkway lighting is designed to mitigate amenity impacts.

Details of lighting design will be provided as part of an Operational Works application.

#### 11.9.5 Signage

Signage is:

- (a) compatible with the existing and future planned character of the locality;
- (b) compatible with the scale, proportion and bulk of buildings, structures and landscaping on the site;
- (c) of a scale, proportion and form that is appropriate to the streetscape;
- (d) signed and designed to:
  - i. not unduly dominate the visual landscape;
  - ii. maintain views or vistas of public value; and
  - iii. protect the visual amenity of scenic routes and lookouts.

Details of building signage will be provided as part of an Operational Works application.

### 11.10 Car Parking and Access

- 11.10.1 Car parking Details for the Site Development Plan should be provided as part of a Material Change of Use application.
- 11.10.2 Car parking will be provided in accordance with Part 3, Section 3.1 of the Planning Scheme for Caloundra City Council and Local Planning Policy 3.1/01 – Parking.
- 11.10.3 Any relaxations to parking requirements should be applied for at the Material Change of Use Application stage.

- 11.10.4 Vehicular access to any development within the subject site shall generally be restricted to those locations indicated on Map 4 – Site Development Plan of this document. Access and egress is permitted to the access street adjacent the northern boundary for a maximum of 35 dwelling units only. No commercial access is permitted at this location.

Alternative access arrangements to that described above may be considered by Council as part of a Material Change of Use application.

- 11.10.5 The design of car parking and access should comply with the following:

- Car parking and access is to be provided so that it is in a ‘park-like’ setting, safe, visible and convenient.
- On-site open parking areas are to be located to the side or rear of buildings.
- All car parking areas are to be screened to minimise visual impact by the use of hard/soft landscaping in accordance with the landscape requirements set out in Council’s Car Parking Policy 3.1/01. Landscaping and architectural built form should be the predominant elements for all street frontages.
- Regatta Boulevard shall be constructed to the standard shown on Map 5B – Landscape Concept Sections including angle, parallel parking, pedestrian footpath, pedestaling crossing points, cycle paths and landscaping.
- In lieu of the on-street car parking provided on Regatta Boulevard, the overall car parking requirements for the subject site will be reduced by 21 car parking spaces. It should be noted that this is not a relaxation of parking requirements but a reduction in lieu of the on-street car parks along Regatta Boulevard. Any relaxations to parking requirements should be applied for at the Material Change of Use Application Stage.

- 11.10.6 Connectivity is to be provided for vehicle access between the access driveway to Regatta Boulevard & the North-South Trunk Collector, via the surface carpark, including access and manoeuvring for required service vehicles.

## 11.11 Movement Networks

- 11.11.1 Movement Networks including road, cycle and pedestrian linkages are indicated on Map 5B – Movement Networks – Pedestrian and Cycle Links and Map 5C – Movement Networks – Road Hierarchy of Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005.
- 11.11.2 Safe pedestrian access is to be provided between internal parking areas to non-residential uses on site, as well as across the proposed driveways to the site.

### **11.12 Acoustic Quality**

- 11.12.1 The location, design, construction and operation of development maintains suitable levels of amenity and environmental performance by not imposing unacceptable noise emissions/missions from:
- Industrial Plant - fixed or mobile;
  - Commercial Plant – air conditioning, refrigeration, deliveries, waste storage and collection; or
  - Residential air conditioning.
- 11.12.2 Noise sensitive residential development located near roadways must not be subject to road traffic noise in excess of recognised acceptable limits. A detailed acoustic assessment shall be provided where deemed necessary by Council with the subsequent Material Change of Use application.

### **11.13 Energy Efficiency**

- 11.13.1 Where applicable, the minimum standard for Energy Efficiency provisions as contained in the Building Code of Australia and the Queensland Development Code shall be achieved. Building designs are encouraged to exceed the Energy Efficiency provisions of the Building Code of Australia and the Queensland Development Code.

### **11.14 Refuse Management**

- 11.14.1 Development must be designed with appropriate waste storage and recycling facilities that are conducive to the storage of waste in an environmentally acceptable and nuisance free manner.
- 11.14.2 Waste storage facilities must be provided which are functionally appropriate for the users of the facility.



- 11.14.3 Development must be designed so that the cleansing contractor can undertake waste collection services in a safe, efficient and unobstructed manner.

### **11.15 Fencing**

- 11.15.1 High solid walls are avoided along the boundaries adjacent to the access street to the north and the Neighbourhood Park to the east to assist in casual surveillance.
- 11.15.2 Where fencing is located along the northern and eastern boundaries:
- (a) the maximum height is 1.5m;
  - (b) the materials achieve at least 50% transparency (i.e. standard pool fencing); and
  - (c) the colour is compatible with the amenity of the neighbourhood.
- 11.15.3 Fences and walls are articulated every 10 metres by recessed panels with landscaping.

### **11.16 Flood Management**

- 11.16.1 All building pad levels must be a suitable height above flood levels to protect the buildings from the risk of flooding during an ARI 100 year flood event;
- 11.16.2 All access to building sites must be at an elevation that is safely accessible and trafficable during an ARI 100 year flood event;
- 11.16.3 Material Change of Use application/s are to address combined ARI 100 year flood and storm surge event or alternative as required by Council.

### **11.17 Stormwater**

- 11.17.1 Development must implement best practice stormwater management solutions to control stormwater water quality. Best practice stormwater management solutions shall be in accordance with Council's adopted stormwater management standards at the time when application for Material Change of Use is made. Sites

should contain stormwater water quality devices such as retention tanks, bio-retention filters, infiltration beds or use other best practice solutions as the geotechnical environment permits, to treat stormwater before it leaves the site. Such best practice solutions are to be located in communal areas of the site and be the responsibility of the property owner at the time of further development and must be installed prior to the commencement of any use on the site.

### **11.18 Alternative Transport Modes**

11.18.1 During the planning and design phases of preparing a Material Change of Use application for this site, consideration shall be given to concepts that increase opportunities for walking, cycling and public transport.

## **12 MAPS**

### **12.1 Site Development Plan Maps**

#### 12.1.1 Maps

- a) Map 1 - Locality
- b) Map 2 - Land Subject of Master Plan
- c) Map 3 - Vehicular and Pedestrian/Cyclist Movement Network
- d) Map 4 - Site Development Plan
- e) Map 5A - Landscape Concept Sections
- f) Map 5B - Landscape Concept Text

## **13 STATEMENT OF COMPLIANCE**

### **13.1 Requirements**

13.1.1 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) The Transport Infrastructure Agreement
- e) Development Agreement;
- f) Development Lease No. 2;
- g) Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005
- h) Master Plan No. 39 (Precinct/Estate Plan – Birtinya) 2006

### **13.2 The Structure Plan**

13.2.1 The Site Development Plan complies with the Structure Plan Maps

### **13.3 Master Plan Determination No. 1 (Approval of Structure Plan) 1999**

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

- 13.3.1.1 it is consistent with the intent of the Urban Area as specified in Section 3.3 (Intent of the Urban Area) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999;
- 13.3.1.2 it complies with the structure of the Urban Area as specified 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; and
- 13.3.1.3 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.

### **13.4 The Planning Scheme Including DCP 1**

13.4.1 The Site Development Plan complies with the Planning Scheme requirements including DCP 1 in that it complies with the provisions of section 7.5.5 of DCP 1.

### **13.5 Development Agreement**

- 13.5.1 The Site Development Plan complies with the requirements of the Development Agreement in that it complies with the provisions of section 6 of the Development Agreement.

### **13.6 Development Lease No 2**

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

- 13.6.1.1 no part of this Site Development Plan is in conflict with any condition or requirement of Development Lease No 2; and
- 13.6.1.2 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.

### **13.7 Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005**

- 13.7.1 This Site Development Plan is consistent with the requirements of the Site Development Plan Design Parameters as specified in Section 8.

### **13.8 Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006**

- 13.8.1 This Site Development Plan is required under Section 7.1.1 of Master Plan No. 39 (Precinct/Estate Plan – Birtinya) 2006.

### **13.9 Relaxations**

- 13.9.1 Relaxations may be sought for the following at the Material Change of Use Application:

- 13.9.1.1 A relaxation of parking requirements may be sought where it can be demonstrated that sufficient parking exists to service the development.

- 13.9.1.2 A relaxation of building and landscape setbacks may be sought where it can be demonstrated that the reduce setback does not adversely impact on any adjoining or adjacent property and the streetscape.

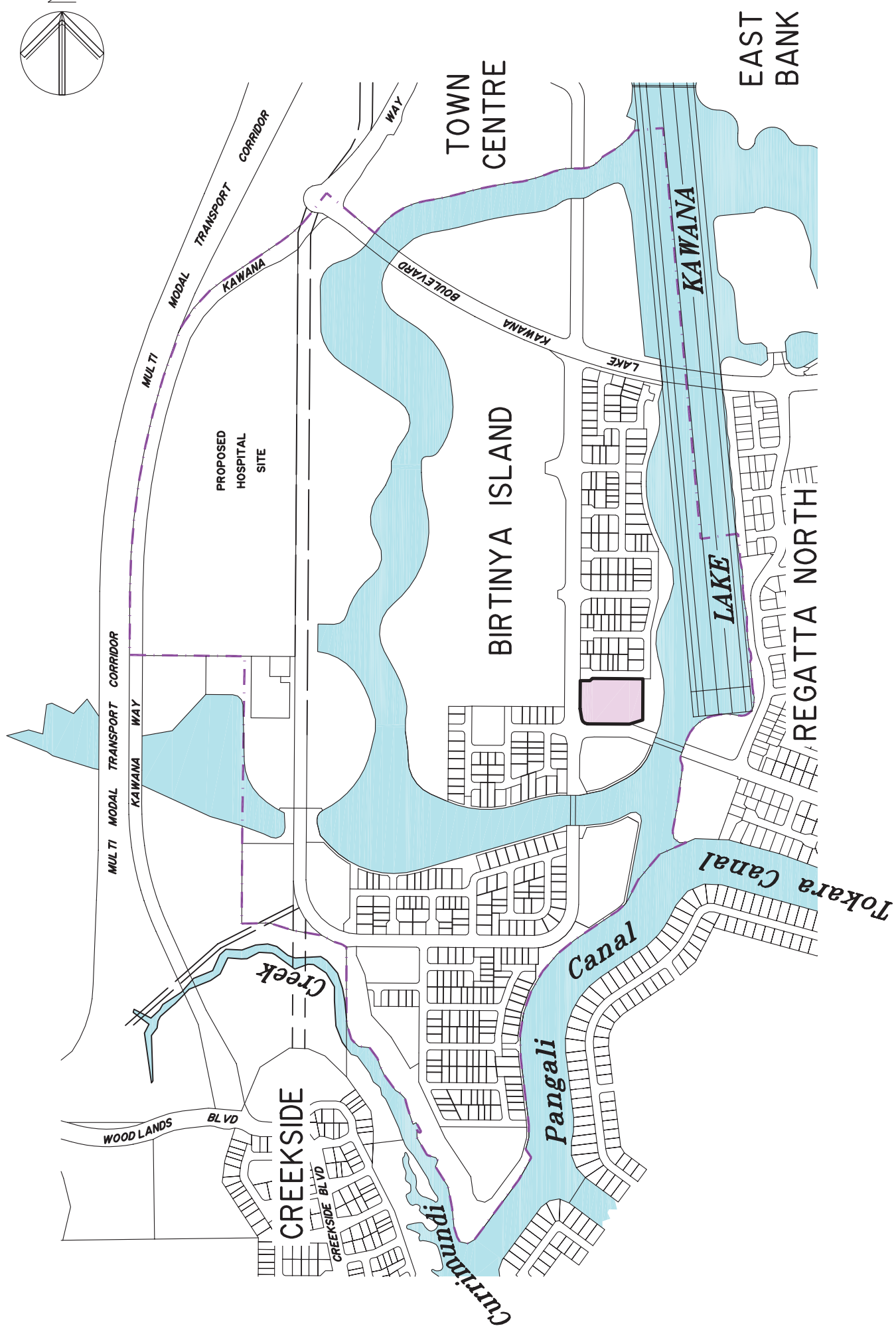
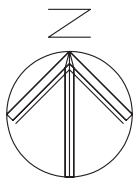
## **14 INTERPRETATION RULES**

- 14.1** 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 or Master Plan No. 38 (Neighbourhood Plan – Birtinya) 2005 or Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006.
- 14.2** 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.

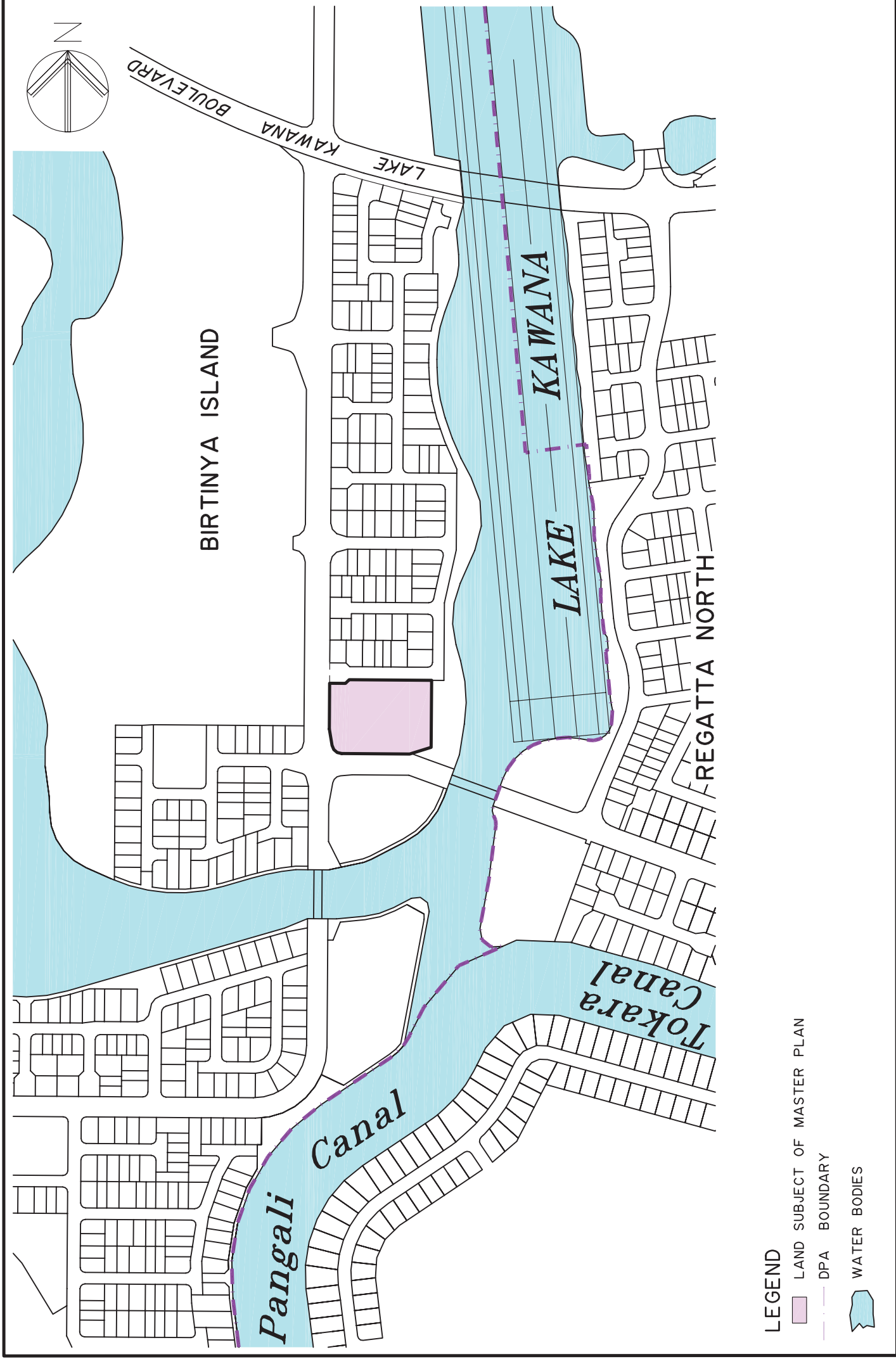
## **15 SUPPORTING INFORMATION**

- 15.1** No additional Supporting Information is required for this application beyond what has been provided as part of Master Plan No. 39 (Precinct / Estate Plan – Birtinya) 2006.


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, or if not provided as part of this Master Plan.



MAP 1 - LOCALITY



**LEGEND**
















 LAND SUBJECT OF MASTER PLAN

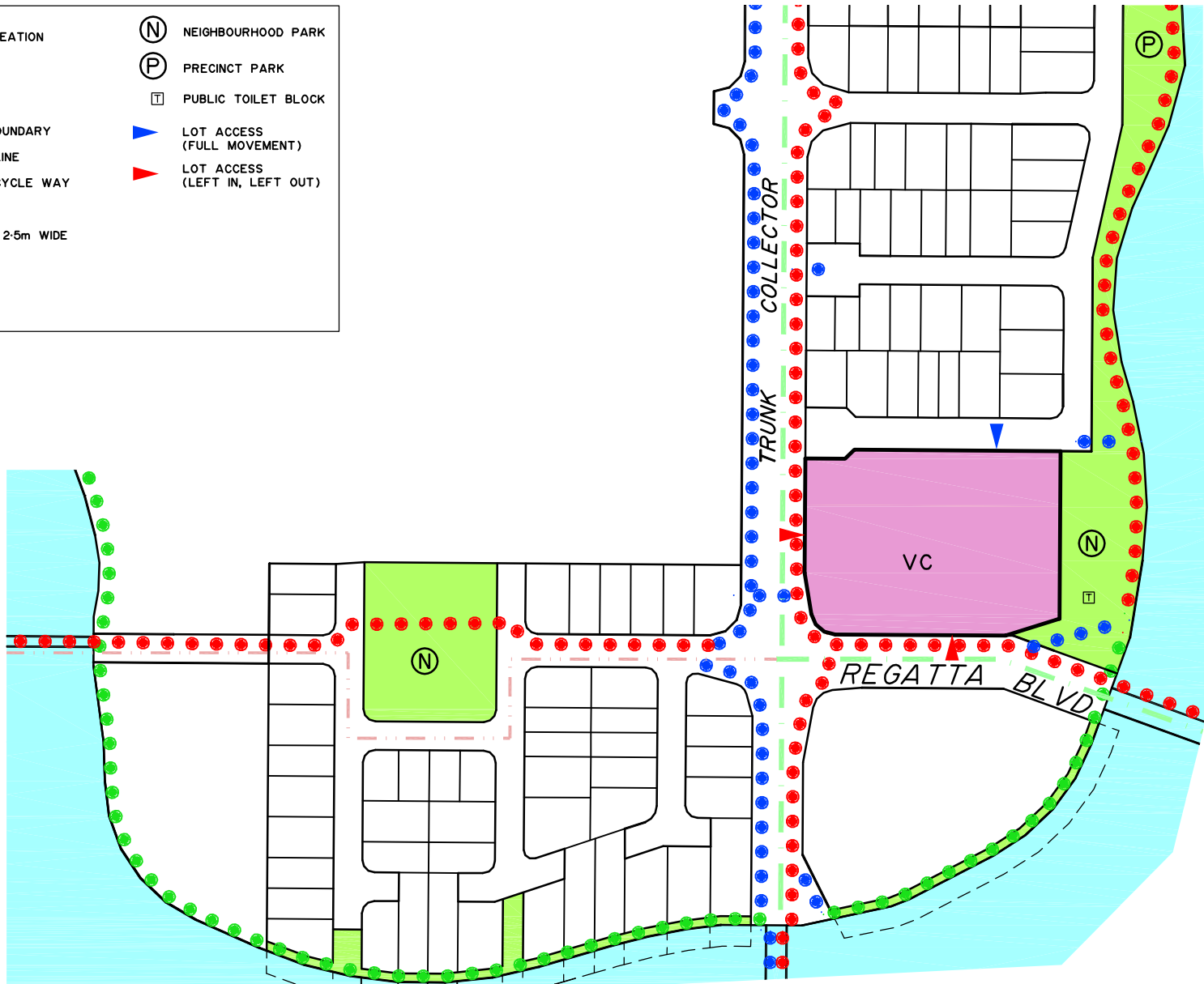
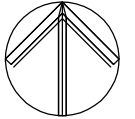
 DPA BOUNDARY

 WATER BODIES

**MAP 2 - LAND SUBJECT TO MASTER PLAN**

# LEGEND







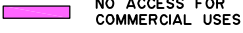



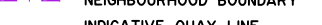










	COMMUNITY USE- OPEN SPACE/RECREATION		NEIGHBOURHOOD PARK
	VILLAGE CENTRE		PRECINCT PARK
	WATER BODIES		PUBLIC TOILET BLOCK
	NEIGHBOURHOOD BOUNDARY		LOT ACCESS (FULL MOVEMENT)
	INDICATIVE QUAY LINE		LOT ACCESS (LEFT IN, LEFT OUT)
	PEDESTRIAN AND CYCLE WAY		
	PEDESTRIAN PATH		
	PEDESTRIAN PATH 2.5m WIDE		
	MAJOR ROUTE		
	MINOR ROUTE		

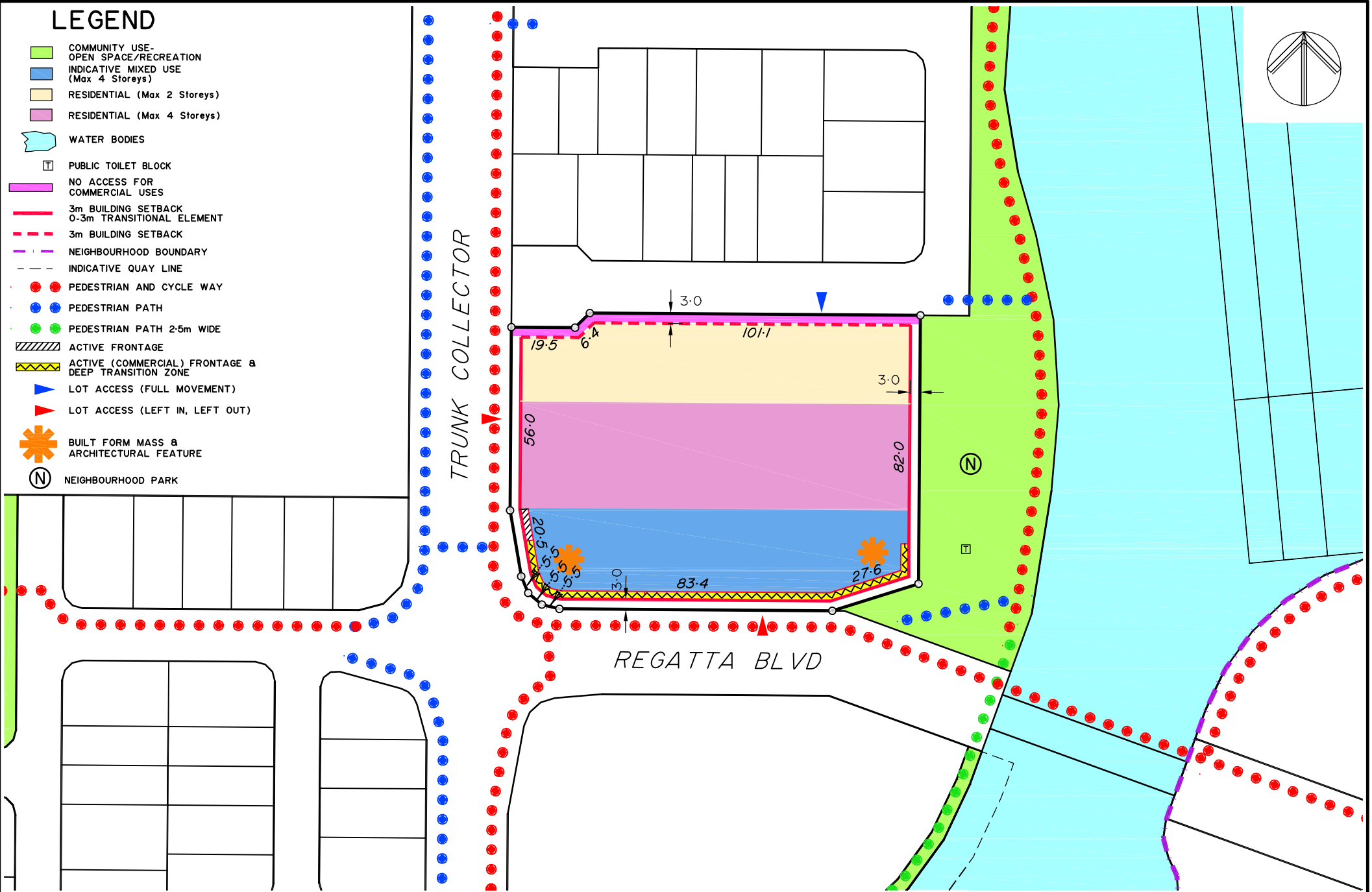


MAP 3 - VEHICULAR & PEDESTRIAN/CYCLIST MOVEMENT NETWORKS



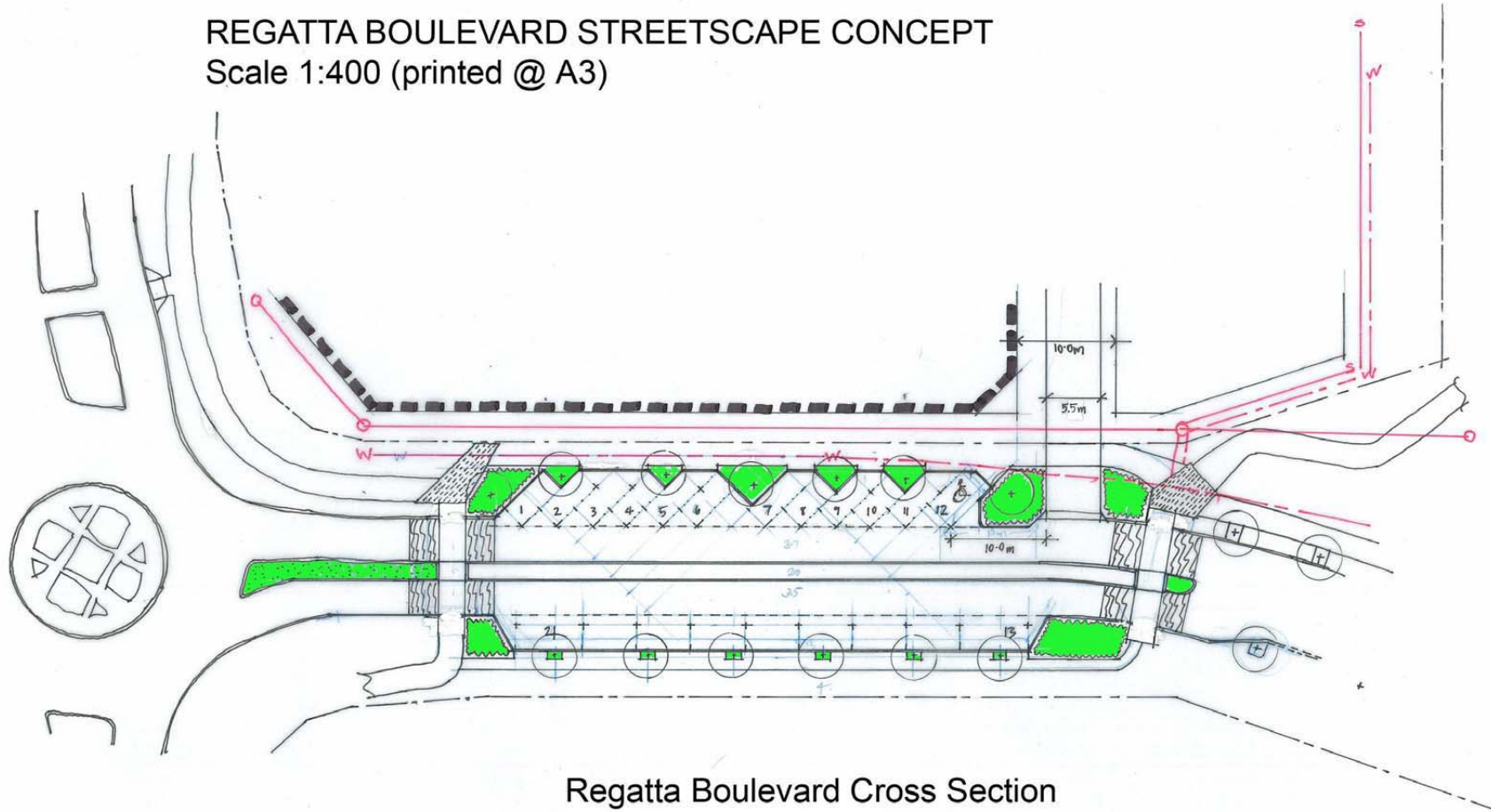
# LEGEND

-  COMMUNITY USE- OPEN SPACE/RECREATION
-  INDICATIVE MIXED USE (Max 4 Storeys)
-  RESIDENTIAL (Max 2 Storeys)
-  RESIDENTIAL (Max 4 Storeys)
-  WATER BODIES
-  PUBLIC TOILET BLOCK
-  NO ACCESS FOR COMMERCIAL USES
-  3m BUILDING SETBACK
-  0-3m TRANSITIONAL ELEMENT
-  3m BUILDING SETBACK
-  NEIGHBOURHOOD BOUNDARY
-  INDICATIVE QUAY LINE
-  PEDESTRIAN AND CYCLE WAY
-  PEDESTRIAN PATH
-  PEDESTRIAN PATH 2.5m WIDE
-  ACTIVE FRONTAGE
-  ACTIVE (COMMERCIAL) FRONTAGE & DEEP TRANSITION ZONE
-  LOT ACCESS (FULL MOVEMENT)
-  LOT ACCESS (LEFT IN, LEFT OUT)
-  BUILT FORM MASS & ARCHITECTURAL FEATURE
-  NEIGHBOURHOOD PARK

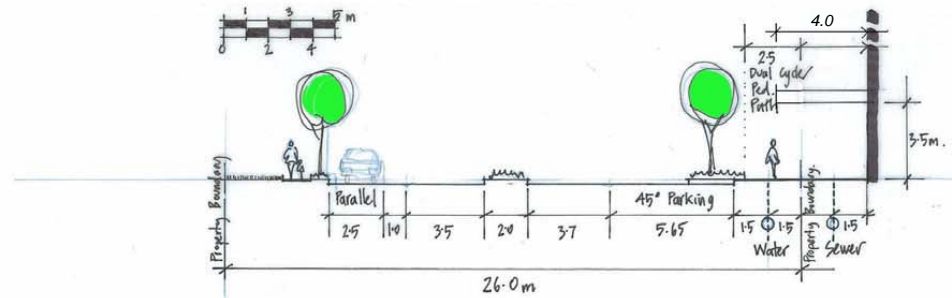


## MAP 4 - SITE DEVELOPMENT PLAN

REGATTA BOULEVARD STREETSCAPE CONCEPT  
 Scale 1:400 (printed @ A3)



Regatta Boulevard Cross Section



## PEDESTRIAN AND CYCLE NETWORK

The Pedestrian/Cycle access along the edge of Lake Kawana is an important component of the pedestrian/cycle network for Kawana Waters generally. Direct and continuous access to the lake edge from the surrounding development will be provided.

## PAVING MATERIALS

Paving materials within the Village Centre will be predominantly broom finished concrete with specialized detailing at intersections and key focal points.

Area	Finish
Main footpath	Broom finished concrete.
Feature intersections	A combination of coloured concrete and/or other impervious surfaces
Pedestrian/Cycleways	Broom finished concrete combined with coloured concrete and/or other impervious surfaces
Street verges	Turfing, planting and concrete pavement where appropriate.

## PAVEMENT WIDTHS

Pedestrian only pathways	1200mm wide min
Shared pedestrian/cycleways and pathways which facilitate maintenance vehicle access	2500mm wide min

## PUBLIC OPEN SPACE

Internal landscaping on the Village Centre site should address Public Open Space to the east.

## STREETSCAPE

Street tree planting along Regatta Boulevard and the Trunk Collector will be designed to optimise shade opportunities for both pedestrians and parked vehicles. Intersections of paths and roads will be delineated by changes in paving patterns/colours and by signature tree planting. Pedestrian trees or tree groups at key locations will be used to define entry/feature points. Trees will be planted in formal avenues as well as in groups to create a variety of settings. All plant species will be selected from the "City Plan's Preferred Plant Species List (for Coastal Areas)" and all specifically include Araucaria heterophylla, Cupaniopsis sp and Pandanus sp.

## LIGHTING

Pole top lighting will be provided along Regatta Boulevard and the Trunk Collector. It will be designed to promote and highlight prominent features as well as to promote general security.