

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(Development Control Plans under Repealed Act)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. 66
(SITE DEVELOPMENT PLAN - EASTBANK - PRECINCT 16) 2009

Approved by Caloundra City Council pursuant to
Master Plan Determination No.
(Approval of Site Development Plan – Eastbank – Precinct 16) 2009
dated / / 2009

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1. PRELIMINARY

1.1 Citation

- 1.1.1 This document may be cited as Master Plan No. 66 (Site Development Plan – Eastbank - Precinct 16) 2009.

1.2 Type of Master Plan

- 1.2.1 This document contains a Site Development Plan for land included in Precinct 16 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 DPA1 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 of DCP1.

1.4 Legal Effect of the Master Plan

- 1.4.1 The Site Development Plan comprises:
- a) This document which shows the dimensions of the land the subject of the master plan, the purpose for which each lot may be developed and water bodies;
 - b) A supplementary table of development consistent with DCP1; and
 - c) Maps 1 – 4, which show in more detail the elements to be identified as required by Section 7.4.5.4 of DCP1.

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

- 2.1.1 The land the subject of this Site Development Plan form part of the Lake Kawana Recreation Lake and is bound by Precincts 1 – 15 to the north and east and the remainder of the Lake Kawana Recreation Lake to the south and west.
- 2.1.2 Map 1 – Locality shows the land the subject of this Master Plan, relative to its surrounds as described above, while Map 2 – Land Subject of Master Plan shows the extent of the area covered by this Master Plan.
- 2.1.3 The land the subject of this Master Plan is described as being part of Lot 462 on SP198937, Parish of Bribie and being leasehold land within Development Lease No. 2.

2.2 Strategic Plan Description

- 2.2.1 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 and being within the area of DCP1.

2.3 Zoning Map Description

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

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2.4 DCP Description

- 2.4.1 The land the subject of the Site Development Plan is identified in DCP1 as having a preferred land use of Tourist / Residential.

3 APPLICATION OF MASTER PLAN**3.1 Relationship to Higher Order Documents**

- 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 Map 1 and Structure Plan Map 2 as being part of a water body and including part of a rowing course;
 - 3.1.1.2 Identified on Structure Plan Map 3 as being wholly within Detailed Planning Area 1;
 - 3.1.1.3 Identified on Structure Plan Map 4 as having a Village/Neighbourhood relationship, being part of Neighbourhood 4 in Village 1;
 - 3.1.1.4 Subject to approved Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001, which identifies the area on Map 3 - Land Use Precincts as being Precinct 16 of DPA1; and
 - 3.1.1.5 Subject to the Lake Kawana Birtinya Lake Management Plan prepared in accordance with condition 10 of the Structure Plan.

3.2 Relationship to Other Master Plans

- 3.2.1 This Site Development Plan should be read in conjunction with other approved Site Development Plans for Precincts 1-15 within Detailed Planning Area 1 as identified by Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

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3.3 Relationship to DCP

- 3.3.1 The land the subject of the Site Development Plan is subject to DCP1 and is identified on DCP1, Map 1 as being part of Detailed Planning Area 1 with a preferred land use of Tourist / Residential and forming part of a Public Recreation Lake;
- 3.3.2 DCP1, Map 3 identifies the subject area within Detailed Planning Area 1; and
- 3.3.3 DCP1, 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.

3.4 Relationship to Planning Scheme Provisions

- 3.4.1 The land the subject of the Site Development Plan is subject to:
 - 3.4.1.1 Zoning Map No. 65, which identifies the land the subject of the Site Development Plan as being included in the Special Development Zone;
 - 3.4.1.2 The Table of Development in Section 2.7 (2) (Special Development Zone) of the Planning Scheme for Caloundra City, which specifies the purposes for which the premises may be used in accordance with a Supplementary Table of Development contained in a Site Development Plan approved pursuant to DCP1.

4 IMPLEMENTATION OF SITE DEVELOPMENT PLAN DESIGN PARAMETERS

4.1 Requirement for a Site Development Plan

- 4.1.1 A Site Development Plan is required for all Precincts within Detailed Planning Area 1 pursuant to Section 9.1 of Master Plan No. 14 (Detailed Planning Area Plan Eastbank / Regatta North) 2001.

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4.2 Development Within a Site Development Plan

- 4.2.1 The land the subject of the Site development Plan will be developed in accordance with DCP1 Section 4.16.2 (b) and Sections 5.5 and 9.17 of Master Plan No.14 Detailed Planning Area Plan - (Eastbank / Regatta North) 2001.
- 4.2.2 Land uses within the Site Development Plan shall be restricted to those specified in Table 1 - Supplementary Table of Development and to the Development Criteria contained in Section 7.2 of this document.

5 STRUCTURE OF MASTER PLAN

5.1 Content of Site Development Plan

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 Lot dimensions as specified in Section 6 (Subdivision Layout) of this document;
- 5.1.3 Purposes for which each lot are to be developed as specified in Section 7 (Defined Uses) of this document;
- 5.1.4 Water Bodies as specified in Section 8 (Water Bodies) of this Document;
- 5.1.5 Maps and Tables as specified in Section 9 (Maps and Tables) of this document;
- 5.1.6 Statement of Compliance as specified in Section 10 (Statement of Compliance) of this document;
- 5.1.7 Interpretation Rules as specified in Section 11 (Interpretation Rules) of this document; and

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5.1.8 Supporting Information as specified in Section 12 (Supporting Information) of this document.

6 SUBDIVISION LAYOUT

6.1.1 Dimensions for land subject to the Site Development Plan are indicated on Map 3a to 3g – Dimensions Plan of this document.

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 – Precinct 16 of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001 and in Table 1 – Supplementary Table of Development contained in this Document.

7.2 Development Criteria

7.2.1 The land the subject of this Site Development Plan shall be subject to the controls specified in the Supplementary Table of Development, being part of this document and Table 1 – Precinct 16 of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001;

7.2.2 The land the subject of this Site Development Plan shall be subject to the criteria specified in section 5.0 of the Lake Kawana Birtinya Lake Management Plan.

8 WATER BODIES

8.1.1 The land the subject of this site development wholly comprises a water body as indicated on Map 4 – Site Development Plan of this document.

9 MAPS AND TABLES

9.1 This Site Development Plan Comprises the Following:

9.1.1 Maps

- a) Map 1 – Locality
- b) Map 2 – Land Subject of Master Plan
- c) Map 3a – Dimensions Plan
- d) Map 3b – Dimensions Plan
- e) Map 3c – Dimensions Plan
- f) Map 3d – Dimensions Plan
- g) Map 3e – Dimensions Plan
- h) Map 3f – Dimensions Plan
- i) Map 3g – Dimensions Plan
- j) Map 4 – Site Development Plan

9.1.2 Tables

- a) Table 1 – Supplementary Table of Development

10 STATEMENT OF COMPLIANCE

10.1 Requirements

10.1.1 The Site Development Plan must comply with:

- a) the Structure Plan Maps;
- b) approval of the Structure Plan;
- c) the Planning Scheme including DCP1;
- d) the Development Agreement;

- e) Development Lease No. 2; and
- f) Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

10.2 The Structure Plan

10.2.1 The Site Development Plan complies with the Structure Plan Maps.

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

10.3.1 The Site Development Plan complies with the Master Plan Determination No. 1 (Approval of Structure Plan) 1999.

10.4 The Planning Scheme Including DCP 1

10.4.1 The Site Development Plan complies with the Planning Scheme requirements including DCP1 in that it complies with the provisions of section 7.4.5 of DCP1.

10.5 Development Agreement

10.5.1 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.

10.6 Development Lease No 2

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

- 10.6.1.1 no part of this Site Development Plan is in conflict with any condition or requirement of Development Lease No 2; and
- 10.6.1.2 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 DCP1.

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

10.7.1 The Site Development Plan is consistent with the requirements of Approved Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

10.8 Relaxations

10.8.1 No relaxation are sought as part of this Master Plan.

11 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 Planning Scheme for Caloundra City unless otherwise defined in this Site Development Plan.

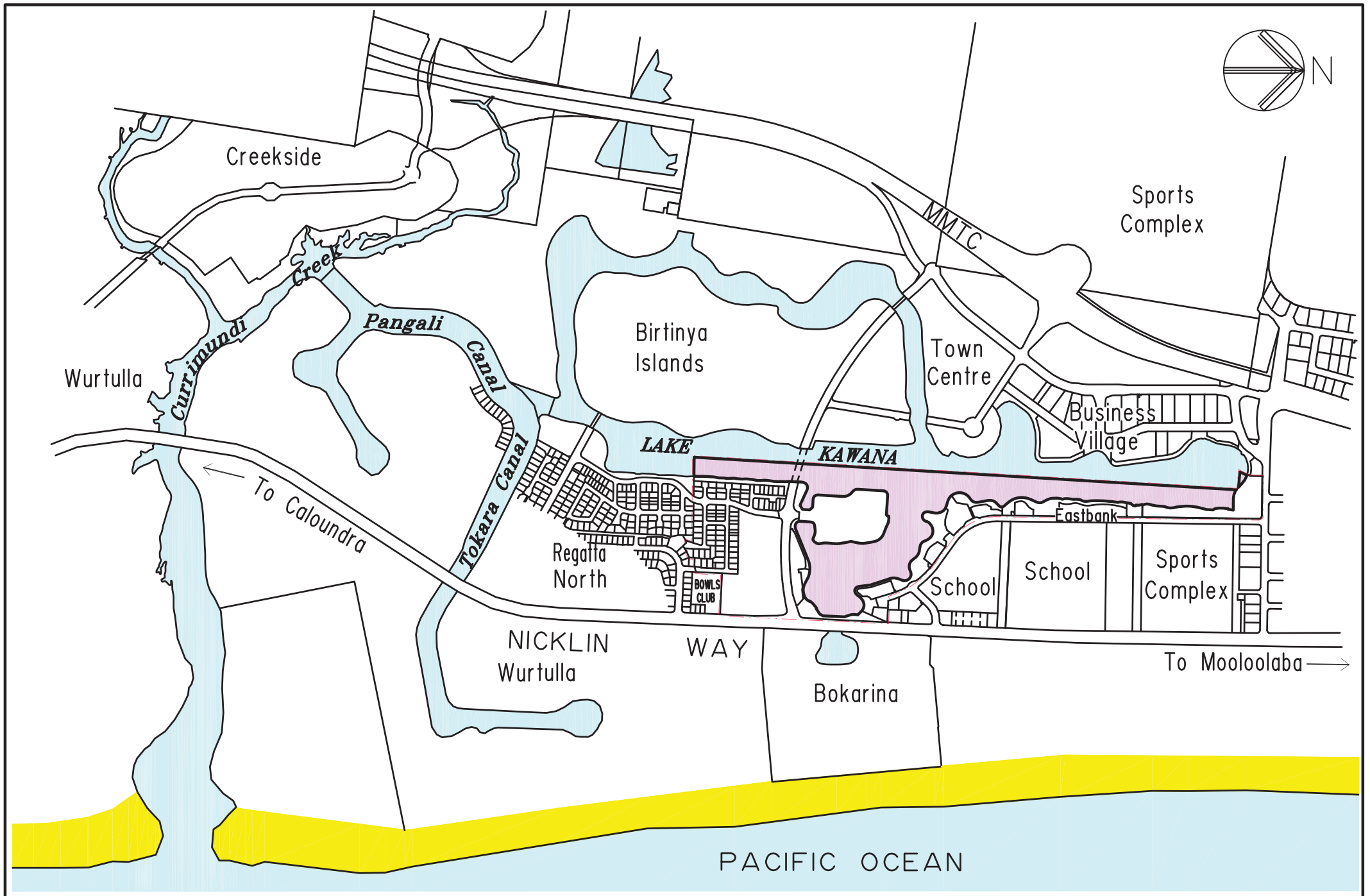
15.2 Interpretation of words on terms used in this Site Development Plan are to be interpreted in accordance with Part 9.3 (Interpretation) of the Planning Scheme for Caloundra City unless the context otherwise indicates or requires.

12 SUPPORTING INFORMATION

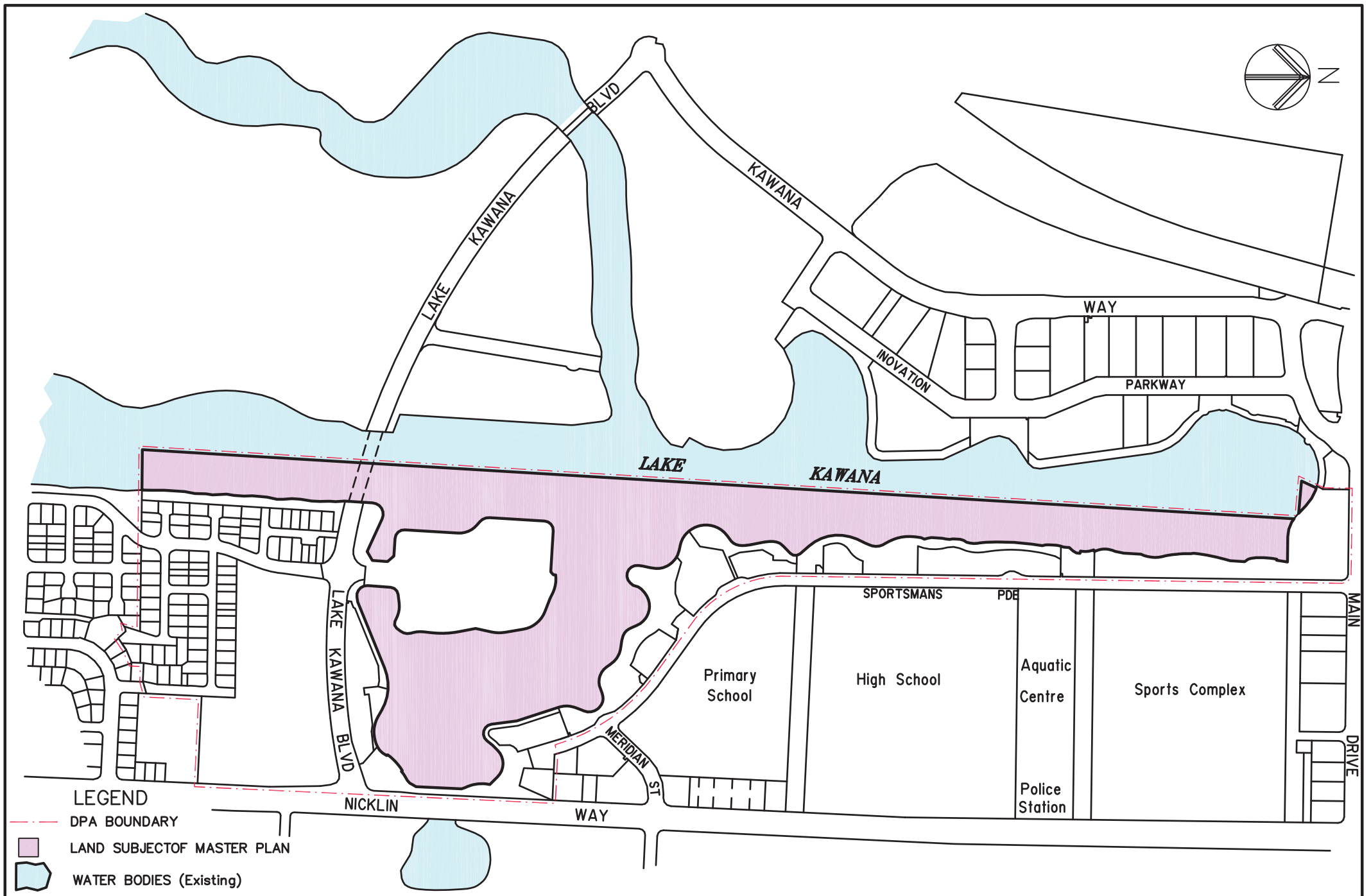
16.1 No additional Supporting Information is required for the application beyond what has been provided as part of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank / Regatta North) 2001.

**TABLE 1
SUPPLEMENTARY TABLE OF DEVELOPMENT – PRECINCT 16**

PRECINCT	COLUMN 1 PERMITTED USES	COLUMN 2 PERMITTED SUBJECT TO CONDITIONS	COLUMN 3 CONSENT REQUIRED	COLUMN 4 PROHIBITED USES
Precinct 16	Sport and Recreation (Lake)	Outdoor Deck / Dining Area		Uses not listed in Column 1, 2 or 3.



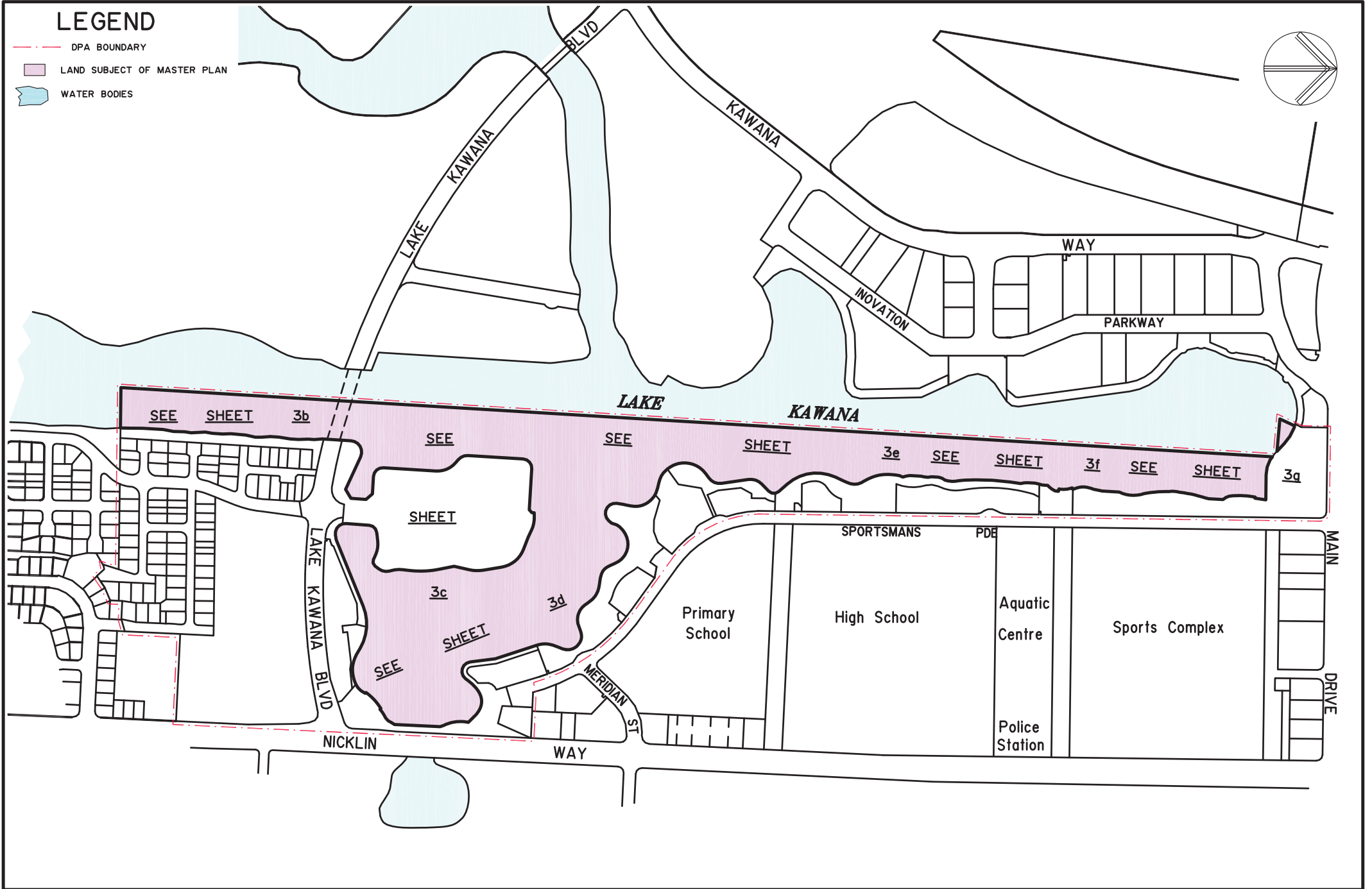
MAP 1 - LOCALITY PLAN



MAP 2 - LAND SUBJECT OF MASTER PLAN

LEGEND

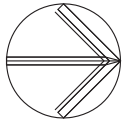
- - - DPA BOUNDARY
- LAND SUBJECT OF MASTER PLAN
- WATER BODIES



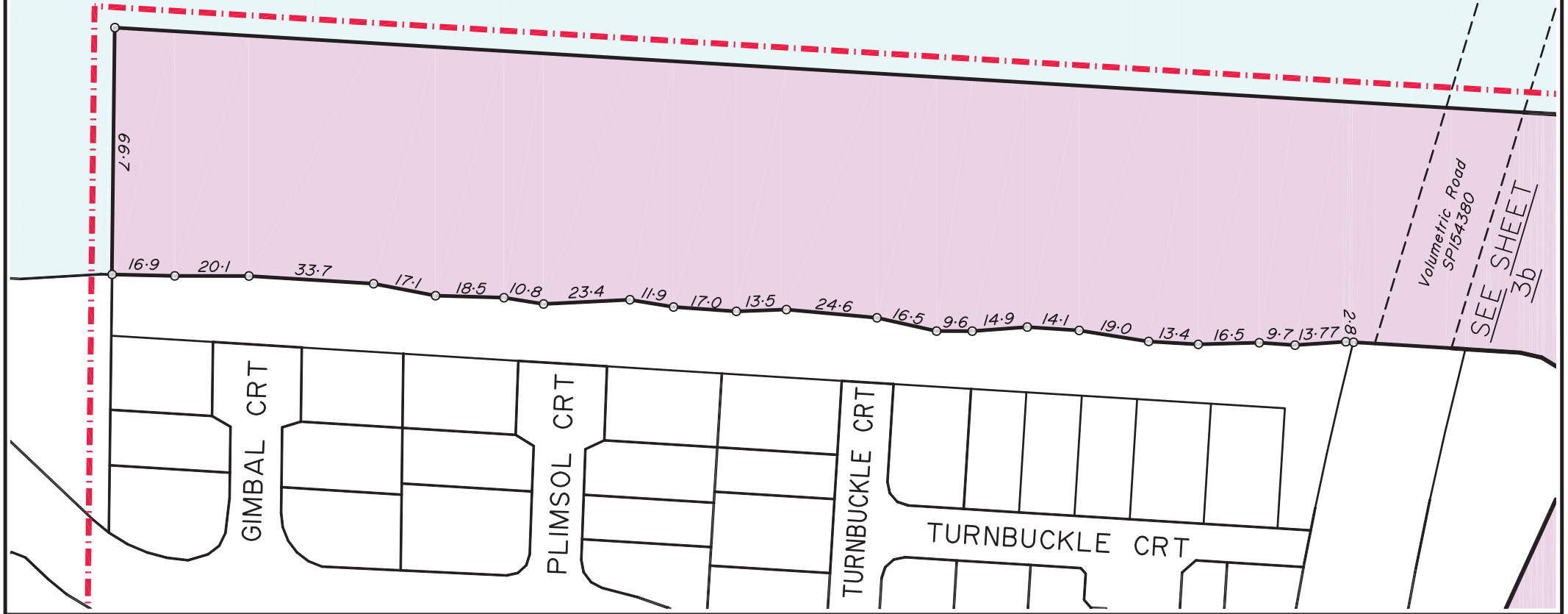
MAP 3a - LOT LAYOUT & DIMENSION PLAN

LEGEND

- DPA BOUNDARY
- LAND SUBJECT OF MASTER PLAN
- WATER BODIES



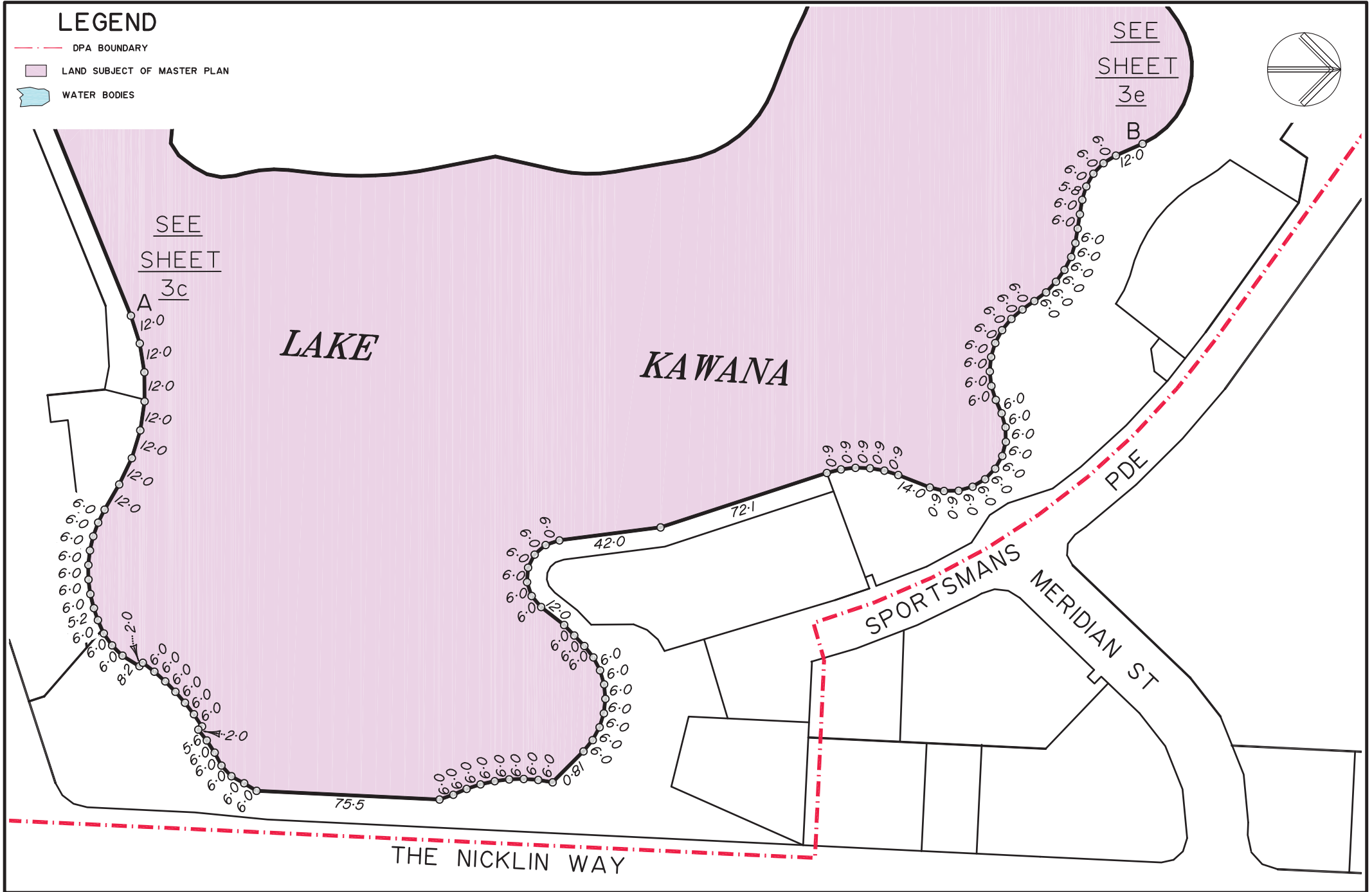
LAKE
KAWANA



MAP 3b - LOT LAYOUT & DIMENSION PLAN

LEGEND

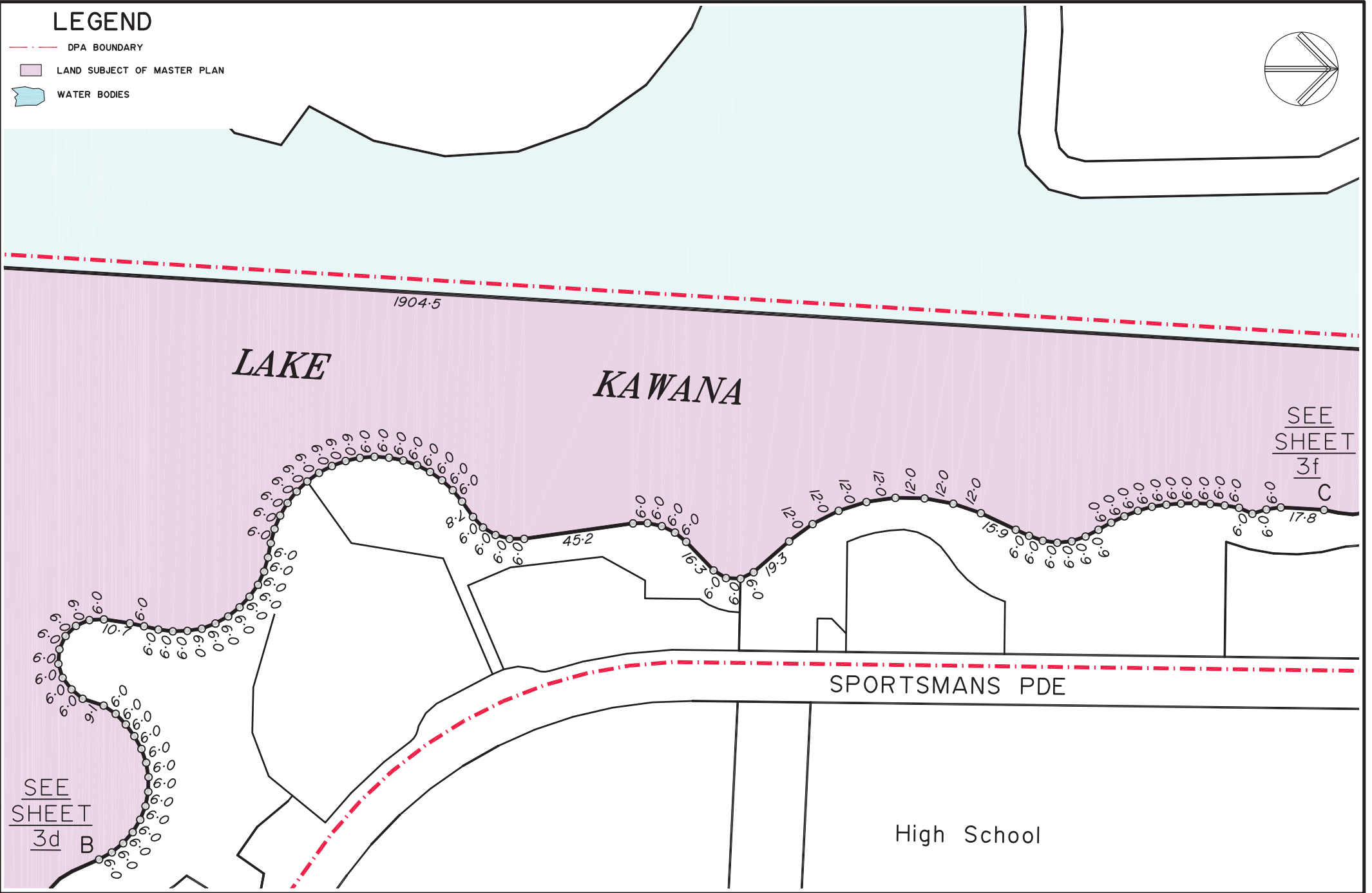
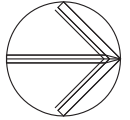
- DPA BOUNDARY
- LAND SUBJECT OF MASTER PLAN
- WATER BODIES



MAP 3d - LOT LAYOUT & DIMENSION PLAN

LEGEND

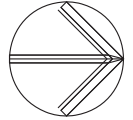
- DPA BOUNDARY
- LAND SUBJECT OF MASTER PLAN
- WATER BODIES



MAP 3e - LOT LAYOUT & DIMENSION PLAN

LEGEND

- DPA BOUNDARY
- LAND SUBJECT OF MASTER PLAN
- WATER BODIES

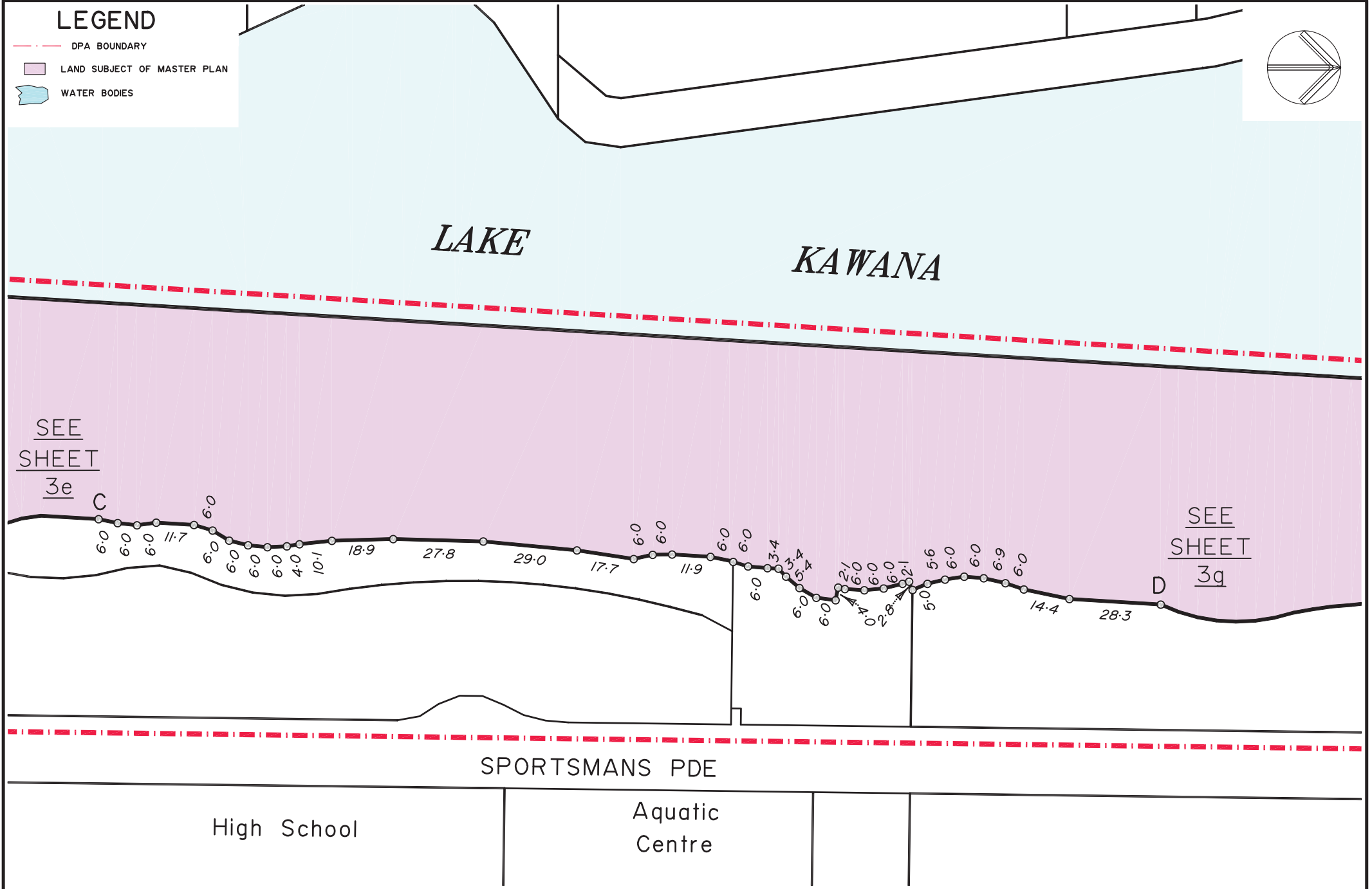


LAKE

KAWANA

SEE SHEET 3e

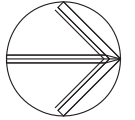
SEE SHEET 3q



MAP 3f - LOT LAYOUT & DIMENSION PLAN

LEGEND

- - - DPA BOUNDARY
- LAND SUBJECT OF MASTER PLAN
- WATER BODIES

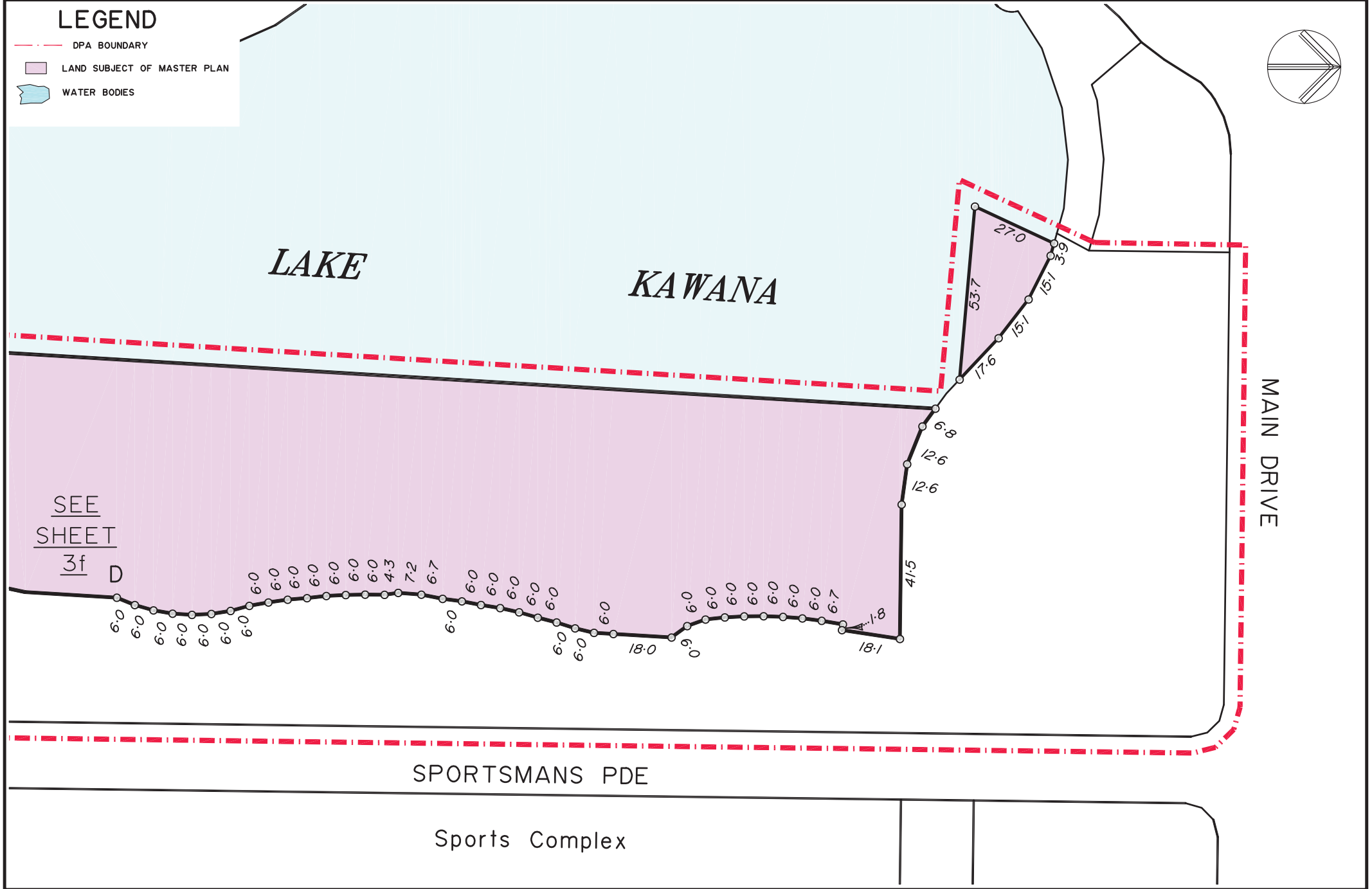


LAKE

KAWANA

MAIN DRIVE

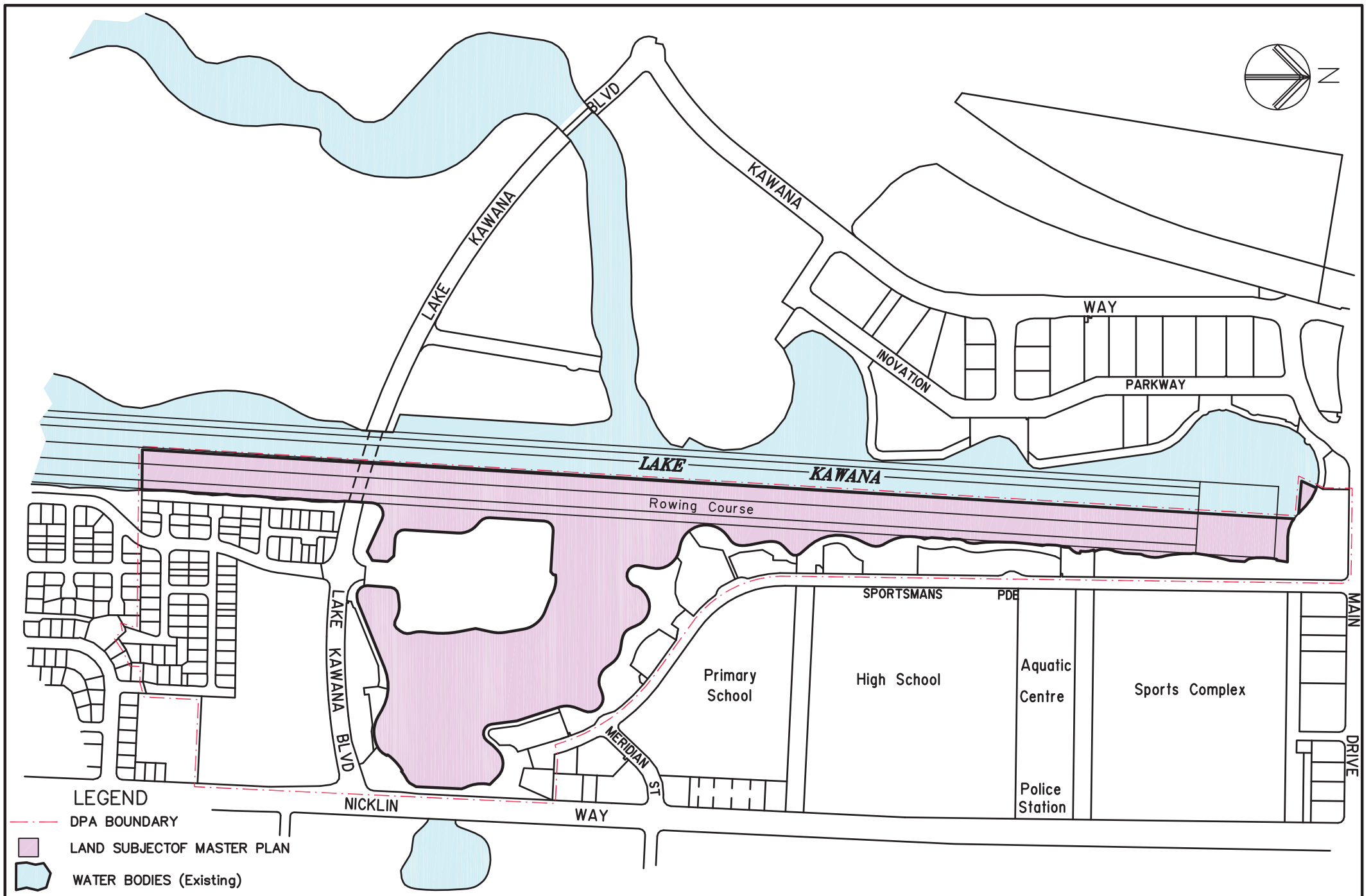
SEE
SHEET
3f
D



SPORTSMANS PDE

Sports Complex

MAP 3g - LOT LAYOUT & DIMENSION PLAN



MAP 4 - SITE DEVELOPMENT PLAN