

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(Development Control Plans under Repealed Act)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. 7 (PRECINCT/ESTATE PLAN – REGATTA NORTH) 2000

**Approved by Caloundra City Council pursuant to
Master Plan Determination No. 5
[Approval of Precinct/Estate Plan – Regatta North) 2000
dated 9/11/2000, amended pursuant to Master Plan Determination No. 57
(Amendment of Precinct Estate Plan – Regatta North) 2000]**

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1.0 PRELIMINARY

1.1 Citation

1.1.1 This document may be cited as Master Plan No. 7 (Precinct/Estate – Regatta North) 2000 pursuant to Master Plan No. 6 (Neighbourhood Plan – Regatta North).

1.2 Type of Master Plan

1.2.1 This document is a Precinct/Estate Plan.

1.3 Legal Requirement for Master Plan

1.3.1 A Precinct/Estate Plan is required to be prepared for the whole or part of an approved Neighbourhood/Village Plan, pursuant to Section 7.4.4.1 (Precinct Estate Plan) of DCP 1.

1.4 Legal Effect of the Master Plan

1.4.1 The Precinct/Estate Plan comprises:

- (a) This document which shows the subdivision layout with lot boundaries, the purposes for which each lot 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 for all of the area of Master Plan No. 6 (Neighbourhood Plan – Regatta North).
- (b) Maps 1 – 8 which show in more detail the elements to be identified as required by Section 7.4.4.2 (Precinct Estate Plan) of DCP 1.

2.0 DESCRIPTION OF LAND

2.1 Location and Description

- 2.1.1 The land the subject of this Precinct/Estate Plan is bound by the future public recreation lake in Birtinya to the west, Tokara canal in the south, part of the balance of the existing Regatta North neighbourhood to the east, and on the north undeveloped land forming the balance of the Regatta North neighbourhood. Map 1 – Locality shows the subject land relative to its surrounds as described above.
- 2.1.2 The land the subject of this Master Plan is described as Part of Lot 462 on CP 891256, Parish of Bribie.
- 2.1.3 The land the subject of this Precinct/Estate Plan has an area of about 7.3 ha.
- 2.1.4 Map 1 – Locality shows the land the subject of this Precinct/Estate Plan, relative to its surrounds as described above, while Map 2 – Land Subject of Master Plan shows the extent of the area covered by this application.

2.2 Zoning Map Description

- 2.2.1 The land the subject of this Precinct/Estate 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 Precinct/Estate 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 Precinct/Estate Plan is identified in DCP 1 as having a preferred land use of Urban.

3.0 APPLICATION OF MASTER PLAN

3.1 Relationship to Higher Order Master Plans

3.1.1 The land the subject of this Precinct/Estate Plan is subject to the approved Master Plan No. 6 (Neighbourhood Plan – Regatta North) 2000 and as such is:

3.1.1.1 subject to the Urban Development Criteria defined in the Structure Plan and Structure Plan 2 which shows the area as having an Open Space System, Community Uses, comprising a neighbourhood and precinct park and pedestrian/cycle links.

3.1.1.2 Identified on the approved Master Plan No. 6 (Neighbourhood Plan - Regatta North) 2000 as having Residential Uses and Community Uses.

3.2 Relationship to Other Master Plans

3.2.1 This Precinct/Estate Plan should be read in conjunction with Master Plan No. 6 (Neighbourhood Plan – Regatta North) 2000, and Master Plan No. 4 (Detailed Planning Area Plan – Regatta North and Eastbank) 2000.

3.2.2 Following approval of this Precinct/Estate Plan, subsequent applications will be made for Site Development Plans in the Residential 1 and Residential 2 areas and for structures and buildings in the Community Uses - Park/Open Space area.

3.3 Relationship to DCP

- 3.3.1 The land the subject of this Precinct/Estate Plan is subject to DCP 1 and as such identified on DCP 1, Map 1 as having a preferred land use of Urban; and
- 3.3.2 DCP 1, Map 2 identifies the subject area as having Circulation Network, a Collector Road connecting west to the Birtinya Islands, a Neighbourhood Park, Precinct Park, and Pedestrian/Cycle linkages; and
- 3.3.3 DCP 1, Map 4 identifies the subject area as being part of Precinct Three where the maximum population shall not exceed 9,025 persons.

3.4 Relationship to Planning Scheme Provisions

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

4.0 STRUCTURE OF MASTER PLAN

4.1 This Precinct/Estate 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 Lots which require a Site Development Plan as specified in Section 7 (Site Development Plan Requirements) of this document;
- 4.1.4 Movement Networks including cycle and pedestrian linkages as specified in Section 8 (Movement Networks) of this document;
- 4.1.5 Open Space and Water Bodies as specified in Section 9 (Open Space / Water Bodies) of this document; and
- 4.1.6 Maps which are specified in Section 10 (Maps) of this document.

5.0 SUBDIVISION LAYOUT

5.1 Subdivision Layout

- 5.1.1 The subdivision layout with lot boundaries are indicated on Map 4 (Dimensions Plan) of this document.

6.0 DEFINED USES

6.1 Defined Uses

6.1.1 The land the subject of this Precinct/Estate Plan shall be developed for the defined uses specified in Table 1 of this document.

7.0 SITE DEVELOPMENT PLAN REQUIREMENTS

7.1 Site Development Plan Requirements

A Site Development Plan is required for:

7.1.1 the Residential 1 and Residential 2 areas and those allotments indicated on Map 3 (Precinct Estate Plan) of this document.

7.1.2 Development related to Sport and Recreation (where such a use is necessary to the function of a rowing course) in the Community Use - Park / Open Space Area.

8.0 MOVEMENT NETWORKS

8.1 Movement Networks

8.1.1 Movement Networks including cycle and pedestrian linkages are indicated on Map 3 (Precinct Estate Plan) of this document.

9.0 OPEN SPACE / WATER BODIES

9.1 Open Space / Water Bodies

9.1.1 Open space and water bodies are indicated on Map 3 (Precinct Estate Plan) with further details on Map 5 (Landscape Concept Plan), Map 6 (Landscape Concept Sketches), Map 7 (Landscape Concept Text) and Map 8 (Lake Edge Treatment) of this document.

10.0 IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA

10.1 Residential Development

Pursuant to Section 8.1 of Master Plan No.6 (Neighbourhood Plan - Regatta North), a Site Development Plan is required for all Residential 1 and Residential 2 sites. Compliance with this Urban Design Performance Criteria will be addressed at the Site Development Plan stage.

10.2 Residential Development in Land Use Area - Residential 1

Allotments have been nominated on Map 3 (Precinct Estate Plan) of this document on which 3 storey development will be permitted. These sites, having unobscured views to the lake, enjoy particular visual benefits.

10.3 Access to Lots and Street Parking

Pursuant to Queensland Streets (1993), Urban Design Performance Criteria have been addressed as follows:

The average lot width, excluding street frontages on corner lots, is 17.2m which allows for 2 street car parks per allotment. Therefore, one street car-park can easily be provided within 25m of each allotment.

In further support of adequate street parking, this precinct will require approximately 40 car-parks (58 lots @ 0.75 parks per allotment). The total length of street frontage, excluding secondary street frontages on corner lots and with

parking to one side only of access streets, less an average driveway width of 5.5m per allotment will allow for more than 65 car-parks.

Carriageway widths to local access streets (min 5.5m) and collector roads (7.0m) will also provide for adequate vehicular movements even with kerb-side parking.

To further reduce the amount of on-street parking a minimum of 2 on-site car parks are required on all Residential 1 allotments (in accordance with Council's Planning Scheme).

10.4 Estate Entry Points

Further, more detailed designs which comply with Urban design Performance Criteria will be submitted for approval at Operational Works level.

The main entry point to this estate will consist of two masonry entrance walls located along the truncations of the road reserve at the intersection of Regatta Boulevard and the collector street through this precinct as indicated on Map 3 (Precinct Estate Plan) of this document. This location will allow for adequate sight lines for both motorists and pedestrians.

10.5 Stormwater Quality Management

"In line" stormwater pollution control devices (eg. Humeceptor (Humes), Downstream Defender (Rocla) or other similar purpose built devices) will be installed at appropriate locations in the stormwater drainage system to remove sediment and pollutants from the stormwater prior to discharge into the lake system. Sufficient road widths and open space areas have been provided to ensure these devices can be accommodated into the stormwater system.

Further details will be provided at Operational Works level.

11.0 MAPS AND TABLES

11.1 This Precinct/Estate Comprises the Following:

11.1.1 Maps

- a) Map 1 – Locality
- b) Map 2 – Land Subject of Master Plan
- c) Map 3 – Precinct/Estate Plan
- d) Map 4 – Dimensions Plan
- e) Map 5 – Landscape Concept Plan
- f) Map 6 – Landscape Concept Sections
- g) Map 7 – Landscape Concept Text
- h) Map 8 – Lake Edge and Drainage Treatment

11.1.2 Tables

- a) Table 1 - Land Use Areas

12.0 STATEMENT OF COMPLIANCE

12.1 DCP 1 Requirements

12.1.1 The Precinct/Estate Plan must comply with:

- a) The Structure Plan;
- b) Master Plan Determination No. 1 (Approval of Structure Plan) 1999;
- c) Master Plan Determination No 4 (Neighbourhood Plan – Regatta North) 2000.
- d) The Planning Scheme including DCP 1;
- e) The Development Agreement;
- f) Development Lease No. 2; and
- g) Transport Infrastructure Agreement.

12.2 The Structure Plan

12.2.1 The Precinct/Estate Plan complies with:

12.2.1.1 The Structure Plan Maps

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

12.3.1 The Precinct/Estate Plan complies with the Master Plan Determination No. 1 (Approval of Structure Plan) 1999 in that:

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

12.3.1.2 it complies with the structure of the Urban Area as specified in section 3.4(e) (ii) (Structure of Urban Area) of the Structure Plan Development Criteria of Master Plan Determination No. 1 (Approval of Structure Plan) 1999; and

12.3.1.3 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.

12.4 Master Plan Determination No. 4 (Neighbourhood Plan – Regatta North) 2000

12.4.1 This Precinct / Estate Plan complies in that it details all relevant matters required by the above Neighbourhood Plan.

12.5 The Planning Scheme Including DCP 1

12.5.1 The Precinct/Estate Plan complies with the Planning Scheme requirements including DCP 1 in that:

12.5.1.1 it complies with the provisions of section 7.4.4 (Precinct/Estate Plan) of DCP 1

12.5.1.2 it complies with Section 6 of the Planning Scheme and in particular Section 6.3.3 where all lots with an area less than 650m² require a SDP and are designed in accordance with QRDG.

12.6 Development Agreement

12.6.1 The Precinct/Estate Plan complies with the requirements of the Development Agreement in that:

12.6.1.1 it complies with the provisions of Section 6 of the Development Agreement.

12.7 Development Lease No 2

12.7.1 The Precinct/Estate Plan complies with the requirements of Development Lease No 2 in that:

12.7.1.1 no part of this Precinct/Estate Plan is in conflict with any condition or requirement of Development Lease No 2; and

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

12.8 Transport Infrastructure Agreement

12.8.1 The Precinct Estate Plan complies with all requirements of the Transport Infrastructure Agreement.

13.0 INTERPRETATION RULES

13.1 Terms used in this Precinct/Estate Plan have the meaning given in Part 8 (Meaning of Words and Interpretation) of the Caloundra City Council Planning Scheme unless otherwise defined in approved Master Plan No. 6 (Neighbourhood Plan - Regatta North).

13.2 Interpretation of words or terms used in this Precinct/Estate 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.

14.0 SUPPORTING INFORMATION

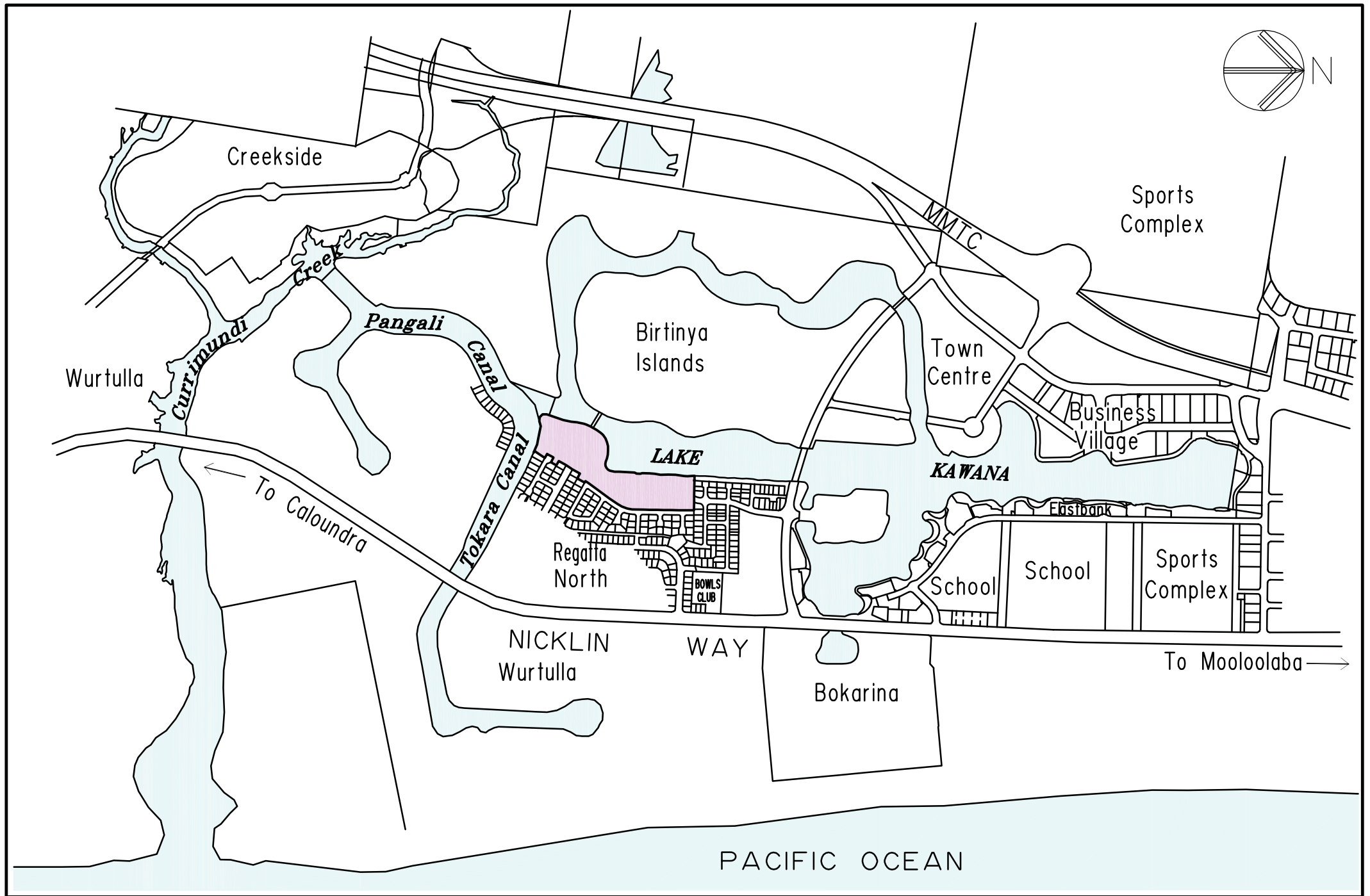
14.1 As required under Annexure 1 of the Conditions of Approval of Master Plan Determination No 1 (Approval of Structure Plan) 1999, the following Supporting Information is attached to this application to assist in its determination:

14.1.1 Acoustic Study (Provided with Master Plan No 6 (Neighbourhood Plan – Regatta North) 2000.

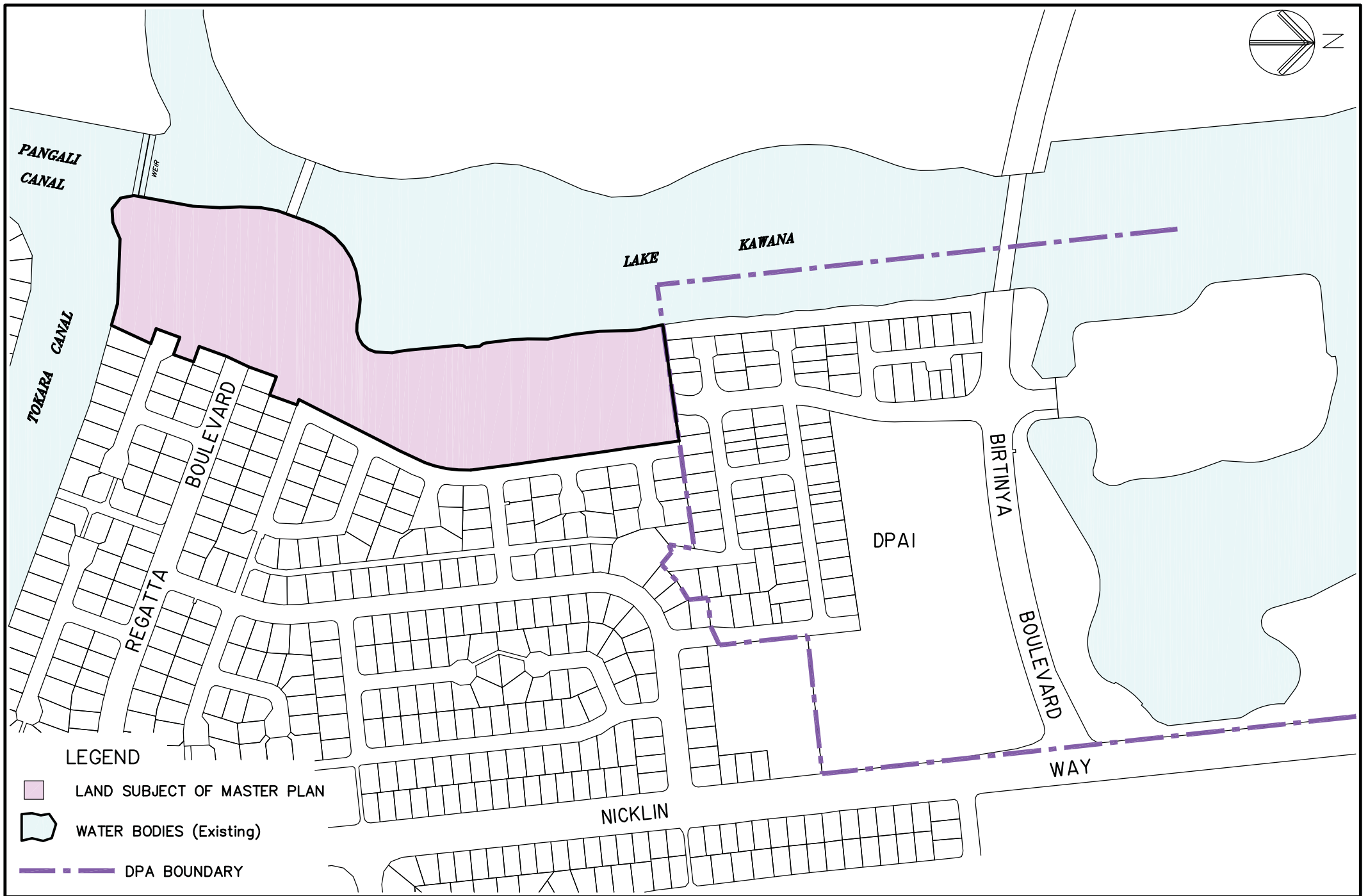
TABLE 1

LAND USE AREA	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Residential 1	Residential Uses Limited To: <ul style="list-style-type: none"> • Dwelling House (on an allotment not less than 300m²) • Home Occupation Community Uses Limited To: <ul style="list-style-type: none"> • Park • Public Purpose • Public Utility excluding Telecommunication Facilities 	Maximum 3 storeys	Maximum 30 dwelling units per hectare
Residential 2	Residential Uses Limited To: <ul style="list-style-type: none"> • Accommodation Building • Cluster Development • Duplex Dwelling • Dwelling House (on an allotment not less than 300m²) • Home Occupation • Multiple Dwelling Community Uses Limited To: <ul style="list-style-type: none"> • Park • Public Purpose • Public Utility excluding Telecommunication Facilities. 	Maximum 8 storeys	Maximum 40 dwelling units per hectare

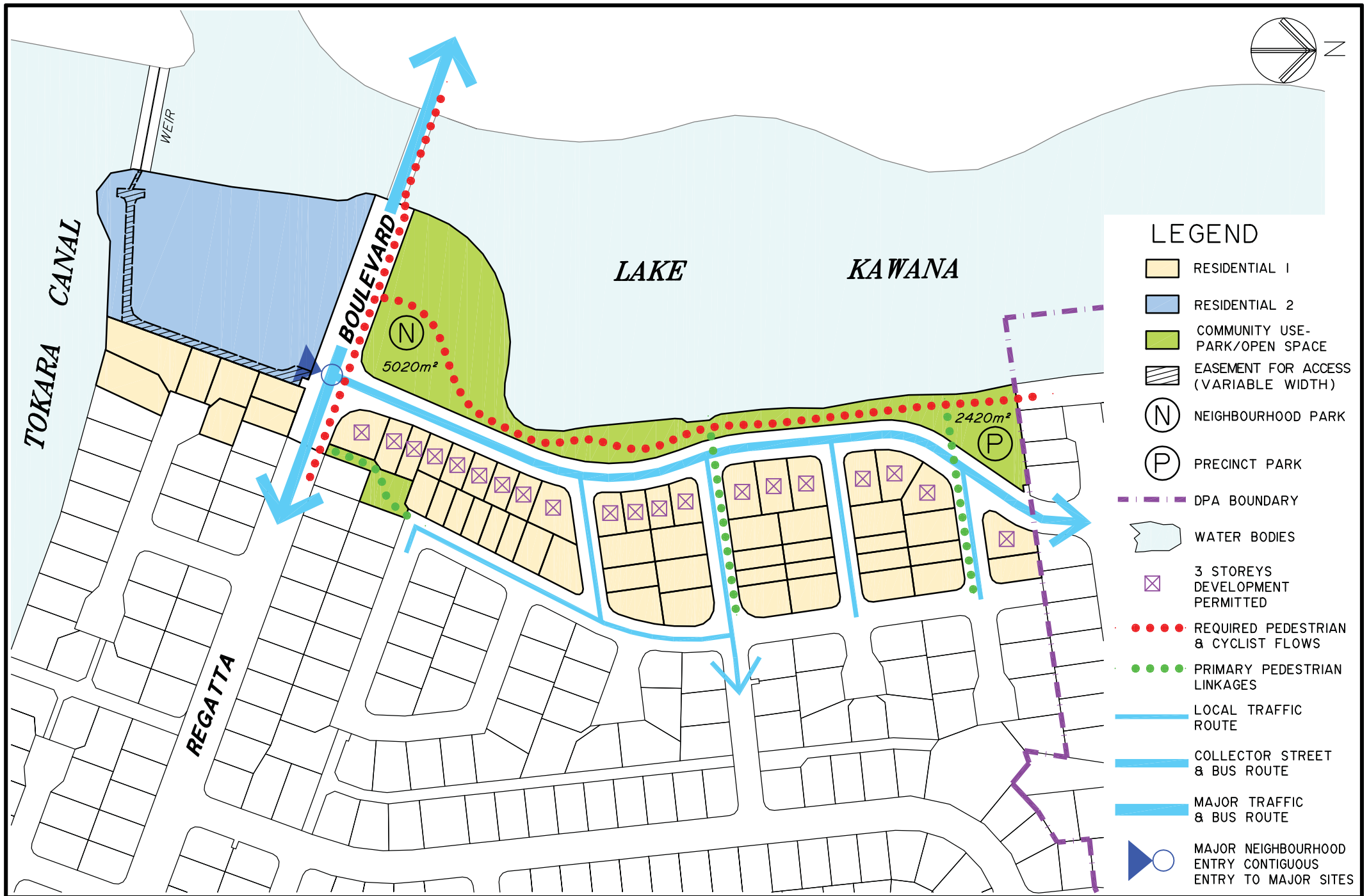
LAND USE AREA	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Community Uses	Community Uses Limited To: <ul style="list-style-type: none"> • Park • Public purpose • Public utility excluding Telecommunications facility, sewerage pump station and electricity sub-station. • Sport and Recreation (where such uses are necessary to the function of a rowing course and subject to a SDP under DCP-1) 	Maximum 5 storeys	



MAP 1 - LOCALITY PLAN



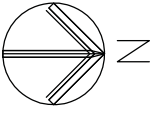
MAP 2 - LAND SUBJECT OF MASTER PLAN



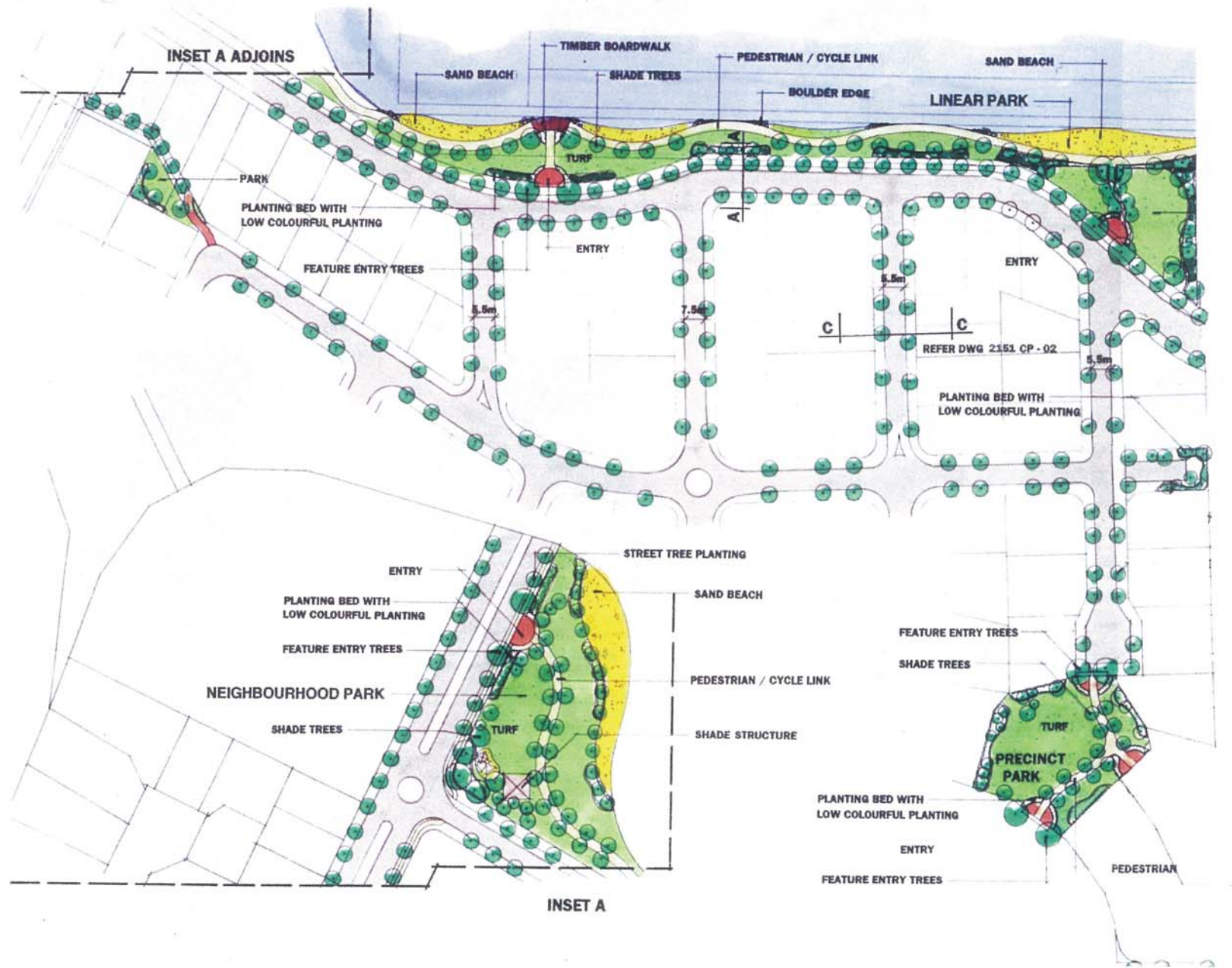
LEGEND

- RESIDENTIAL 1
- RESIDENTIAL 2
- COMMUNITY USE-PARK/OPEN SPACE
- EASEMENT FOR ACCESS (VARIABLE WIDTH)
- N NEIGHBOURHOOD PARK
- P PRECINCT PARK
- DPA BOUNDARY
- WATER BODIES
- X 3 STOREYS DEVELOPMENT PERMITTED
- REQUIRED PEDESTRIAN & CYCLIST FLOWS
- PRIMARY PEDESTRIAN LINKAGES
- LOCAL TRAFFIC ROUTE
- COLLECTOR STREET & BUS ROUTE
- MAJOR TRAFFIC & BUS ROUTE
- MAJOR NEIGHBOURHOOD ENTRY CONTIGUOUS ENTRY TO MAJOR SITES

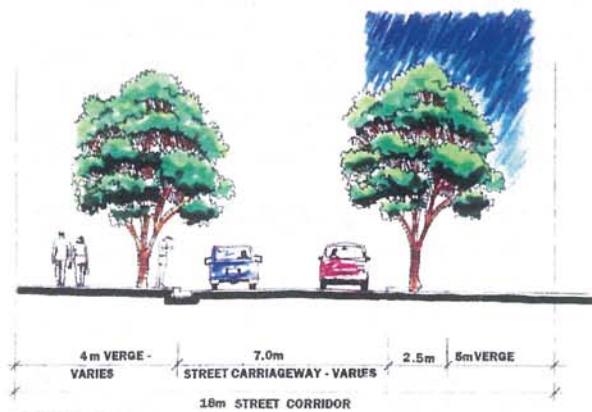
MAP 3 - PRECINCT ESTATE PLAN



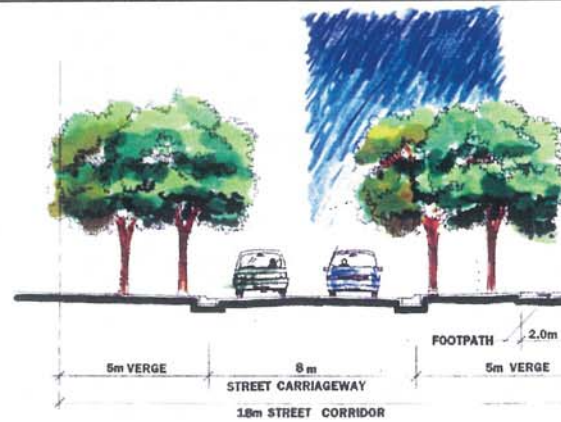
MAP 4 - DIMENSIONS PLAN



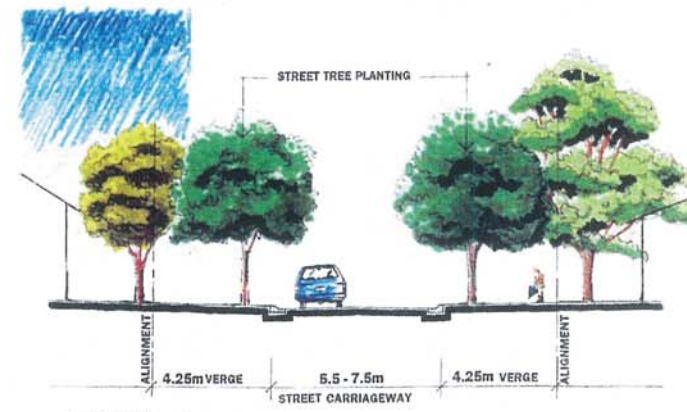
MAP 5 - LANDSCAPE CONCEPT PLAN



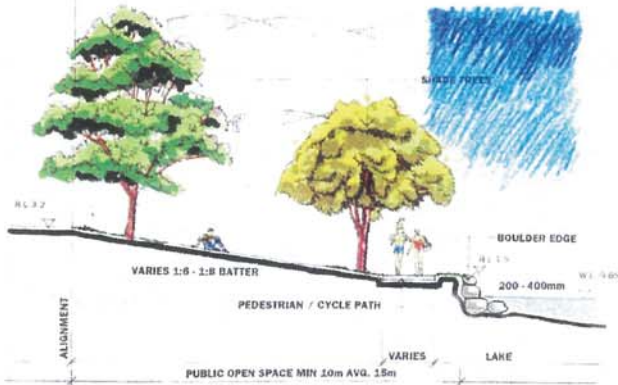
**SECTION A - A
LAKESIDE ESPLANADE**



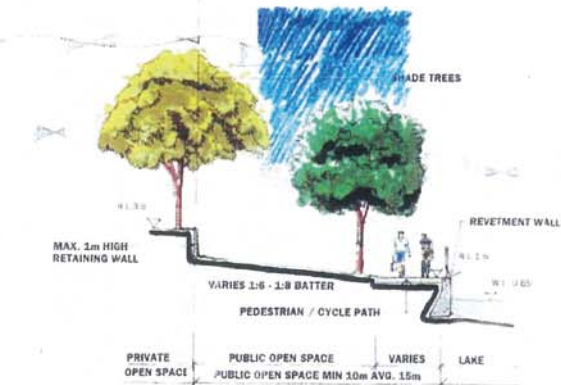
**SECTION B - B
EAST - WEST AVENUE**



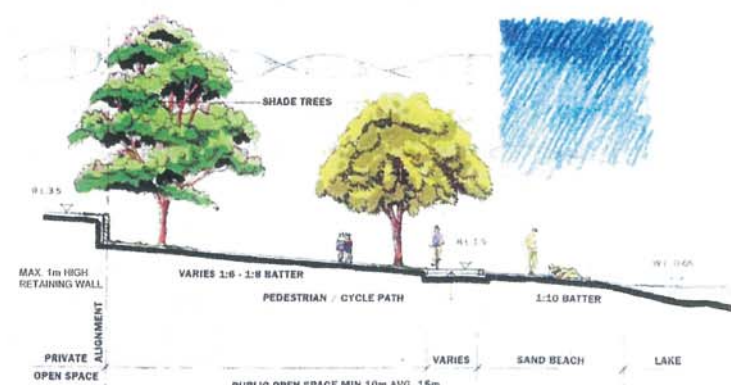
**SECTION C - C
TYPICAL RESIDENTIAL STREET**



**INDICATIVE OPTION 1 - LAKE EDGE
INFORMAL BOULDER EDGE**



**INDICATIVE OPTION 2 - LAKE EDGE
FORMAL HARD REVETMENT EDGE**



**INDICATIVE OPTION 4 - LAKE EDGE
INFORMAL SAND 'BEACH'**

MAP 6 - LANDSCAPE CONCEPT SECTIONS

PEDESTRIAN / CYCLE ACCESS

Pedestrian / cycle access to the recreational lake will be an important aspect of the pedestrian / cycle network. Direct and continuous access to the lake edge within the Linear open space will be provided in a variety of ways with many access points throughout the length of the lake.

PAVING MATERIALS

Paving materials within Regatta North will be predominantly broom finished plain concrete with detailing at intersections and other key points.

AREA	FINISH
Main Footpaths	Broom finished plain concrete
Feature intersections	A combination of coloured concrete and unit pavers
Business Village Plazas	A combination of plain / coloured concrete and unit pavers
Pedestrian / cycleways	Broom finished plain concrete with coloured concrete and unit pavers
Road surfaces	Bitumen
Street verges	Turfing and planting with paving

WAYS

Areas of less intensive use where paths occur on both sides of the road (wider at intersections) and areas with alternative routes (such as adjacent pedestrian / cycle path) 1200mm wide

Area where pathways occur on one side of the road only and areas of high usage 1500mm wide

Shared pedestrian / cycleways (within linear open space) 2500mm wide

Shared pathways which carry maintenance vehicles to forebay outlets 3000 – 3500mm wide

PUBLIC SPACES / PARKS

A range of open spaces will be provided in accordance with the Open Space Model of the Kawana Waters Development Control Plan 1. These open spaces include a Precinct Park, Neighbourhood Park, and linear park along the lake foreshore.

Every opportunity to provide water views and view corridors in prominent locations will be taken. Public spaces will take advantage of the proximity to the lake by full access to the lake edge.

Park designs focus on providing spaces which allow for a multitude of uses. Activities available within parks will range from quiet seating / reflection areas to formal playgrounds and active recreational areas for a range of sports such as jogging, cycling and ball sports with an emphasis on meeting and interaction with other users and the environment.

PLANTING

Planting schemes will be predominantly informal within open space areas with emphasis on native planting and where appropriate garden habitat areas.

Signature trees or groupings at key locations will be used to define entry/feature points. Regularly spaced street trees will be installed to all residential verges.

The street tree hierarchy will be designed to compliment the established road hierarchy. Smaller growing trees will therefore be utilised in narrower residential streets while in key boulevards or collector streets trees with a more substantial stature will be planted.

In larger Open Space areas larger trees can be used to produce visual structure, shade and general amenity. Trees will be planted in formal avenues as well as in groupings to create a variety of settings.

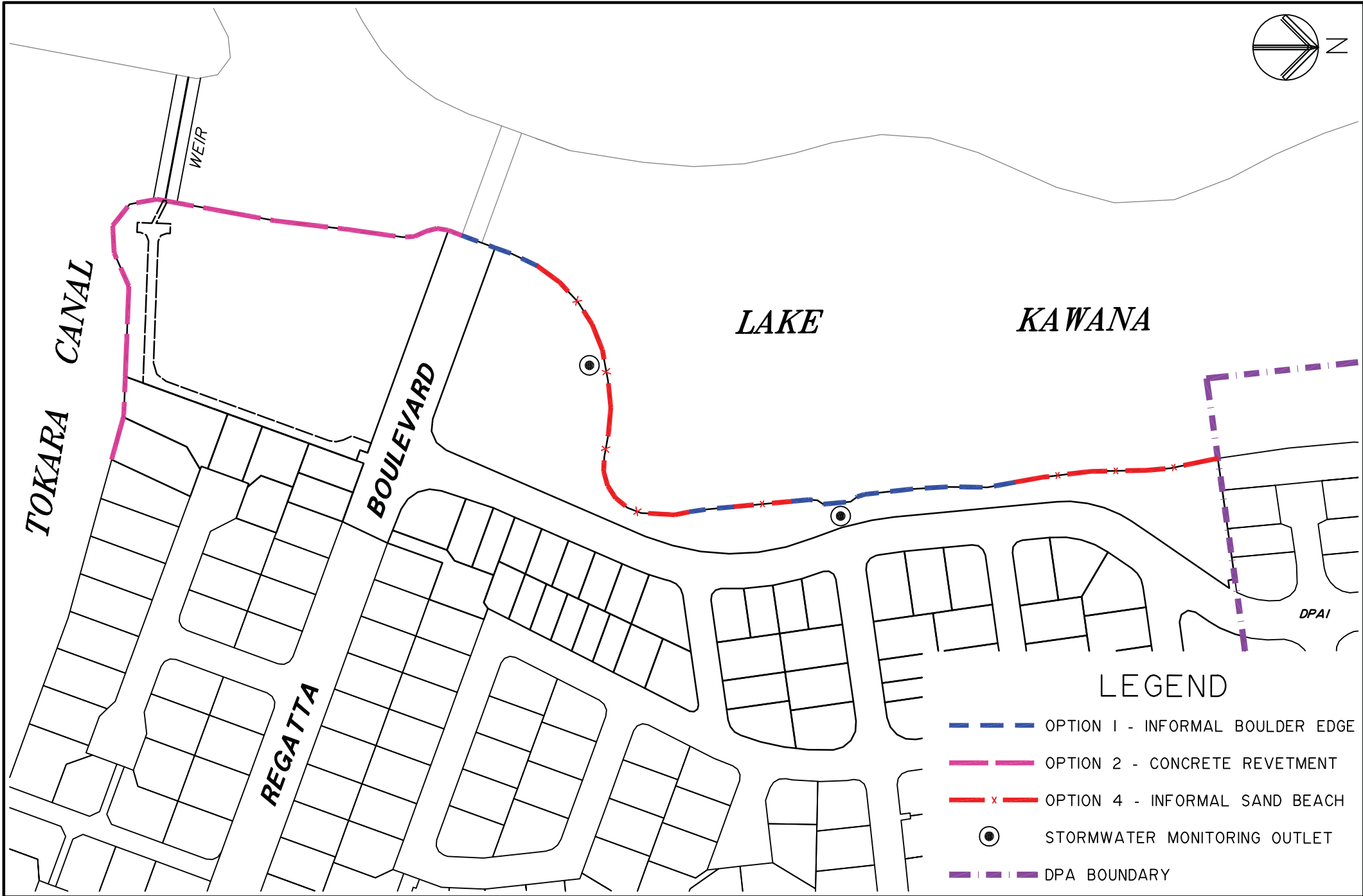
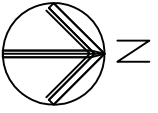
All plant species will be selected from the "Master Plant List for Kawana" as developed in consultation with the Caloundra City Council environmental officer.

LIGHTING

Lighting is to be well integrated within the streetscape and promote and highlight prominent features within parks as well as providing security.

STREETSCAPE

Street tree planting 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 signature tree planting. Pedestrian footpaths within Regatta North will be designed to allow continuous easy movement within the suburb.



MAP 8 - LAKE EDGE TREATMENT