


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(Development Control Plans under Repealed Act)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. 3 (PRECINCT/ESTATE PLAN – PERRINS) 2000

Approved by Caloundra City Council pursuant to
Master Plan Determination No.
(Approval of Precinct/Estate Plan – Perrins) 2000
dated 06 / 07 /2000

APPROVED BY CALOUNDRA CITY COUNCIL	
	
APPLICATION NUMBER	
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1.0 PRELIMINARY

1.1 Citation

1.1.1 This document may be cited as Master Plan No. 3 (Precinct/Estate Plan – Perrins) 2000 over part of DPA 10.

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 Affect 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, open space provision and water bodies for a part only of the approved Master Plan No 1 (Neighbourhood Plan – Perrins) 2000
- b) Maps 1 – 4 which show in more detail the elements to be identified as required by Section 7.4.4.2 (Precinct Estate) 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 land within the approved Neighbourhood Plan on the west, and north, the Multi Modal Transport Corridor (including a possible public transport station) on the east and undeveloped land in other ownership on the south. 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 lots 14 and 55 on plan CG 3241 and part of Lot 462 on CP 891256, all in the Parish of Bribie with those parts of Lots 14 and 55 being freehold land and that part of Lot 462, leasehold land within Development Lease No. 2.
- 2.1.3 The land the subject of this Precinct/Estate Plan has an area of about 12.9 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 1 (Neighbourhood Plan – Perrins) 2000 and as such is:

- 3.1.1.1** identified on the Neighbourhood Plan as having a land use of Community Use– Educational Establishment and Neighbourhood Centre, being subject to the Urban Development Criteria defined in the Structure Plan;
- 3.1.1.2** subject to Structure Plan 2 which shows the area as having an Open Space System, Community Facilities (Community Hall or as determined by the Community Development Strategy), Education designations and pedestrian/cycle links.

3.2 Relationship to Other Master Plans

- 3.2.1 This Precinct/Estate Plan should be read in conjunction with Master Plan No. 1 (Neighbourhood Plan – Perrins) 2000.
- 3.2.2 A Site Development Plan will be required for land included in the Neighbourhood Centre.
- 3.2.3 Following approval of this Precinct/Estate Plan, subsequent applications will be made under the provisions of the Integrated Planning Act 1997 to establish use rights for the nominated uses. The type of application required is determined by the Section 2.4(2) of the Planning Scheme (Table of Development for the Residential A zone).

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 Trunk Collector Road connecting east to 'Creekside' and Pedestrian/Cycle linkages;
- 3.3.3 DCP 1, Map 3 which identifies this area as part of Detailed Planning Area 10; and
- 3.3.4 DCP 1, Map 4 identifies the subject area as being part of Precinct 2 where the maximum population shall not exceed 2,400 persons. Residential population demand for this Precinct/Estate Plan will only be generated by the use of a Caretakers Residence.

3.4 Relationship to Planning Scheme Provisions

The land the subject of the Precinct/Estate Plan is subject to:

- 3.4.1.1 Zoning Maps No. 66 and 76 which identify 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 land in the Residential "A' zone may be developed subject to an approved Precinct Estate Plan.
- 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 Land Use Areas as specified in Section 5 (Land Use Areas) of this document;
- 4.1.2 Development Criteria which are specified in Section 6 (Development Criteria) of this document;
- 4.1.3 Lots which require a Site Development Plan are specified in Section 7 of this document;
- 4.1.4 Detailed Design Criteria which are specified in Section 8 of this document;
- 4.1.5 Maps and Tables are specified in Section 9 of this document; and
- 4.1.6 Maps which are specified in Section 10 (Maps) of this document.

5.0 LAND USE AREAS

5.1 Types of Areas

5.1.1 The land the subject of this Precinct/Estate Plan is in accordance with the defined Land Use Area contained in Table 1 of approved Master Plan No 1 (Neighbourhood Plan – Perrins) 2000 and located in accordance with Map 3 of that Neighbourhood Plan.

5.2 Description of Areas

5.2.1 The type of area governing the use of the land the subject of this Precinct/Estate Plan is:

- 5.2.1.2 Community Uses comprising an educational establishment as outlined in Table 1 of this document, with building height restricted to 4 storeys maximum, and a structural height restricted to 6 storeys maximum. (See Section 12 (Interpretation Rules) for definitions of 'building' and 'structure'.)
- 5.2.1.3 Community Uses comprising an educational establishment (sports oval) as outlined in Table 1 of this document.
- 5.2.1.4 Community Uses comprising an educational establishment (conservation) as outlined in Table 1 of this document,
- 5.2.1.5 Neighbourhood Centre comprising uses listed in Table 1 of this document with a building height restricted to 3 storeys.

5.3 Location of Areas

5.3.1 The areas described in Section 5.2 is shown on Map 3 (Precinct/Estate Plan) of this document, with dimensions shown on Map 4.

6.0 DEVELOPMENT CRITERIA

6.1 Defined Uses

6.1.1 The land the subject of this Precinct/Estate Plan shall be developed for the defined uses under Educational Establishment, Educational Establishment (conservation), and Educational Establishment (sports oval) and Neighbourhood Centre specified in Table 1 of this Master Plan.

6.2 Development Controls

6.2.1 The land the subject of this Precinct/Estate Plan shall be developed in accordance with the development controls specified in Table 1 of the Master Plan No 1 (Neighbourhood Plan – Perrins) 2000.

7.0 LOTS THAT REQUIRE A SITE DEVELOPMENT PLAN

7.1 Subject Lots

7.1.1 A Site Development Plan is required for the land included in the Neighbourhood Centre as identified in this Precinct/Estate Plan.

8.0 DETAILED DESIGN

8.1 Lot Layout

8.1.1 A lot layout creating a lot for the purposes of an Educational Establishment and Neighbourhood Centre, and part of the Trunk Collector Road are shown on this Precinct/Estate Plan.

9.0 MAPS AND TABLES

9.1 This Precinct/Estate Plan Comprises the Following:

9.1.1 Maps

- a) Map 1 – Locality
- b) Map 2 – Land Subject of Master Plan
- c) Map 3 – Precinct Estate Plan
- d) Map 4 – Dimensions Plan

10.0 STATEMENT OF COMPLIANCE

10.1 DCP 1 Requirements

10.1.1 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 1 (Neighbourhood Plan – Perrins) 2000.
- d) The Planning Scheme including DCP 1;
- e) The Development Agreement;
- f) Development Lease No. 2; and
- g) Transport Infrastructure Agreement.

10.2 The Structure Plan

10.2.1 The Precinct/Estate Plan complies with:

10.2.1.1 The Structure Plan Maps

10.3 Master Plan Determination No. 1 (Approval of Structure Plan) 2000

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

- 10.3.1.1 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;
- 10.3.2.1 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
- 10.3.3.1 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.

10.4 Master Plan Determination No.1 (Neighbourhood Plan –Perrins) 2000

10.4.1 The Precinct Estate Plan complies with the Neighbourhood Plan in that:

- 10.4.1.1 it complies with the nature form and extent of development as outlined in this plan.
- 10.4.1.2 it complies with the Urban Design Performance and Development Criteria.

10.5 The Planning Scheme Including DCP 1

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

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

10.6 Development Agreement

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

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

10.7 Development Lease No 2

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

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

10.7.1.2 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.

10.8 RELAXATIONS

10.8.1 No relaxations are sought under this Precinct/Estate Plan.

11.0 INTERPRETATION RULES

11.1 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 this Precinct/Estate Plan.

11.2 Interpretation of words on 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.

11.3 Definitions – the words 'building' and 'structure' have the definitions ascribed to them under the Building Act as follows:

- a) 'building' means a fixed structure that is wholly or partially enclosed by walls and is roofed and includes a floating building and any part of a building.
- a) 'structure' includes a wall or fence or anything fixed to or projecting from a building, wall, fence or other structure.

12.0 SUPPORTING INFORMATION

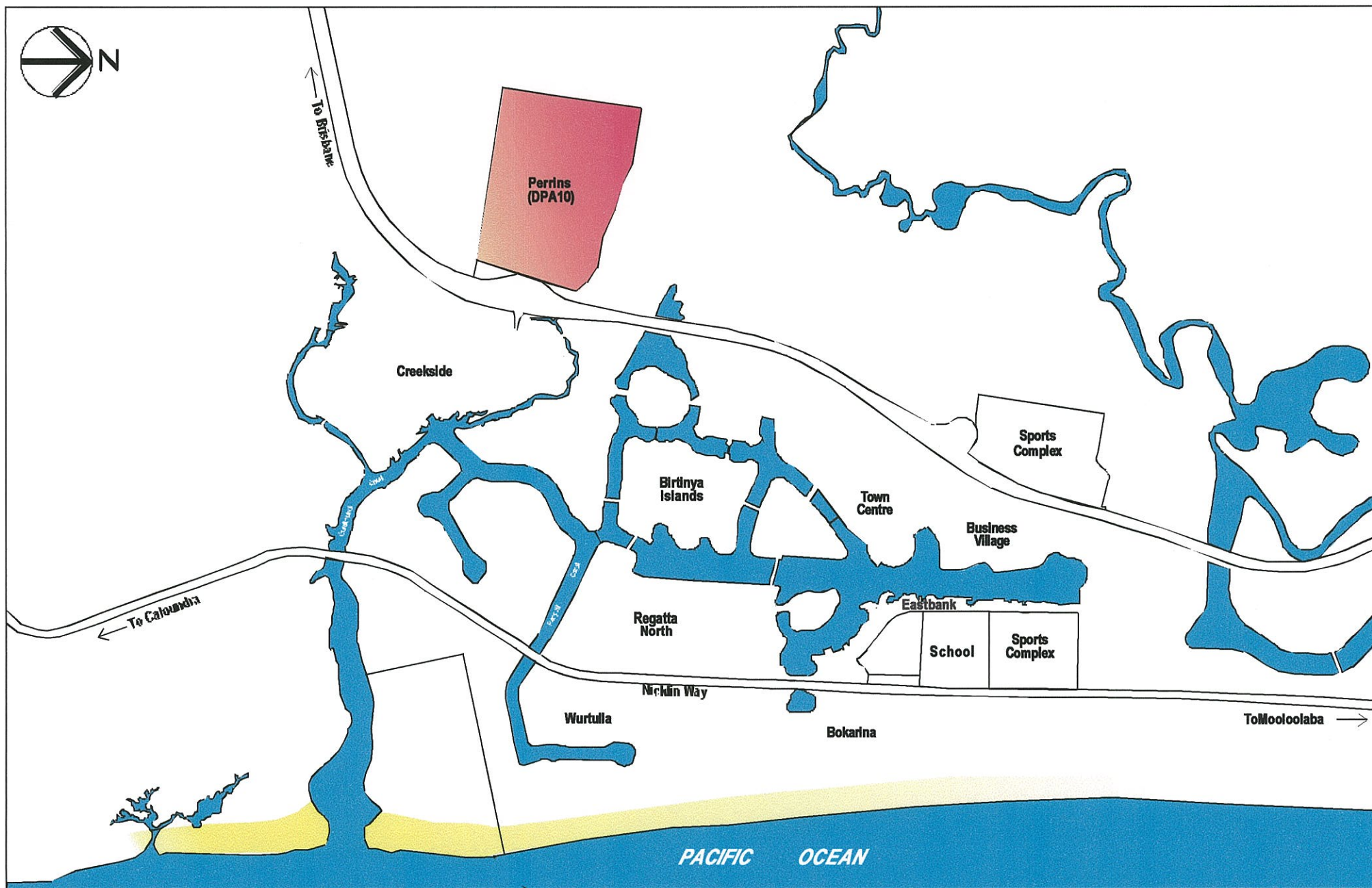
- 12.1 As required under Annexure 1 of the Conditions of Approval of Master Plan Determination No 1 (Approval of Structure Plan) 1999, a Detailed Acoustic Report is required to accompany an application for a Precinct Estate Plan. The Preliminary Acoustic Study however, indicated that the area subject of this Master Plan would not be unduly effected by noise and could be addressed through building design and other acoustic measures. Therefore, due to building design not being nominated as part of this Master Plan a Detailed Acoustic Study will be provided with the application for a Development Permit for a Material Change of Use.

TABLE 1

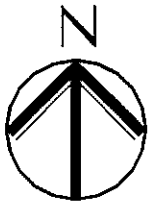
LAND USE AREA	DEFINED USES	BUILDING HEIGHT	DENSITY OF DEVELOPMENT
Neighbourhood Centre	Community Uses Limited To: <ul style="list-style-type: none"> ▪ Child Care Centre ▪ Place of Worship ▪ Public Purpose ▪ Public Utility Commercial Uses Limited To: <ul style="list-style-type: none"> ▪ Health Care Premises (Sport Medicine) Residential Uses limited to: <ul style="list-style-type: none"> ▪ Caretakers Residence Community Facilities Limited To: <ul style="list-style-type: none"> ▪ Community Hall or as identified in the Community Development Strategy 	Maximum 3 storeys	-----
Educational Establishment	Community Uses Limited to: <ul style="list-style-type: none"> ▪ Educational Establishment ▪ Place of Worship ▪ Public Purpose ▪ Public Utility Residential Uses Limited to: <ul style="list-style-type: none"> ▪ Caretakers Residence Community Facilities Limited To: <ul style="list-style-type: none"> ▪ Community Hall or as identified in the Community Development Strategy 	Maximum 4 storeys (building) Maximum 6 storeys (structure)	-----

Educational Establishment (Sports Oval)	Community Uses Limited To: ▪ Educational Establishment (sports oval)		-----
Educational Establishment (Conservation)	Community Uses Limited To: ▪ Educational Establishment (walking tracks, and shelters)		-----




Note a) This Table defines the Land Use Rights for the land, the subject of this Precinct Estate Plan.



MAP 1 - LOCALITY



LEGEND

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

LAND SUBJECT OF MASTER PLAN
MAP 2



LEGEND

- EDUCATIONAL ESTABLISHMENT
- NEIGHBOURHOOD CENTRE/ CHILDCARE CENTRE
- ROADS
- COMMUNITY USE - EDUCATIONAL EST. (SPORTS OVAL)
- COMMUNITY USE - EDUCATIONAL EST. (CONSERVATION)
- MAJOR PEDESTRIAN AND OR CYCLIST LINKAGE'S
- RM - SEWER RISING MAIN
- S - SEWER MAIN
- W - WATER MAIN
- SW - STORMWATER (OUTLET)
- SEWER PUMP STATION
- DPA BOUNDARY
- WATER BODIES

PRECINCT ESTATE PLAN
MAP 3

