

Development Agreement, Development Control Plan 1
- Kawana Waters and Section 857
(Development Control Plans under Repealed LGP&E Act)
of the Sustainable Planning Act 2009

**MASTER PLAN NO. 47 (SITE DEVELOPMENT PLAN 5 –
EASTBANK) 2005**

**Approved by Sunshine Coast Regional Council pursuant to
Master Plan Determination No. 78 dated 30/12/2006,
amended pursuant to Master Plan Determination no. 92 dated 10/09/2007,
amended pursuant to Master Plan No177 dated 25/09/2014**

SUNSHINE COAST REGIONAL COUNCIL

APPROVED

MPC 13/0017

25 September 2

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1 ADMINISTRATION

1.1 Preliminary

1.1.1 Citation

1.1.1.1 This document may be cited as Master Plan No. 47 (Site Development Plan 5 – Eastbank) 2005.

1.1.2 Type of Master Plan

1.1.2.1 This document is a Site Development Plan

1.1.3 Legal Requirement for Master Plan

1.1.3.1 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, and in accordance with Section 7.4.5.1 of DCP 1.

1.1.4 Legal Effect of the Master Plan

1.1.4.1 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 envelopes and setbacks and landscape concepts; and
- (b) Maps 1 - 12 which show in more detail the elements to be identified as required by Section 7.4.5.2 of DCP 1.

1.2 Location and Description

- 1.2.1 The land the subject of this Site Development Plan is bound by Lake Kawana on the west, north and east and Lake Kawana Bvd on the south.
- 1.2.2 The land the subject of this Master Plan is described as Lot 3 on SP182941, all in the Parish of Bribie and being leasehold land within Development Lease No. 2.
- 1.2.3 The land the subject of this Site development Plan has an area of approximately 4.512 ha.
- 1.2.4 Map 1 (Locality Plan) 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 application.

1.3 Zoning Map Description

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

1.4 Strategic Plan Description

- 1.4.1 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.

1.5 DCP Description

- 1.5.1 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 4.10.2 (b) of DCP 1.

1.6 Relationship to Higher Order Master Plans

1.6.1 The land the subject of the Site Development Plan is subject to the Structure Plan Maps and as such is:

- (a) identified on Structure Plan Map 1 as having a land use defined by Detailed Planning Area 1 of DCP 1 and being subject to the Urban Development Criteria defined in Section 3 of the Structure Plan Development Criteria; and
- (b) subject to Structure Plan Map 2 which shows the area as having a pedestrian/cycle link; and
- (c) subject to Structure Plan Map 4 which shows the area as having a Village/Neighbourhood Relationship, being Neighbourhood 4 in Village 1; and
- (d) 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 5 of DPA 1.

1.7 Relationship to DCP

1.7.1 The land the subject of the Site Development Plan is subject to DCP 1 and as such identified on DCP 1, Map 1 as being part of Detailed Planning Area 1 with the preferred land uses described in Section 4.10.2 (b) of DCP 1; and

1.7.2 DCP 1, Map 2 identifies the subject area as having a Circulation Network comprising a Pedestrian/Cycle linkage adjacent to Lake Kawana Boulevard; and

1.7.3 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.

1.8 Relationship to Planning Scheme Provisions

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

- (a) Zoning Maps No. 55 and 65 identify the land the subject of the Site Development Plan as being included in the Special Development Zone;
- (b) The Table of Development in Section 2.7 (2) (Special Development Zone) of the Planning Scheme specifies the purposes for which the premises may be used in accordance with a Supplementary Table of Development pursuant to DCP-1.
- (c) Part 6 of the Planning Scheme which contains provisions relating to the reconfiguring of lots in the Special Development Zone.

2 STRUCTURE OF MASTER PLAN

2.1 Structure of Site Development Plan

- 2.1.1 Subdivision layout with lot boundaries as specified in Section 3 (Subdivision Layout) of this document;
- 2.1.2 The purpose for which each lot is to be developed as specified in Section 4 (Defined Uses) of this document;
- 2.1.3 Movement Networks including cycle and pedestrian linkages as specified in Section 5 (Movement Networks) of this document;
- 2.1.4 Building Envelopes and Setbacks as specified in Section 6 (Building Envelopes and Setbacks) of this document;

2.1.5 Open Space Provision and Water Bodies as specified in Section 7 (Open Space and Water Bodies) of this document;

2.1.6 The ways in which Urban Design Performance Criteria may be implemented as specified in Section 8 (Implementation of Urban Design Performance Criteria) of this document;

2.1.7 Maps as specified in Section 10 (Maps) of this document.

3 SUBDIVISION LAYOUT

3.1 Subdivision Layout

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

3.1.2 To implement the proposed subdivision an amended Design Plan is required to establish 17 Standard Format Lots with Common Property (being road and landscape areas and communal facilities). No further subdivision will be permitted.

4 DEFINED USES

4.1 Defined Uses

4.1.1 The land the subject of the Site Development Plan shall be developed for the defined uses specified in Table 1 – Supplementary Table of Development of this document.

Table 1 – Supplementary Table of Development – Precinct 5

| PRECINCT | COLUMN 1 PERMITTED LAND USES AND DEVELOPMENT WORKS | COLUMN 2 PERMITTED SUBJECT TO CONDITIONS | COLUMN 3 CONSENT REQUIRED | COLUMN 4 PROHIBITED USES |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|------------------------------|--------------------------------------|
| Precinct 5 | Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Dwelling House where constructed generally in accordance with the approved plans forming part of this Site Development Plan. | | | Uses not listed in Column 1, 2 and 3 |

5 MOVEMENT NETWORKS

5.1 Movement Networks

5.1.1 Movement Networks including Cycle and Pedestrian Linkages are indicated on Map 4 – Movement Network Plan of this document.

6 BUILDING ENVELOPES AND SETBACKS

6.1 Building Envelopes and Setbacks

6.1.1 Building Envelopes and Setbacks are indicated on Map 7A – Building Siting Requirements Plan of this document.

7 OPEN SPACE AND WATER BODIES

7.1 Open Space and Water Bodies

7.1.1 Open Space areas and Water bodies are indicated on Map 5 – Site Development Plan of this document. The landscape concept for the open space is detailed on Maps 8A – 8C Landscape Concept Plan and Map 9 – Landscape Concept Entry of this document. Lake edge treatments are intended to remain unaltered as part of future development of the site.

8 IMPLEMENTATION OF URBAN DESIGN PERFORMANCE CRITERIA

8.1 General

8.1.1 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 following Sections 8.2 – 8.9 of this document.

8.2 Lot Layout

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

- (a) Achievement of a minimum lot size of 2,000m² as identified on Map 3 – Dimensions Plan of this document.
- (b) Provision of Common Property as identified on Map 3 – Dimensions Plan of this document, encompassing the internal private road and on-street car parks, landscaped areas and entry statements (including entry gates), and communal facilities (e.g. communal tennis court).

- (c) Vehicular access to the development lot will be restricted to the point nominated on Map 4 – Movement Network Plan of this document.
- (d) Pedestrian access to the development is available from the pedestrian linkage and pedestrian / cycle flow on Lake Kawana Boulevard nominated on Map 4 – Movement Network Plan of this document.

8.3 Building Design and Appearance

8.3.1 Building Setbacks

8.3.1.1 Building Setbacks for the Site Development Plan are detailed on Map 7A – Building Siting Requirements Plan of this document, identifying the following property boundary setbacks:

- (a) Minimum front boundary setback – 4.5m;
- (b) Minimum rear boundary setback – variable as per Map 7A – Building Siting Requirements Plan of this document; and
- (c) Minimum side boundary setback – 2.0m.

8.3.2 Building Bulk and Scale

8.3.2.1 Building bulk and scale is controlled by the building setback requirements specified on Map 7A – Building Siting Requirements Plan of this document.

8.3.3 Street Address

8.3.3.1 No specific criteria.

8.3.4 Architectural Character

8.3.4.1 No specific criteria.

8.4 Acoustic Quality

8.4.1 The Acoustic Report appended to this document as Supporting Information confirms development will achieve compliance with the Department of Transport and Main Roads criteria of L_{A10} (18 hour) 63dB(A), thereby removing the need for any specific acoustic treatment.

8.5 Landscape /Open Space

8.5.1 Public Open Space

8.5.1.1 No specific criteria.

8.5.2 Private Open Space

8.5.2.1 Each allotment is to be provided with a minimum area of private open space measuring $25m^2$, with a minimum dimension of 4m, directly accessible from a living area of the dwelling.

8.5.2.2 Side boundary fencing is not to extend onto beach areas.

8.5.3 Landscape Character

- 8.5.3.1 Landscape Character for the Site Development Plan is detailed on Maps 8A – 8C – Landscape Concept Plan and Map 9 – Landscape Concept Entry of this document.

8.5.4 Lighting

- 8.5.4.1 Details of lighting design will be provided as part of an Operational Works Application, but are to be in keeping with the Urban Design Performance Criteria in section 7.4.4 of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank/Regatta North) 2001.

8.5.5 Estate Entry Points and Signage

- 8.5.5.1 Details of signage will be provided as part of an Operational Works Application, but are to be in keeping with the Urban Design Performance Criteria in section 7.4.5 of Master Plan No. 14 (Detailed Planning Area Plan – Eastbank/Regatta North) 2001.
- 8.5.5.2 The detail of the entry point off the Lake Kawana Boulevard roundabout is detailed on Map 8B – Landscape Concept Plan and Map 9 – Landscape Concept Entry of this document.
- 8.5.5.3 Estate entry signage associated with the development must be located on the land to which the sign relates. Signage is not permitted to be located within road reserve.

8.6 Car Parking and Access

- 8.6.1 Carparking will be provided at a minimum rate of two (2) spaces per allotment.
- 8.6.2 On-site manoeuvring for service vehicles is provided on-site, as identified on Map 12 – Vehicle Turning Paths of this document.

8.7 Movement Networks

8.7.1 Vehicular Movement

8.7.1.1 Access to the development is provided from Lake Kawana Boulevard, with the internal private road servicing the individual allotments forming part of the common property, as identified on Map 5 – Site Development Plan of this document. The proposed internal private road demonstrates the following:

- (a) provision of adequate road infrastructure to accommodate the traffic volumes anticipated for a residential development of this density;
- (b) the treatment of ‘streets as parks’ through an incorporated landscaped streetscape, as identified on Maps 8A, 8B & 8C – Landscape Concept Plan of this document; and
- (c) compliance with council standards regarding sufficient width of carriageway and verge, as identified on Map 11 – Road Cross Sections and Map 12 – Vehicle Turning Paths of this document.

8.7.2 Pedestrian/Cyclist Movement

8.7.2.1 Pedestrian/Cyclist Movement for the Site Development Plan is detailed on Map 4 – Movement Network Plan of this document. This Pedestrian/Cyclist Movement Network demonstrates provision of pathways for pedestrian and cyclist movement providing east-west connectivity with other community facility areas and recreational areas along the lake edge.

8.8 Focus Points

8.8.1 There are no public Focus Points within Precinct 5.

8.9 Stormwater and Water Sensitive Urban Design Infrastructure

- 8.9.1 Stormwater and drainage infrastructure is designed to accommodate stormwater from the development in accordance with water sensitive urban design practices.
- 8.9.2 The roads, drainage pathways and drainage features are to safely convey the stormwater flows for the 100 year ARI storm event without allowing the flows to encroach upon private lots.
- 8.9.3 Overland flow paths (for any storm event) from roads and open space areas are not to pass through residential lots. Drainage pathways are to be provided in accordance with Map 10 Urban Infrastructure Layout Plan to accommodate overland flows from roads and open space areas.

9 IMPLEMENTATION OF SITE DEVELOPMENT PLAN DESIGN PARAMETERS

9.1 Requirement for a Site Development Plan

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

9.2 Development within a Site Development Plan

The land the subject of the Site Development Plan will be developed in accordance with Section 4.10.2 (b) of DCP-1, Section 3.4(c) of the Structure Plan Development Criteria and Section 8 of Master Plan No.14 (Detailed Planning Area Plan - Eastbank / Regatta North) 2001.

- 9.2.1 Land uses within the Site Development Plan shall be restricted to those specified in the Supplementary Table of Development contained in this document.
- 9.2.2 All Development within the Site Development Plan shall be in accordance with Section 8 Implementation of Urban Design Performance Criteria of this document.

9.3 Content of a Site Development Plan

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

9.3.1 Lot Layout (refer Map 3 – Dimensions Plan and Section 8.2 of this document);

9.3.2 Building Envelopes and Setbacks (refer Map 7A – Building Siting Requirements Plan and Section 8.3.1 of this document);

9.3.3 Building Layout and Appearance on land within the Site Development Plan is not deemed appropriate for this document;

9.3.4 Parking and Access (refer Map 4 – Movement Network Plan, Map 5 – Site Development Plan and Section 8.6 of this document);

9.3.5 Landscape Concepts (refer Maps 8A, 8B & 8C – Landscape Concept Plans and Map 9 – Landscape Concept Entry and Section 8.5.3 of this document).

10 MAPS

10.1 This Site Development Plan comprises the following:

10.1.1 Maps

- Map 1 – Locality Plan
- Map 2 – Land Subject of Master Plan
- Map 3 – Dimensions Plan
- Map 4 – Movement Network Plan
- Map 5 – Site Development Plan

- Map 6 – Proposed Subdivision Plan
- Map 7A – Building Siting Requirements
- Map 7B – Exclusion Area Plan
- Map 8A – Landscape Concept Plan
- Map 8B – Landscape Concept Plan
- Map 8C – Landscape Concept Plan
- Map 9 – Landscape Concept Entry
- Map 10 – Urban Infrastructure Layout Plan
- Map 11 – Road Cross Sections
- Map 12 – Vehicle Turning Paths Layout Plan

10.1.2 Tables

- a) Table 1 – Supplementary Table of Development – Precinct 5

11 **STATEMENT OF COMPLIANCE**

11.1 **Requirements**

11.1.1 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

11.2 **The Structure Plan**

11.2.1 The Site Development Plan complies with:

- The Structure Plan Maps

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

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

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

11.3.1.2 it complies with the structure of the Urban Development Criteria 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 as it applies to DPA 1.

11.4 The Planning Scheme Including DCP 1

11.4.1 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.

11.5 Development Agreement

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

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

11.6 Development Lease No 2

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

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

11.6.1.2 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.

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

11.7.1 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.

11.8 Relaxations

11.8.1 No relaxations are sought as part of this Site Development Plan.

12 INTERPRETATION RULES

12.1 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.

12.2 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.

13 **SUPPORTING INFORMATION**

13.1 Acoustic Report