

## 7.2.14 Kawana Waters local plan code

### 7.2.14.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Kawana Waters local plan area as shown on Map ZM35 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Kawana Waters local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
  - (a) **section 7.2.14.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.14.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.14A (Kawana Waters local plan elements)**.

### 7.2.14.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Kawana Waters local plan code.

*The Kawana Waters local plan area is located in the south eastern part of the Sunshine Coast and includes the coastal urban communities of Kawana Waters, including the established beachside neighbourhoods of Buddina, Minyama, Warana, Wurtulla, Bokarina and Parrearra, that part of Mountain Creek south of the Sunshine Motorway including the community of Hideaway Waters, and the emerging community of Brightwater.*

*The local plan area also includes Kawana Shoppingworld and the strip commercial and showroom area that extends along a significant length of the Nicklin Way. A number of small local business centres that provide local services to residents are located primarily at nodes along the Nicklin Way. An industrial area is located centrally in the local plan area providing industrial services and employment.*

*A significant part of the local plan area has, and continues to be, developed as part of the Kawana Waters master planned community (Kawana Waters Community Development Area), including the proposed Kawana Town Centre, Sunshine Coast University Hospital, the Homemaker Centre, the Kawana business village, the Bokarina Beach site and the newer residential areas of Kawana Island, Kawana Forest, Creekside, Birtinya and parts of Parrearra. It also includes Lake Kawana which contributes to the waterside setting of the area and includes a regionally significant rowing course. These areas are subject to Development Control Plan 1 Kawana Waters and do not form part of this local plan code. The local plan area has a land area of approximately 2,485 hectares.*

*The Kawana Waters local plan area is located on a low sand dune system and coastal floodplain within the Mooloolah River catchment. As a result, most of the local plan area is relatively flat and close to sea level. The landform and landscape of the local plan area have been altered over time, with much of the existing development based on canal systems linked to Mooloolah River and Currimundi Lake. The local plan area is framed by a picturesque natural setting including the Mooloolah River National Park and Birtinya Wetlands in the west, the Mooloolah River in the north, Currimundi Creek, Currimundi Lake and Kathleen McArthur Conservation Park in the south (a local heritage place) and Kawana Beach and the Pacific Ocean in the east.*

*Most of the local plan area is currently developed for residential housing or committed to development for residential housing. In existing developed areas, dwelling houses are the dominant housing form with dual occupancies and multi-unit accommodation also established in a number of locations. Emerging urban areas including Brightwater are planned as integrated communities accommodating a variety of housing types as well as local businesses and community facilities.*

*Significant community and sporting facilities within the local plan area include Sunshine Coast Stadium, Kawana Library and Community Centre, Bokarina and Buddina State Primary Schools, Kawana Waters State High School, Kawana Surf Club, Kawana Bowls Club and Lake Kawana Community Centre. Major*

parks in the area include the Point Cartwright Lighthouse and Scenic Reserve, Jessica Park and La Balsa Park. The coastal foreshore area and coastal path provides an important continuous pedestrian, cycle and open space link from the mouth of the Mooloolah River to Currimundi Lake.

Principal roads in the local plan area include Nicklin Way, Kawana Way, Point Cartwright Drive, Oceanic Drive, Kawana Island Boulevard, Main Drive, Lake Kawana Boulevard and Creekside Boulevard. Nicklin Way is one of the Sunshine Coast's major north-south road connections and has a significant influence on the character and identity of the local plan area.

Several proposed transport corridors traverse the local plan area, including the Dedicated Public Transport Corridor (CAMCOS) linking the North Coast Rail Line at Beerwah to Maroochydore, the Sunshine Motorway extension linking Caloundra Road with the Sunshine Motorway, the CoastConnect Priority Public Transport and Bicycle Corridor along the Nicklin Way.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

### 7.2.14.3 Purpose and overall outcomes

- (1) The purpose of the Kawana Waters local plan code is to provide locally relevant planning provisions for the assessment of development within the Kawana Waters local plan area.
- (2) The purpose of the Kawana Waters local plan code will be achieved through the following overall outcomes:-
  - (a) Kawana Waters is a diverse coastal urban area comprising a number of mature and emerging residential communities, supported by a proposed major regional activity centre at Kawana Town Centre and district activity centre in the vicinity of Kawana Shoppingworld, as well as the Sunshine Coast University Hospital, an industrial area and significant community, sport and recreation facilities.
  - (b) Opportunities for transit oriented development are maximised, particularly within and adjacent to the Kawana Town Centre (Kawana Waters Community Development Area) and at designated nodes along the CoastConnect Priority Public Transport Corridor in accordance with relevant zonings.
  - (c) Urban development in the Kawana Waters local plan area is limited to land within the urban growth management boundary so as to protect environmental areas and landscape values and provide for the efficient provision of *infrastructure* and services.
  - (d) Development in the District centre zone supports the role and function of the Kawana Shoppingworld and nearby business areas as a district activity centre providing retail, commercial, community, entertainment (other than a *theatre* being a cinema) and tourist uses predominantly servicing the needs of residents and visitors in the northern part of the local plan area. Development in the District centre zone provides for limited expansion of retail and commercial uses within the District centre zone in a manner which does not detract from the intended functioning of the planned major regional activity centre at Kawana Town Centre.
  - (e) In order to protect the intended functioning of the planned major regional activity centre at Kawana Town Centre and the *Sunshine Coast activity centre network*, development in the District centre zone:-
    - (i) provides for:-
      - (A) the total *gross leasable floor area* for retail and commercial uses to not exceed 40,000m<sup>2</sup> in Precinct KAW LPP-1 (South of Point Cartwright Drive); and
      - (B) the *gross leasable floor area* of any single retail tenancy to not exceed 1,000m<sup>2</sup> in Precinct KAW LPP-2 (North of Point Cartwright Drive); and
    - (ii) does not provide for the following higher order uses:-
      - (A) a *department store*;
      - (B) a *discount department store*; or
      - (C) a *theatre* (being cinemas).
  - (f) Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) in the vicinity of Kawana Shoppingworld provides for an integrated, high quality design which minimises building bulk and provides an attractive interface to Nicklin Way, Point

Cartwright Drive and adjoining residential areas. Development provides safe and efficient vehicular access and enhances pedestrian connectivity.

- (g) Development in the District centre zone in Precinct KAW LPP-2 (North of Point Cartwright Drive) provides for high quality *mixed use development* which enhances the amenity of the area and recognises the existing amenity of adjoining residential areas to the north and west. Development in this precinct provides an attractive and publicly accessible interface to Kawana Waters Canal and maintains public views to the waterway. Active or semi-active street *frontages* are provided at the ground *storey* to encourage movement and interaction between private development, the adjacent waterway and surrounding streets. Such development is supported by resident and visitor accommodation above the ground *storey*.
- (h) Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama) provides for predominantly *office* and health related uses with limited retail uses in accordance with **Table 7.2.14.4.2 (Kawana Waters supplementary table of consistent uses and potentially consistent uses in the District centre zone)**. Development presents an attractive appearance to Kawana Waters Canal, adjoining residential areas and all road *frontages*, especially Nicklin Way.
- (i) Development in the Local centre zone supports the role and function of the local business areas, including those located at nodes along the Nicklin Way, and in Buddina, and Hideaway Waters, as local (not full service) activity centres servicing the basic convenience needs of residents and visitors. Development in the Local centre zone provides for the expansion and enhancement of business uses; however such development does not extend beyond the boundaries of this zone.
- (j) Development in the Specialised centre zone provides for improved and expanded comparison shopping functions predominantly in the form of *showrooms* and bulky goods retailing.
- (k) Development in the Specialised centre zone and Local centre zone provides for a high standard of building and landscape design quality which minimises building bulk, improves pedestrian connectivity, promotes community interaction and provides a high quality presentation to Nicklin Way and other local roads.
- (l) Development in Precinct KAW LPP-4 (Buddina Urban Village) provides for the creation of the Buddina Urban Village linking Kawana Shoppingworld to Kawana Waters Surf Lifesaving Club by a public pedestrian way and providing active *frontages* which encourage movement and interaction between the district activity centre and the adjacent foreshore areas. Development at this location provides for higher density residential accommodation in the form of permanent and visitor accommodation buildings and *multiple dwellings*. In response to the fragmented nature of existing land holdings, higher density residential development is sited within large, integrated development nodes.
- (m) Development in the Medium density residential zone:-
  - (i) provides for a range of housing choices located at nodes with convenient access to centres and/or local business areas, public transport and community facilities; and
  - (ii) contributes to a high level of residential amenity and design quality consistent with the scale and character of the *streetscape* and surrounding development.
- (n) Development in the Medium density residential zone at Nicklin Way, Warana and Regatta Boulevard, Wurtulla provides a high quality presentation to Nicklin Way and is designed to ensure the acoustic, visual and traffic impacts of Nicklin Way are minimised.

Note—Precinct KAW LPP-6 (Regatta Boulevard Wurtulla) is strategically located on the Nicklin Way transit corridor and is recognised as a potential key development area.
- (o) Brightwater continues to be developed as an integrated residential community. Development contributes to the establishment of a walkable, integrated residential community providing a mix of dwelling types supported by a local (full service) activity centre providing convenience shopping and local commercial uses, as well as a range of community facilities and large areas of open space.
- (p) Development in the Low density residential zone at Minyama Island maintains the low density character and amenity of this area by providing for any residential lot to be a minimum of 1,500m<sup>2</sup> in area.

- (q) Industrial development is contained in the Medium impact industry zone, which is progressively developed as a modern industrial estate. Development in this zone maintains a high standard of building and landscaping design and an attractive waterfront address to Parrearra Lake.
- (r) The *transport network* is progressively upgraded to meet the needs of the local plan area and to reduce traffic pressure on Nicklin Way. Development does not compromise the provision and operation of the proposed Sunshine Motorway extension, Dedicated Public Transport Corridor (CAMCOS) or the CoastConnect Priority Public Transport and Bicycle Corridor.
- (s) Development is designed and sited to protect and enhance the natural environmental and scenic values of the local plan area including *wetland*, dunal systems and riparian *vegetation* associated with major open space links along the coastal foreshore, Currimundi Creek, Mountain Creek and the Mooloolah River.
- (t) Development is supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area. The coastal foreshore area provides an important continuous pedestrian, cycle and open space link, from the mouth of the Mooloolah River to Currimundi Lake.

#### 7.2.14.4 Performance outcomes and acceptable outcomes

**Table 7.2.14.4.1 Performance outcomes and acceptable outcomes for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Kawana Waters Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect and enhance the coastal urban character of the Kawana Waters local plan area.	AO1.1	Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO1.3	Development provides for existing mature trees to be retained and incorporated into the design of development.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to:- (a) enhance the sense of entry to, and the coastal urban character of, the Kawana Waters local plan area; (b) enhance the landscape and visual amenity of Nicklin Way to better define the boundaries of individual neighbourhoods; and (c) enhance the landscape and visual amenity of other <i>major roads</i> in the local plan area.	AO2.1	Development adjacent to a primary streetscape treatment area or gateway/entry point where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> , or with <i>frontage</i> to Nicklin Way or Point Cartwright Drive:- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of, the local plan area and emphasise corner locations; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.



Performance Outcomes		Acceptable Outcomes	
		<b>AO2.2</b>	<p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—<b>Section 9.4.2 (Landscape code)</b> sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
<b>PO3</b>	<p>Development provides through block pedestrian linkages which:-</p> <p>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</p> <p>(b) provide a safe alternative to the street based pedestrian and cycle movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	<b>AO3</b>	<p>Development provides through block pedestrian linkages where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>.</p>
<b>PO4</b>	<p>Development provides for a continuous pedestrian and cycle link along the coastal foreshore from the mouth of the Mooloolah River to Currimundi Lake.</p>	<b>AO4</b>	<p>Development integrates with and extends the coastal path where identified on the <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>.</p>
<b>PO5</b>	<p>The major open space links and scenic qualities offered by the foreshore park and reserve system along the coastline, and <i>wetland</i> areas and remnant <i>vegetation</i> along Currimundi Creek, Currimundi Lake, Mountain Creek and the Mooloolah River, are protected and enhanced.</p>	<p><b>AO5.1</b></p> <p><b>AO5.2</b></p>	<p>Development protects and enhances the greenspace link where identified on the <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>.</p> <p>Development provides for the retention and enhancement of native <i>vegetation</i> adjacent to the foreshore, Currimundi Creek, Currimundi Lake, Mountain Creek and the Mooloolah River.</p>
<b>PO6</b>	<p>Development on land with frontage to the Mooloolah River and Currimundi Creek, or on land otherwise identified as a local ecological linkage on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>, facilitates the provision of the local ecological linkage.</p>	<b>AO6</b>	<p>No acceptable outcome provided.</p> <p>Editor's Note—<b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.</p>
<b>PO7</b>	<p>Development does not compromise the future provision and operation of <i>transport networks</i> including:-</p> <p>(a) the Dedicated Public Transport Corridor (CAMCOS), linking the North Coast Rail Line at Beerwah to Caloundra, Kawana Waters and Maroochydore;</p> <p>(b) the Sunshine Motorway extension linking Caloundra Road with the Sunshine Motorway; and</p> <p>(c) the Maroochydore to Caloundra Priority Public transport and Bicycle corridor along the Nicklin Way.</p>	<b>AO7</b>	<p>No acceptable outcome provided.</p>

Performance Outcomes		Acceptable Outcomes	
<i>Development in the District Centre Zone Generally</i>			
<b>PO8</b>	Development in the District centre zone provides for small to medium scale uses and mixed uses that:- (a) support the role and function of the Kawana Shoppingworld and nearby business areas as a district activity centre; (b) provide a wide range of goods and services to residents and visitors; and (c) are of a nature and scale which does not compromise the intended role and function of the proposed Kawana Town Centre or the <i>Sunshine Coast activity centre network</i> generally.	<b>AO8</b>	No acceptable outcome provided.
<b>PO9</b>	Development in the District centre zone provides for:- (a) the total <i>gross leasable floor area</i> for retail and commercial uses to not exceed 40,000m <sup>2</sup> in Precinct KAW LPP-1 (South of Point Cartwright Drive) identified on <b>Local Plan Map LPM35</b> ; and (b) the maximum <i>gross leasable floor area</i> of any single retail tenancy to not exceed 1,000m <sup>2</sup> in Precinct KAW LPP-2 (North of Point Cartwright Drive) identified on <b>Local Plan Map LPM35</b> .	<b>AO9</b>	No acceptable outcome provided.
<b>PO10</b>	Development in the District centre zone does not provide for the following higher order uses:- (a) a <i>department store</i> ; (b) a <i>discount department store</i> (other than the one already existing at commencement of the planning scheme); or (c) a <i>theatre</i> (being cinemas).	<b>AO10</b>	No acceptable outcome provided.
<b>PO11</b>	Development in the District centre zone:- (a) improves the functional relationships that exist between different parts of the centre; (b) contributes to the creation of a contemporary coastal built form; (c) creates a coherent <i>streetscape</i> and vibrant and active streets and public spaces; and (d) provides continuous weather protection for pedestrians along active or semi-active street front areas.	<b>AO11</b>	Development in the District centre zone:- (a) creates a more pedestrian friendly internal and external street environment which effectively links the different parts of the centre; (b) reduces the dominance of signage elements along the Nicklin Way and Point Cartwright Drive site <i>frontages</i> ; (c) creates a more contemporary built form and landscape character that is compatible with a coastal urban setting; (d) provides for new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements; (e) provides <i>primary active street frontages</i> , built to boundary, where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> ; (f) provides for any residential uses to be effectively integrated with business uses; (g) has building openings overlooking the street;

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> <li>(h) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; and</li> <li>(i) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.</li> </ul>
<b>PO12</b>	Development in the District centre zone provides functional and integrated car parking and vehicular access.	<b>AO12</b>	Shared car parking and access arrangements are provided between sites.
<b>Development in the District Centre Zone in Precinct KAW LPP-1 (South of Point Cartwright Drive)</b>			
<b>PO13</b>	<p>Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) identified on <b>Local Plan Map LPM35</b> on Lot 2 SP202887 (Kawana Shoppingworld site):-</p> <ul style="list-style-type: none"> <li>(a) occurs in an integrated manner in accordance with a master plan or approved plan of development;</li> <li>(b) is designed to exhibit a high standard of architectural design and minimises building bulk;</li> <li>(c) complements the amenity of adjoining uses and enhances the visual amenity along this section of Nicklin Way and Point Cartwright Drive;</li> <li>(d) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow and pedestrian movements;</li> <li>(e) enhances pedestrian connectivity to surrounding areas including the foreshore; and</li> <li>(f) minimises visual and amenity impacts associated with above ground car parking structures and servicing areas.</li> </ul>	<b>AO13</b>	<p>Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) on Lot 2 SP202887 (Kawana Shoppingworld site):-</p> <ul style="list-style-type: none"> <li>(a) provides for buildings to be identified on a master plan or approved plan of development;</li> <li>(b) provides safe and convenient vehicular and pedestrian movements across Point Cartwright Drive;</li> <li>(c) incorporates high quality architectural design and an attractive street front address;</li> <li>(d) incorporates high quality landscaping, pedestrian facilities, shade and public art;</li> <li>(e) incorporates variations in design between buildings, including bulk and facade articulation;</li> <li>(f) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive from adjoining roads and public spaces;</li> <li>(g) provides for minimum front boundary <i>setbacks</i> for all buildings on the <i>site</i> (except as provided for in (m) below) as follows:- <ul style="list-style-type: none"> <li>(i) 7 metres for that part of a building up to 13.5 metres in height; and</li> <li>(ii) 10 metres for that part of a building exceeding 13.5m in height;</li> </ul> </li> <li>(h) provides that for part of a building exceeding 13.5 metres in height, usage is confined to residential uses;</li> <li>(i) enhances pedestrian connectivity between the <i>site</i> and surrounding areas including Kawana Library, Community Hall and the foreshore to the east, the Kawana Waters Canal and Hotel to the northwest and the major transit hub to the west;</li> <li>(j) avoids adverse overshadowing impacts to adjoining properties or public spaces;</li> <li>(k) provides underground electricity supply for the full <i>frontage</i> of the <i>site</i>;</li> <li>(l) has a <i>site</i> area exceeding 5,000m<sup>2</sup>; and</li> <li>(m) ensures above ground car parking</li> </ul>

Performance Outcomes		Acceptable Outcomes	
			structures are <i>setback</i> a minimum of 30 metres from all property boundaries of the <i>site</i> and screened and landscaped so as to present an attractive frontage to the street.
<b>PO14</b>	<p>Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) fronting Bermagui Crescent, Buddina:-</p> <p>(a) integrates with development on Lot 2 SP202887 (Kawana Shoppingworld site);</p> <p>(b) improves connections between Kawana Shoppingworld, Weema Street and the foreshore;</p> <p>(c) maximises site area to achieve good quality urban design;</p> <p>(d) is designed to exhibit a high standard of architectural design;</p> <p>(e) provides active and attractive street <i>frontages</i> to pedestrian connections; and</p> <p>(f) provides integrated and functional car parking and access arrangements that do not dominate the street.</p>	<b>AO14</b>	<p>Development in the District centre zone in Precinct KAW LPP-1 (South of Point Cartwright Drive) fronting Bermagui Crescent, Buddina:-</p> <p>(a) amalgamates lots to create a minimum development <i>site</i> of 2,500m<sup>2</sup> and a minimum <i>frontage</i> of 30 metres;</p> <p>(b) ensures that the amalgamated lots do not isolate excluded lots;</p> <p>(c) dedicates to the <i>Council</i> a 10 metre strip of land in a central location to link the eastern boundary of Kawana Shoppingworld to Bermagui Crescent for a pedestrian way linking to Weema Street where identified on the <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>;</p> <p>(d) contributes, via infrastructure agreement, a proportional monetary contribution towards the construction, landscaping and lighting of the pedestrian way;</p> <p>(e) provides <i>primary active street frontages</i> to the pedestrian way where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>;</p> <p>(f) provides cantilevered awnings or other forms of weather protection along the full length of the pedestrian way;</p> <p>(g) minimises vehicle movements along Bermagui Crescent and across the pedestrian way; and</p> <p>(h) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings.</p>
<b>Development in the District Centre Zone in Precinct KAW LPP-2 (North of Point Cartwright Drive)</b>			
<b>PO15</b>	<p>Development in the District centre zone in Precinct KAW LPP-2 (North of Point Cartwright Drive) identified on <b>Local Plan Map LPM35</b>:-</p> <p>(a) provides for a mixed use (predominantly residential), integrated development for the whole of the District centre zone north of Point Cartwright Drive;</p> <p>(b) is designed to exhibit a high standard of architectural design and minimises building bulk;</p> <p>(c) complements the amenity of adjoining uses fronting Kawana Waters Canal and Orana Street and enhances the visual amenity along this section of Nicklin Way;</p> <p>(d) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow;</p> <p>(e) provides integrated car parking</p>	<b>AO15</b>	<p>Development in the District centre zone in Precinct KAW LPP-2 (North of Point Cartwright Drive) provides for:-</p> <p>(a) buildings which are sited and designed to provide an attractive address to all street <i>frontages</i>, and a <i>primary active street frontage</i> to the Kawana Waters Canal, where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>;</p> <p>(b) <i>mixed use development</i> with residential and visitor accommodation above the ground <i>storey</i>;</p> <p>(c) variations in design between buildings, including bulk and facade articulation;</p> <p>(d) the maximum wall length of any tower to not exceed 25 metres;</p> <p>(e) <i>building height</i> which does not</p>

Performance Outcomes		Acceptable Outcomes	
	<p>arrangements that do not dominate the street;</p> <p>(f) incorporates public access adjacent to Kawana Waters Canal; and</p> <p>(g) maintains public views to Kawana Waters Canal, particularly from Nicklin Way.</p>		<p>exceed 8.5 metres above ground level within 20 metres of the Orana Street <i>frontage</i> of the <i>site</i>;</p> <p>(f) buildings which are sited and designed to achieve visual permeability through the <i>site</i> to maintain views to Kawana Waters Canal from Nicklin Way;</p> <p>(g) continuous public access along Kawana Waters Canal where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b>;</p> <p>(h) underground electricity supply for the full <i>frontage</i> of the <i>site</i>;</p> <p>(i) car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings with active frontages;</p> <p>(j) vehicle <i>access</i> points along Nicklin Way to have a minimum spacing of 60 metres; and</p> <p>(k) loading docks and service areas located and screened so as to be visually unobtrusive from adjoining roads and Kawana Waters Canal.</p>
<b>Development in the District Centre Zone in Precinct KAW LPP-3 (Nicklin Way North Minyama)</b>			
<b>PO16</b>	<p>Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama) identified on <b>Local Plan Map LPM35</b> provides for business uses to be limited to primarily <i>office</i> and health care related uses in accordance with the following:-</p> <p>(a) a use listed as a consistent use in Column 1 of <b>Table 7.2.14.4.2 (Kawana Waters local plan supplementary table of consistent uses and potentially consistent uses in the District centre zone)</b> occurs in the precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of <b>Table 7.2.14.4.2</b> occurs in the precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</p> <p>Note—a use not listed in <b>Table 7.2.14.4.2</b> is an inconsistent use and is not intended to occur in the District centre zone in Precinct KAW LPP-3.</p> <p>Note—consistent and potentially consistent uses for other areas within the District centre zone at Kawana Waters are identified in Part 6 (Zone codes) in <b>Table 6.2.7.2.1 (Consistent uses and potentially consistent uses in the District centre zone)</b>.</p>	<b>AO16</b>	No acceptable outcome provided.
<b>PO17</b>	Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama):-	<b>AO17</b>	Development in the District centre zone in Precinct KAW LPP-3 (Nicklin Way North Minyama) provides for:-

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(a) provides an attractive frontage to Nicklin Way and maintains public views to Kawana Waters Canal, particularly from Nicklin Way;</li> <li>(b) complements the amenity of adjoining uses fronting Kawana Waters Canal;</li> <li>(c) provides safe and efficient means of ingress and egress designed to minimise any impact on traffic flow; and</li> <li>(d) ensures vehicle access and parking areas are screened from adjoining residential uses, Kawana Waters Canal and roads.</li> </ul>		<ul style="list-style-type: none"> <li>(a) buildings which are sited and designed to achieve visual permeability through the <i>site</i> to maintain views to Kawana Waters Canal from Nicklin Way;</li> <li>(b) underground electricity supply for the full <i>frontage</i> of the <i>site</i>;</li> <li>(c) car parking below ground level in a <i>basement</i> structure(s) or sleeved behind buildings;</li> <li>(d) vehicle access points along Nicklin Way to have a minimum spacing of 60 metres; and</li> <li>(e) loading docks and service areas that are located and screened so as to be visually unobtrusive from adjoining residential uses, roads and Kawana Waters Canal.</li> </ul>
<b>Development in the Local Centre Zone</b>			
<b>PO18</b>	<p>Development in the Local centre zone supports the role and function of:-</p> <ul style="list-style-type: none"> <li>(a) the Brightwater Local Centre as a local (full service) activity centre providing a range of convenience goods and services to local residents; and</li> <li>(b) other local centres as local (not full service) activity centres providing basic convenience goods and services.</li> </ul>	<b>AO18</b>	No acceptable outcome provided.
<b>PO19</b>	<p>Development in the Local centre zone provides:-</p> <ul style="list-style-type: none"> <li>(a) a coherent and attractive streetfront address and achieves a high level of visual amenity;</li> <li>(b) a high level of comfort and convenience to pedestrians; and</li> <li>(c) functional and integrated car parking and access arrangements that do not dominate the street.</li> </ul>	<b>AO19</b>	<p>Development in the Local centre zone:-</p> <ul style="list-style-type: none"> <li>(a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites;</li> <li>(b) reduces the dominance of signage elements, particularly along Nicklin Way;</li> <li>(c) has building openings overlooking the street;</li> <li>(d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</li> <li>(e) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</li> <li>(f) provides on-site car parking at the rear or to one side of the development, integrated with other vehicle movement areas.</li> </ul>
<b>Development in Precinct KAW LPP-4 (Buddina Urban Village) Generally</b>			
<b>PO20</b>	<p>Development in Precinct KAW LPP-4 (Buddina Urban Village) identified on <b>Local Plan Map LPM35:-</b></p> <ul style="list-style-type: none"> <li>(a) contributes to the creation of a focal <i>mixed use development</i> which effectively links Kawana Shoppingworld to the Kawana Surf Club and foreshore areas; and</li> <li>(b) provides for higher density residential accommodation in the form of accommodation buildings</li> </ul>	<b>AO20</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	and <i>multiple dwellings</i> .		
<b>PO21</b>	Development in Precinct KAW LPP-4 (Buddina Urban Village):- (a) occurs on large, integrated development sites through the co-ordinated amalgamation of existing lots; (b) ensures that amalgamated lots do not isolate excluded lots; (c) maximises site area and minimises <i>site cover</i> to maintain residential amenity; (d) is designed to exhibit a high standard of architectural design; (e) provides functional and integrated car parking arrangements that do not dominate the street; and (f) promotes pedestrian priority along Pacific Boulevard by minimising vehicular site access from this road.	<b>AO21.1</b>	Development amalgamates lots to create a minimum development <i>site</i> of 3,000m <sup>2</sup> in Sub-precincts KAW LPSP-4a and KAW LPSP-4b and 3,400m <sup>2</sup> in Sub-precinct KAW LPSP-4c, in accordance with the development nodes identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> .
		<b>AO21.2</b>	Development ensures that the amalgamated lots do not isolate excluded lots.
		<b>AO21.3</b>	Development ensures that each development <i>site</i> includes a minimum width of 30 metres to street <i>frontages</i> as follows:- (a) for Sub-precincts KAW LPSP-4a and KAW LPSP-4c - to Pacific Boulevard, Iluka Avenue and Lowanna Drive; and (b) for Sub-precinct KAW LPSP-4b - to Iluka Avenue and Lowanna Drive.
		<b>AO21.4</b>	Development provides for primary vehicle access to be from:- (a) a street other than Pacific Boulevard for Sub-precinct KAW LPSP-4a; and (b) Iluka Avenue or Lowanna Drive for Sub-precincts KAW LPSP-4b and KAW LPSP-4c.
		<b>AO21.5</b>	Development includes underground car parking, and for Sub-precincts KAW LPSP-4a and KAW LPSP-4c, the basements do not protrude more than one metre above ground level at the Pacific Boulevard <i>frontage</i> of the <i>site</i> .
<b>Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c (Buddina Urban Village)</b>			
<b>PO22</b>	Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c identified on <b>Local Plan Map LPM35</b> :- (a) improves pedestrian connectivity by providing a direct public pedestrian link between Kawana Shoppingworld and the Kawana Surf Club and foreshore; (b) creates vibrant, active and attractive street frontages to primary streets and pedestrian connections; and (c) provides a high level of comfort and convenience for pedestrians including continuous weather protection.	<b>AO22.1</b>	Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c contributes to the provision of a pedestrian way connecting Kawana Shoppingworld with the Kawana Surf Club and foreshore as follows:- (a) in Sub-precinct KAW LPSP-4b, dedicates to the <i>Council</i> a 10 metre strip of land linking the eastern boundary of Kawana Shoppingworld to Iluka Avenue / Lowanna Drive at the intersection with Weema Street for a pedestrian way where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> ; (b) in Sub-precinct KAW LPSP-4c, provides pedestrian connections between Iluka Avenue/Lowanna Drive and Pacific Boulevard where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> ; and (c) contributes, via infrastructure agreement, a proportional monetary contribution towards the construction, landscaping and lighting of the

Performance Outcomes		Acceptable Outcomes	
		AO22.2	pedestrian way identified in (a) and (b) above. Development in Sub-precincts KAW LPSP-4b and KAW LPSP-4c:- (a) provides <i>primary active street frontages</i> built to boundary along the full length of the pedestrian way, Weema Street and part way along Pacific Boulevard where identified on <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> ; (b) provides cantilevered awnings or other forms of weather protection along the full length of the pedestrian way, Weema Street, the Iluka Avenue / Lowanna Drive / Pacific Boulevard <i>frontages</i> with mature or semi-mature shade trees planted along the <i>site frontage</i> ; and (c) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
<b>Development in the Medium Density Residential Zone Generally</b>			
PO23	Development in the Medium density residential zone:- (a) provides for the establishment of a range of medium density housing types compatible with a predominantly low density setting; (b) is of a domestic scale that does not dominate the <i>streetscape</i> or detract from the visual amenity of adjoining properties; (c) contributes positively to local <i>streetscape</i> character; and (d) provides for generous open space to be maintained between buildings to preserve a predominantly open feel.	AO23	No acceptable outcome provided.
<b>Development in the Medium Density Residential Zone in Precinct KAW LPP-5 (Nicklin Way Warana)</b>			
PO24	Development in the Medium density residential zone in Precinct KAW LPP-5 (Nicklin Way Warana) identified on <b>Local Plan Map LPM35</b> :- (a) provides for integrated development on amalgamated sites; and (b) rationalises access points and provides for safe and efficient access to Nicklin Way.	AO24.1  AO24.2	Development amalgamates lots to create a minimum development <i>site</i> of 1,000m <sup>2</sup> .  A single access driveway to Nicklin Way is provided for each development <i>site</i> .
<b>Development in the Medium Density Residential Zone in Precinct KAW LPP-6 (Regatta Boulevard Wurtulla)</b>			
PO25	Development in the Medium density residential zone in Precinct KAW LPP-6 (Regatta Boulevard Wurtulla) identified on <b>Local Plan Map LPM35</b> :- (a) provides acoustic and visual buffering to Nicklin Way; (b) provides safe and efficient access; and (c) does not adversely affect the functioning of Nicklin Way.	AO25.1  AO25.2  AO25.3	Mounding and vegetated landscape buffers are provided along the Nicklin Way <i>frontage</i> where identified on the <b>Figure 7.2.14A (Kawana Waters local plan elements)</b> .  An access driveway is provided on the Regatta Boulevard <i>frontage</i> for each development <i>site</i> , located as far as practical from the road alignment of Nicklin Way.  An access driveway may be provided on the Nicklin Way <i>frontage</i> to each lot,



Performance Outcomes		Acceptable Outcomes	
			located at least 40 metres from the intersection with Regatta Boulevard to minimise potential for traffic conflict between site egress/access and merging traffic at the intersection.
<b>Reconfiguring a Lot in the Low Density Residential Zone (Minyama Island)</b>			
<b>PO26</b>	Development for reconfiguring a lot in the Low density residential zone on Minyama Island maintains the low density character and amenity of the area by providing for any residential lot to be a minimum of 1,500m <sup>2</sup> in area.	<b>AO26</b>	No acceptable outcome provided.
<b>Development in the Emerging Community Zone (Brightwater)</b>			
<b>PO27</b>	Development in the Emerging community zone at Brightwater:- (a) contributes to the establishment of a walkable, integrated residential community configured in a number of high quality, attractive, environmentally responsible and sustainable residential neighbourhoods supported by a small local (full service) activity centre designed to reflect traditional 'main street' principles; (b) provides for a range of lot sizes and dwelling types, with medium density residential development provided in key locations; (c) provides an interconnected system of open space and community facilities to meet the needs of the local community; (d) provides an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to the local centre, community facilities, open space and the Mooloolah River; (e) protects the function and visual amenity of Kawana Way; (f) provides appropriate riparian buffers to the Mooloolah River; (g) provides for the maintenance, enhancement and reconnection of native <i>vegetation</i> areas, <i>wetlands</i> and other <i>ecologically important areas</i> ; and (h) avoids development of land otherwise subject to constraints.	<b>AO27</b>	No acceptable outcome provided.  Editor's note—development at Brightwater is currently regulated in accordance with an approved Master Plan and Plan of Development.
<b>Development in the Specialised Centre Zone</b>			
<b>PO28</b>	Development in the Specialised centre zone does not compete with the role and function of the Kawana Town Centre or the Kawana district centre.	<b>AO28</b>	No acceptable outcome provided.
<b>PO29</b>	Development in the Specialised centre zone provides:- (a) a coherent and attractive streetfront address and achieves a high level of visual amenity and presentation to Nicklin Way; (b) a high level of comfort and convenience to pedestrians; and (c) functional and integrated car	<b>AO29</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	parking and vehicular access.		
<b>Development in the Medium Impact Industry Zone</b>			
<b>PO30</b>	Where land included in the Medium impact industry zone backs onto Parrearra Lake, development:- (a) provides an attractive address to this <i>waterway</i> ; and (b) does not adversely impact on the amenity of existing or likely future surrounding land uses.	<b>AO30.1</b>	Buildings that have an interface to Parrearra Lake:- (a) are designed to provide a visually appealing and articulated elevation to the lake frontage; and (b) incorporate high quality finishes and utilise a variety of materials (such as brick, painted concrete or masonry and glass).
		<b>AO30.2</b>	The building design and layout locates potential noise sources away from the lake frontage.
		<b>AO30.3</b>	Major openings in buildings and all areas where work may be conducted outside the building are located away from the lake frontage.
		<b>AO30.4</b>	The <i>site</i> is landscaped to present attractively to the lake, with fencing and landscaping used to screen industrial activities from view.
		<b>AO30.5</b>	<i>Low impact industry, service industry and warehouse</i> uses are established on the northern side of Technology Drive and Premier Circuit.

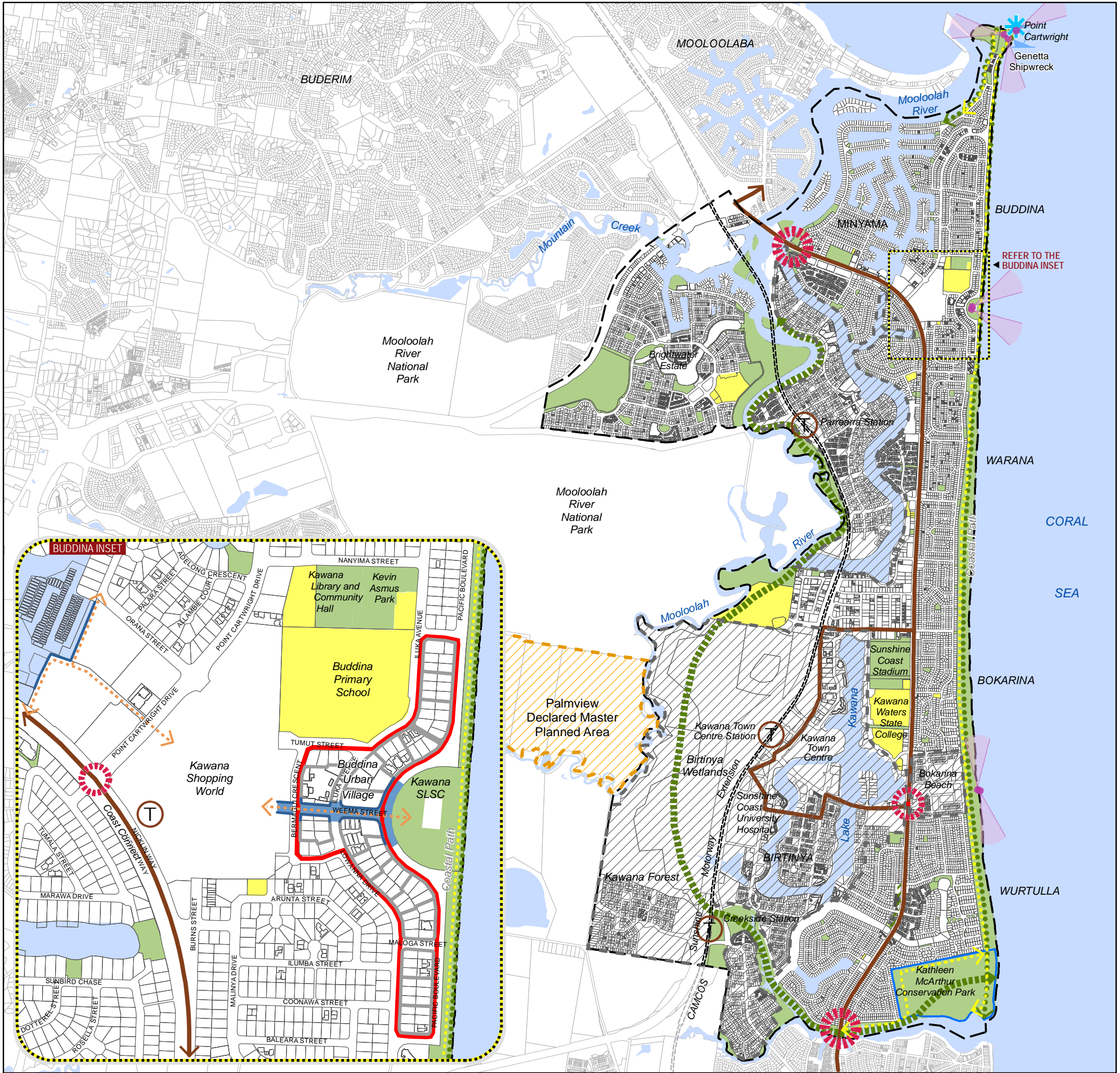
**Table 7.2.14.4.2 Kawana Waters local plan supplementary table of consistent uses and potentially consistent uses in the District centre zone**

Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in **Part 6 (Zones)** for the precincts specified.

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<b>District Centre Zone (Precinct KAW LPP-3 – Nicklin Way North Minyama)</b>	
<b>Residential activities</b>	
(a) <i>Caretaker's accommodation</i> (b) <i>Dual occupancy</i> (c) <i>Dwelling unit</i> (d) <i>Multiple dwelling</i> (e) <i>Residential care facility</i> (f) <i>Resort complex</i> (g) <i>Retirement facility</i> (h) <i>Rooming accommodation</i> (i) <i>Short-term accommodation</i>	None
<b>Business activities</b>	
(a) <i>Funeral parlour</i> (b) <i>Health care services</i> (c) <i>Home based business</i> (where other than a <i>high impact home based business activity</i> ) (d) <i>Office</i> (e) <i>Sales office</i> (f) <i>Shop</i> (where for a pharmacy)	None
<b>Community activities</b>	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i>	None
<b>Sport and recreation activities</b>	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i>	None

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(c) <i>Park</i>	
<b>Other activities</b>	
(a) <i>Telecommunications facility</i> (where other than a freestanding tower)	None
(b) <i>Utility installation</i> (where a <i>local utility</i> )	





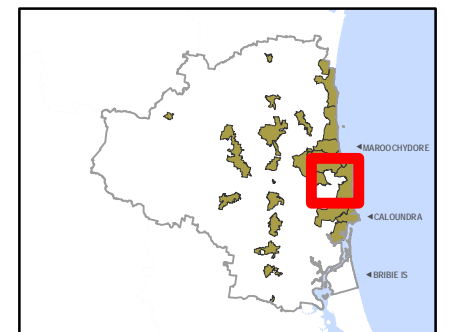
### LEGEND

- |  |   |  |   |
|--|---|--|---|
|  | Local Plan Area Boundary                      |  | Headland  |
|  | Waterway <sup>Note 1</sup>                    |  | Through Block Pedestrian/Cycle Linkage  |
|  | Primary Active Street Frontage                |  | Coastal Path <sup>Note 4</sup>  |
|  | Primary Streetscape Treatment Area            |  | Dedicated Public Transport Corridor (CAMCOS)  |
|  | Local Ecological Linkage                      |  | CoastConnect Priority Public Transport Corridor   |
|  | Greenspace <sup>Note 1</sup>                  |  | Future Transit Hub  |
|  | Greenspace Link                               |  | Buddina Urban Village   |
|  | Community Activity/Facility <sup>Note 1</sup> |  | Buddina Development Nodes   |
|  | Heritage Place <sup>Note 2</sup>              |  | Declared Master Planned Area (see Part 10 - Other Plans)  |
|  | Heritage Place (Shipwreck)                    |  | Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components) |
|  | Gateway/Entry Point                           |  |   |
|  | Landscape Buffer                              |  |   |
|  | Significant View                              |  |   |

0 200 400 800 1,200 1,600 Metres  
1:36,926

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Note 1: For contextual purposes only.  
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).  
Note 4: Indicative alignment, subject to further investigation in some areas.

Figure 7.2.14A (Kawana Waters Local Plan Elements)