

Appendix A

Amended Twin Waters West Plan of Development

TWIN WATER WEST – PLAN OF DEVELOPMENT

1 Introduction

This Plan of Development has been prepared in conjunction with the development application for “Twin Waters West” seeking Preliminary Approval under s49(2) of the *Planning Act 2016* for a Material Change of Use for development involving Residential, Business, Community and Sport & Recreation activities in accordance with a Plan of Development, including a Variation Request, overriding the *Sunshine Coast Planning Scheme 2014* (as amended).

This Plan of Development applies to land described as Lot 1 & 2 RP 103117, Lot 4 - 8 RP 98356, Lot 2 & 3 RP 842858, Lot 1 RP 811523, Lot 8 RP 812125, Lot 261 SP 124274 Lot 10 SP 248472, Lot 3 SP 248471, & part of Godfreys Road (unformed road separating Lot 2 RP103117 from Lot 3 on SP248471), as illustrated on the Site Cadastre Information plan in this Plan of Development.

This Plan of Development is intended to be read in conjunction with the *Sunshine Coast Planning Scheme 2014* (as amended), while also seeking to identify the instances where the specific provisions of this Preliminary Approval vary those otherwise applicable under the Planning Scheme.

Pursuant to section 43(3)(c) of the *Planning Act 2016*, this Plan of Development varies the levels of assessment for assessable development, the categories of assessment required for different types of assessable development and the matters that an assessment manager must assess assessable development against.

This Plan of Development comprises specific Twin Waters West Tables of Development Assessment that prescribe the level of assessment for future development applications relating to a Material Change of Use, Reconfiguring a Lot and Operational Works within the Twin Waters West site.

This Plan of Development identifies the following land use zones that comprise the Twin Waters West master planned area:

- Low density residential zone;
- Multiple dwelling residential zone;
- A Community Facilities zone; and
- Open space zone (comprising conservation areas, rehabilitated buffer areas and recreational open space).

The general location of these proposed land use zones is shown on the ‘Zone Plan’ within the Plan of Development.

2 Content of Plan of Development

This Plan of Development contains the following:

- Twin Waters West Tables of Assessment for the following forms of development, prescribing the relevant Assessment benchmarks for assessable development and requirements for accepted development:
 - Material Change of Use, for each zone
 - Reconfiguring a Lot
 - Operational Works – Placing an Advertising Device on Premises
 - Overlays – Height of buildings and structures overlay
- Provisions that relates to varied building heights, overring Overlay Map OVM21H of the *Sunshine Coast Planning Scheme 2014*
- Provisions that relate to varied dwelling designs, overriding the Reconfiguring a lot code and Dwelling house code of the *Sunshine Coast Planning Scheme 2014*
- Provisions that relate to varied permitted residential densities, overriding the Maroochy North Shore local plan code of the *Sunshine Coast Planning Scheme 2014*.

The category of uses within the Planning Scheme which are covered by this Plan of Development are as follows:

Defined Activity Group	Sub-category	Use
Residential Activities	Permanent Accommodation; Single unit	<ul style="list-style-type: none"> ▪ Dwelling house ▪ Dwelling unit
	Multi unit	<ul style="list-style-type: none"> ▪ Residential care facility ▪ Retirement facility ▪ Multiple dwelling
Business Activities	Entertainment / catering business uses	<ul style="list-style-type: none"> ▪ Food & drink outlet
	Retail business uses	<ul style="list-style-type: none"> ▪ Shop
	Commercial business uses	<ul style="list-style-type: none"> ▪ Health care services ▪ Home based business ▪ Office ▪ Sales office
Community Activities		<ul style="list-style-type: none"> ▪ Child care centre ▪ Community care centre ▪ Community use ▪ Educational establishment ▪ Place of worship
Sport & Recreation Activities		<ul style="list-style-type: none"> ▪ Indoor sport and recreation ▪ Park
Other		<ul style="list-style-type: none"> ▪ Parking station ▪ Utility installation

These land uses are to be located in their corresponding zone only as detailed within the Twin Waters West Tables of Assessment.

The following is a list of drawings have been prepared to comprise the illustrative function of the Plan of Development, forming statutory plans that are referenced (in part) in the Twin Waters West Tables of Assessment:

- Locality Plan
- Site Cadastre Information
- Zone Plan
- Development Density Plan
- Maximum Building Heights Plan
- Open Space Plan
- Pedestrian & Cycle Movement Plan
- Road Network
- Sections – Road Typologies
- Edge Treatment Plan
- Sections – Walkable Waterfront
- Community Site Plan of Development

3 Compliance with Emerging community zone code provisions

The following detailed assessment is provided against the provisions referenced in section 6.2.17.2(2)(c), with due regard given to the key elements raised for Twin Waters West in the Maroochy North Shore local plan code:

- (c) *development in other areas not subject to **Part 10 (Other plans)** is undertaken in accordance with a plan of development that appropriately addresses the matters identified below, and which is implemented via a variation approval or an amendment to the planning scheme:-*
- (i) *development reflects any specific intent statements and local structure planning elements for the area identified in a local plan code;*

The content of this Plan of Development has been prepared to specifically articulate how the outcomes sought for Twin Waters West, as expressed by the Maroochy North Shore local plan code, are intended to be achieved in conjunction with a variation approval. The plans that comprise the Plan of Development clearly identify the following key elements of the local plan code:

- Nomination of residential densities and locations on the 'Zone Plan' and 'Development Density Plan' that deliver residential uses at a scale and intensity, and in a configuration that is consistent with and sympathetic to the established low density residential character of the adjoining Twin Waters residential community;
- Delineation of a saline waterbody on the various Plans of Development that illustrate the role of water as a key character element and lifestyle feature of the community, forming an extension of the existing Twin Waters waterway system;
- Identification of a legible and permeable local road network on the 'Road Network' plan that provides for the key points of access nominated on Figure 7.2.18A (Maroochy North Shore local plan elements) as follows:
 - primary access to the site at the Ocean Drive/David Low Way Drive intersection; and
 - local access via Stillwater Drive/Esperance Drive intersection and emergency access via Godfreys Road;

The 'Road Network' plan and associated 'Sections – Road Typologies' contained in this Plan of Development also illustrate the assurance that traffic impacts on the adjoining existing residential areas will be negligible (Access Place roads only along the north-eastern boundary of the site) and that reserve widths have been adopted to reflect the amenity and character of the existing community;

- Protection and enhancement of Settler's Park as a recreation park, local heritage place and gateway entry feature for the broader area, as illustrated on the 'Open Space Plan' and further documented in the supporting Landscape Master Plan Report (which includes confirmation in relation to the minimum park area, embellishments and streetscape/landscape treatments referenced in AO30 of the local plan code);

- Identification of a legible and permeable active transport network on the 'Pedestrian & Cycle Movement Plan' that provides for cycle and pedestrian links generally in accordance with those nominated on Figure 7.2.18A (Maroochy North Shore local plan elements), including connections to the existing Twin Waters community, external connections to the regional pedestrian and cycle path adjacent to the Sunshine Motorway and provision of a recreation trail (to be sensitively designed in coordination with Council) adjacent to the Maroochy River and foreshore (coastal path);
- Provision of generous open space areas throughout the development as shown on the 'Open Space Plan', quantifying that a minimum of 25% of the total site area is available as public open space in the following forms:
 - Open Space – Active areas, such as the hero Recreation Park provided in Stage 1 and the active recreation park in the western portion of the buffer area adjacent to the Maroochy River Foreshore;
 - Open Space – Passive areas, such as the balance area adjacent to the Maroochy River and foreshore which requires sensitive design;
 - Conservation Areas such as the central ecologically important area on Lot 2 RP103117; and
 - Buffer areas associated with the conservation areas to ensure an appropriate development setback is maintained;

The 'Open Space Plan' illustrates the various rehabilitation buffer widths around the central ecologically important area and along the south-eastern boundary, confirming the minimum development setbacks in these key locations. The extent of the southern Open Space – Passive area has also been defined by provision of an averaged 150 metre setback measured from the Highest Astronomical Tide (HAT);

- Identification of buffers on the various plans that comprise the Plan of Development, illustrating a commitment to dedicate land along the western boundary to ensure delivery of a substantial landscape buffer and separation to the Sunshine Motorway and proposed CAMCOS corridor. These buffer notations also identify a land dedication in the north-western portion of the site to preserve the proposed dedication CAMCOS corridor, extending northward of the section of Godfreys Road to the south which can accommodate the corridor adjacent to the south-western site boundary.

(ii) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on ecologically important areas, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through location, design, operation and management;

This Plan of Development defines the extent of developable area on the 'Zoning Plan'. Conservation and rehabilitation areas identified on Figure 7.2.18A (Maroochy North Shore local plan elements) will be preserved.

(iii) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, steep land, landslide hazard and bushfire hazard, where applicable;

This Plan of Development defines the extent of the proposed saline waterbody on the 'Zoning Plan', with this waterbody having been designed to mitigate the flooding issues associated with development in this location.

- (iv) *the scale, density and layout of development facilitates an efficient land use pattern that:-*
- (A) *is well connected to other parts of the urban fabric and planned future development;*
 - (B) *supports walkable neighbourhoods that are well connected to employment nodes, activity centres, open space and recreational areas, community facilities, health and education opportunities;*
 - (C) *encourages active and public transport accessibility and use; and*
 - (D) *maximises the efficient extension and safe operation of infrastructure;*

The series of plans comprising the Plan of Development provides a detailed breakdown of the proposed scale, density and layout of the development, illustrating achievement of the following design outcomes:

- Nomination of maximum development densities on the 'Development Density Plan' to ensure the form of development is commensurate with the existing urban fabric in the adjoining Twin Waters community;
- Identification of connections to the existing surrounding residential community, road networks and pedestrian/cycle networks, as well as highly walkable neighbourhoods, as shown on the 'Pedestrian & Cycle Movement Plan' and 'Indicative Road Network' plan;
- Provision of a series of open space and recreation areas to cater to the recreational needs of residents and visitors whilst ensuring the protection of all ecologically important areas, as shown on the 'Open Space Plan';
- Identification of a Community Facilities site that is suited to a range of community and small-scale retail / commercial uses for residents of the immediate and surrounding communities;
- Identifies the manner in which existing forms of infrastructure can be augmented to accommodate the demands generated by development of this site.

- (v) *an appropriate mix of land uses and housing types is provided;*

The 'Zone Plan' in the Plan of Development identifies a mix of land uses and housing types which has been specifically determined on the basis that this community should be commensurate with the existing Twin Waters residential community.

- (vi) *a sense of character and community inclusion is promoted;*

This Plan of Development defines a land use layout on the 'Zoning Plan' that promotes a distinct 'Twin Waters' community character, emphasising the role of water as a key character element and lifestyle feature of the community, as encouraged by the Maroochy North Shore local plan code. This character will also be highly influenced by retention of the conservation and rehabilitation areas nominated on Figure 7.2.18A (Maroochy North Shore local plan elements), perhaps most significantly by embracing the central ecologically important area on Lot 2 RP103117.

Identification of a Community Facilities site, as nominated on the 'Zoning Plan' in this Plan of Development, will facilitate the delivery of community-oriented land uses, underpinned by a Place of Worship, expected to be delivered by the Baptist Union Church.

- (vii) *a high level of residential amenity, personal health and safety, and protection for property is provided;*

The anticipated high level of residential amenity is underpinned in this Plan of Development series by identification of a substantial saline waterbody surrounded by a series of pedestrian and cycle paths that also bear a relationship with the retained conservation and rehabilitation areas. The development layout promotes a healthy outdoor lifestyle while also offering residents with a variety of living options ranging from generous neighbourhood allotments to premium waterfront allotments.

(viii) development provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement within and to neighbourhoods and other areas;

This Plan of Development identifies provision of a legible and permeable active transport network on the 'Pedestrian & Cycle Movement Plan' that provides for cycle and pedestrian links generally in accordance with those nominated on Figure 7.2.18A (Maroochy North Shore local plan elements). This network includes connections to the existing Twin Waters community, external connections to the regional pedestrian and cycle path adjacent to the Sunshine Motorway and provision of a recreation trail (to be sensitively designed in coordination with Council) adjacent to the Maroochy River and foreshore (coastal path).

(ix) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the use of water and energy;

The 'Road Network' plan illustrates an intended development layout that will enable future subdivision of the low density residential zone to maximise the number of lots with a north-south orientation, thereby embracing the sub-tropical design principles applicable to the Sunshine Coast.

(x) development does not interfere with the existing or ongoing use of adjoining rural land for productive agricultural purposes;

Not Applicable – The subject site does not adjoin rural land, so this element does not need to be addressed by the proposed Plan of Development.

(xi) development occurs in a logical sequence and facilitates the efficient and timely provision of infrastructure and services prior to, or in conjunction with, the first stages of development;

Development of the subject site will be undertaken in a north-south direction to ensure efficiency in provision of infrastructure services. Development delivery will be undertaken in accordance with an Infrastructure Staging Strategy. This strategy has been prepared to consider the specific infrastructure parameters of Sunshine Coast Council, Department of Transport & Main Roads (TMR) and Unitywater.

(xii) development is provided with the full range of urban services to support the needs of the community, including parks, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure; and

This Plan of Development clearly identifies an intention to deliver the community with the full range of urban services including parks, roads and transport corridors, pedestrian and cycle paths. Supporting technical reports have been prepared to address the future provision of

reticulated water, sewerage and stormwater drainage. Electricity and telecommunication infrastructure is a necessity and will be designed in conjunction with a future detail design exercise.

(xiii) development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.

This plan of Development illustrates that the development will not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure, particularly the identification of a land dedication (buffer) for the designated CAMCOS corridor and consideration for the broader water and sewer network.

4 Variation Items

This Plan of Development prescribes a number of variations to the *Sunshine Coast Planning Scheme 2014* (as amended).

These variations include a range of development controls (assessment benchmarks) against which related development within the nominated zones are to be assessed, either in conjunction with or in lieu of the *Sunshine Coast Planning Scheme 2014* (as amended).

Pursuant to section 43(3)(c) of the *Planning Act 2016*, this Plan of Development prescribes the implementation of a number of 'Variation items', as follows:

1. **Vary the levels of assessment** for future development applications within the Low density residential zone, Medium density residential zone, Community facility zone and Open Space zone, as identified on the 'Zone Plan' in this Plan of Development, overriding the Table of Assessment for the current Emerging Community and Community Facilities zoning under the *Sunshine Coast Planning Scheme 2014*;
2. **Vary the permitted building heights** for the Medium density zone and the Community facility zone to permit development up to 12m, overriding the Height of Buildings and Structures Overlay Map OVM21H under the *Sunshine Coast Planning Scheme 2014*;
3. **Vary a number of design provisions** for dwelling houses, as described in further detail in this Plan of Development; and
4. **Vary the permitted residential densities**, overriding Acceptable Outcome AO22 of the Maroochy North Shore local plan code.

5 Twin Waters West Tables of Assessment

5.1 Preliminary

The Twin Waters West Tables of Assessment are to be used to identify instances where the following range of uses are either 'Accepted Development' or 'Code Assessable', where proposed within the respective zones identified on the 'Zone Plan' in this Plan of Development.

The assessment benchmarks for assessable development and requirements for accepted development, as nominated in Part 5 (Tables of Assessment) under the *Sunshine Coast Planning Scheme 2014*, continue to apply to the uses listed in the Twin Waters West Tables of Assessment, unless varied by this Plan of Development.

The Defined Uses contained herein are those defined by Schedule 1 (Definitions) of the *Sunshine Coast Planning Scheme 2014* (as amended).

The Development Code references contained herein are those contained within Part 9 (Development Codes) of the *Sunshine Coast Planning Scheme 2014* (as amended), as varied by this Plan of Development.

Reference to *Prescribed other development codes* in the Twin Waters West Table of Assessment (Material Change of Use) is as per Schedule 1 (Definitions) under the *Sunshine Coast Planning Scheme 2014* (as applicable), as follows:

- Section 9.4.2 Landscape code;
- Section 9.4.3 Nuisance code;
- Section 9.4.5 Safety and security code;
- Section 9.4.6 Stormwater management code;
- Section 9.4.7 Sustainable design code;
- Section 9.4.8 Transport and parking code;
- Section 9.4.10 Waste management code;
- Section 9.4.11 Works, services and infrastructure code.

5.2 Table of Assessment - Material Change of Use

This Table of Assessment for development in Twin Waters West involving a Material Change of Use overrides the levels of assessment prescribed by Part 5.5 (Categories of development and categories of assessment – material change of use) of the *Sunshine Coast Planning Scheme 2014* (as amended):

Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
TWIN WATERS WEST – LOW DENSITY RESIDENTIAL ZONE (LDR1 – LDR6) (as identified on the Zone Plan in the Twin Waters West Plan of Development)		
Residential activities		
Dwelling house	Accepted development	<ul style="list-style-type: none"> Dwelling house code, as varied by Section 7.1 of the approved Plan of Development
Business activities		
Home based business	Accepted development if:- (a) For a <i>home office</i> ; or (b) Involving a home based child care service licensed under the Child Care Act 2002	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i>	<ul style="list-style-type: none"> Home based business code
Sales office	Accepted development where located in the 'Proposed Display Village Extent' shown on the 'Zone Plan' in the Twin Waters West Plan of Development	<ul style="list-style-type: none"> Sales office code
	Code assessment where <u>not</u> located in the 'Proposed Display Village Extent' shown on the 'Zone Plan' in the Twin Waters West Plan of Development	<ul style="list-style-type: none"> Sales office code
Community activities		
Park	Accepted development	<ul style="list-style-type: none"> No requirements applicable
Parking station	Accepted development , where associated with a <i>Sales Office</i> located in the 'Proposed Display Village Extent' shown on the 'Zone Plan' in the Twin waters West Plan of Development	<ul style="list-style-type: none"> No requirements applicable
TWIN WATERS WEST – MEDIUM DENSITY RESIDENTIAL ZONE (MD1 & MD2) (as identified on the Zone Plan in the Twin Waters West Plan of Development)		
Residential activities		
Dwelling house	Accepted development	<ul style="list-style-type: none"> Dwelling house code, as varied by Section 7.1 of the approved Plan of Development
Multiple dwelling	Code assessment ¹	<ul style="list-style-type: none"> Multi-unit residential uses code <i>Prescribed other development codes</i>
Residential care facility	Code assessment ¹	<ul style="list-style-type: none"> Residential care facility and retirement code <i>Prescribed other development codes</i>
Retirement facility	Code assessment ¹	<ul style="list-style-type: none"> Residential care facility and retirement code <i>Prescribed other development codes</i>

Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Business activities		
Home based business	Accepted development if:- (a) For a <i>home office</i> ; or (b) Involving a home based child care service licensed under the Child Care Act 2002	<ul style="list-style-type: none"> No requirements applicable
	Accepted development if for an activity other than a <i>high impact home based business activity</i>	<ul style="list-style-type: none"> Home based business code
Sales office	Accepted development where operating for no longer than 4 years	<ul style="list-style-type: none"> Sales office code
¹ Code assessable where complying with the maximum yield allocations nominated on the 'Development Density Plan in the Twin Waters West Plan of Development – refer Section 8.2 of this Plan of Development for details relating to transferability of density.		
TWIN WATERS WEST – COMMUNITY FACILITIES ZONE (as identified on the Zone Plan in the Twin Waters West Plan of Development)		
Business activities		
Food and drink outlet	Accepted development if:- (a) in an existing building (b) not incorporating a drive-through facility; and (c) not for a <i>high volume convenience restaurant</i>	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if having a gross leasable floor area not exceeding 300m ²	<ul style="list-style-type: none"> Business uses and centre design code, in conjunction with Section 9 of the Twin Waters West Plan of Development <i>Prescribed other development codes</i>
Health care services	Accepted development if in an existing building	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> Business uses and centre design code, in conjunction with Section 9 of the Twin Waters West Plan of Development <i>Prescribed other development codes</i>
Office	Accepted development if in an existing building	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> Business uses and centre design code, in conjunction with Section 9 of the Twin Waters West Plan of Development <i>Prescribed other development codes</i>
Shop	Accepted development if:- (a) in an existing building; and (b) having a gross leasable floor area not exceeding 300m ²	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if having a gross leasable floor area not exceeding 300m ²	<ul style="list-style-type: none"> Business uses and centre design code, in conjunction with Section 9 of the Twin Waters West Plan of Development <i>Prescribed other development codes</i>
Community activities		
Child care centre	Code assessment	<ul style="list-style-type: none"> Child care centre code

Defined Use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<ul style="list-style-type: none"> • <i>Prescribed other development codes</i>
Community care centre	Code assessment	<ul style="list-style-type: none"> • Community activities code, in conjunction with Section 9 of the Twin Waters West Plan of Development • <i>Prescribed other development codes</i>
Community use	Accepted development if undertaken by or on behalf of Council	<ul style="list-style-type: none"> • No requirements applicable
	Accepted development if in an existing building	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment of not otherwise specified	<ul style="list-style-type: none"> • Community activities code, in conjunction with Section 9 of the Twin Waters West Plan of Development • <i>Prescribed other development codes</i>
Educational establishment	Accepted development if in an existing building	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> • Community activities code, in conjunction with Section 9 of the Twin Waters West Plan of Development • <i>Prescribed other development codes</i>
Place of worship	Code assessment	<ul style="list-style-type: none"> • Community activities code, in conjunction with Section 9 of the Twin Waters West Plan of Development • <i>Prescribed other development codes</i>
Sport and recreation activities		
Indoor sport & recreation	Accepted development if in an existing building	<ul style="list-style-type: none"> • Transport and parking code
	Code assessment if not otherwise specified	<ul style="list-style-type: none"> • Business uses and centre design code, in conjunction with Section 9 of the Twin Waters West Plan of Development • Sport and recreation uses code • <i>Prescribed other development codes</i>
TWIN WATERS WEST – OPEN SPACE PRECINCT (as identified in the Twin Waters West Plan of Development)		
Business activities		
Sales office	Accepted development where located in the 'Proposed Display Village Extent' shown on the 'Zone Plan' in the Twin Waters West Plan of Development	<ul style="list-style-type: none"> • Sales office code
Food and drink outlet	Code assessment if having a gross leasable floor area not exceeding 300m ² and located within Recreation Park 1	<ul style="list-style-type: none"> • Business uses and centre design code • <i>Prescribed other development codes</i>
Sport and recreation activities		
Park	Accepted development	<ul style="list-style-type: none"> • No requirements applicable
Other activities		
Utility installation	Accepted development if for a local utility	<ul style="list-style-type: none"> • No requirements applicable

5.3 Table of Assessment - Reconfiguring a Lot

This Table of Assessment for development in Twin Waters West involving Reconfiguring a lot overrides the levels of assessment prescribed by Part 5.6 (Categories of development and categories of assessment – Reconfiguring a lot) of the *Sunshine Coast Planning Scheme 2014* (as amended):

Zone ¹	Category of development and category of assessment	Assessment benchmarks for assessable and requirements for accepted development
Low density residential zone	Code assessment where:- (a) All resulting lots are 400m ² or greater; and (b) Complying with the residential density provisions nominated in Section 8.1 of the Twin Waters West Plan of Development	<ul style="list-style-type: none"> Reconfiguring a lot code, as varied by section 8.1 of the Twin Waters West Plan of Development
Medium density residential zone	Code assessment where:- (a) limited to MD Precincts 1 & 2; and (b) complying with the minimum lot size and density provisions prescribed for the Low density residential Zone in Section 8.1 of the Twin Waters West Plan of Development Code assessment where involving the subdivision of an existing or approved building or structure that subdivides land and/or airspace	<ul style="list-style-type: none"> Reconfiguring a lot code, as varied by Section 8.1 of the Twin Waters West Plan of Development
Community facility zone	Code assessment	<ul style="list-style-type: none"> Reconfiguring a lot code

¹ Zone as identified on the 'Zoning Plan' in the Twin Waters West Plan of Development

5.4 Table of Assessment - Operational Works – Placing an Advertising Device on Premises

This Table of Assessment for development in Twin Waters West involving Operational works – Placing an Advertising Device on Premises only overrides the relevant section of Table 5.8.1 (Operational work), under Part 5.8 (Categories of development and categories of assessment – operational work) of the *Sunshine Coast Planning Scheme 2014* (as amended), to the extent outlined below:

Zone ²	Category of development and category of assessment	Assessment benchmarks for assessable and requirements for accepted development
Low Density Residential Zone	Accepted development if:- (a) one or more of the following where associated with a <i>Sales Office</i> (Display Village) located in the 'Proposed Display Village Extent' shown on the 'Precinct Plan' in approved Plan of Development: (i) Ground sign; (ii) Pylon sign; (iii) Boundary fence sign; (iv) Flagpole sign;	<ul style="list-style-type: none"> Advertising devices code

² Zone as identified on the 'Zoning Plan' in the Twin Waters West Plan of Development

5.5 Table of Assessment - Overlays – Height of buildings and structures overlay

This Table of Assessment for development in Twin Waters West involving a Material change of use, varies the levels of assessment prescribed by Part 5 (Tables of Assessment) of the *Sunshine Coast Planning Scheme 2014* (as amended), as it references the 8.5 metre height limit nominated on Height of Buildings and Structures Overlay Map OVM21H:

Development subject to overlay	Category of development and category of assessment	Assessment benchmarks for assessable and requirements for accepted development
Material change of use not exceeding the maximum building height specified for each Zone on the 'Maximum Building Heights Plan' in the Twin Waters West Plan of Development, as follows: (a) Low density residential zone – 8.5m (b) Medium density residential zone – 12.0m (c) Community facilities zone – 12.0m	No change	<ul style="list-style-type: none"> Height of buildings and structures overlay code

6 Varied Building Heights

6.1 Override the Height of buildings and structures overlay code

This Plan of Development overrides the 8.5m height limit prescribed for Twin Waters West on the height of buildings and structures overlay map OVM21H under the *Sunshine Coast Planning Scheme 2014*.

The 'Maximum Building Height Plan' in this Plan of Development identifies height allowances for each respective zone, as follows:

- (a) Low density residential zone – 8.5m
- (b) Medium density residential zone – 12.0m; and
- (c) Community facilities zone – 12.0m.

As identified in Section 5.5 (Table of Assessment, Overlays – Height of buildings and structures overlay) of this Plan of Development, development remains Code Assessable where complying with the above height allowances. To remove any doubt, in instances where development is proposed at a height greater than that shown on the 'Maximum Building Height Plan' in this Plan of Development, Impact Assessment is triggered.

7 Varied Dwelling Design Provisions

7.1 Dwelling house design provisions (Low density residential zone)

This Plan of Development enables the items below to override their respective legislative provisions in order to allow for Dwelling Houses within Twin Waters West to remain as 'Accepted Development', where in compliance with the following setbacks:

Applicable setback	Proposed alternative setbacks (Plan of Development) All lots ¹
Front setback	4.5m ground & 6.0m first storey
Rear setback	1.5m ground & 2.0m first storey
Side setback (corner lots)	2.0m ground along secondary frontage

¹ These alternative setbacks apply to all lots in the Low density residential zone as identified on the 'Zoning Plan' in the Twin Waters West Plan of Development. In the event Medium density zones MD1 or MD2 are subdivided in future in accordance with Section 5.3 of the Twin Waters West Plan of Development, these alternative setbacks will also apply to any resulting low density residential allotments.

8 Varied Permitted Residential Densities

8.1 Development Density – Low density residential zone

This Plan of Development allows for varied residential density provisions within the Low density residential zones (LR1 – LR6) identified in this Plan of Development, overriding AO22(a) of the Maroochy North Shore local plan code under the *Sunshine Coast Planning Scheme 2014* (as amended), as follows:

Variation Item	Provision to be Varied	Current Requirement	Variation
Residential Density	AO22(a) of the Maroochy North Shore local plan code	Development provides for:- (a) low density residential uses within the development to achieve:- (i) a minimum lot size of 500m ² ; and (ii) an average lot size of at least 700m ² ; and	Development provides for:- (a) low density residential uses within the development to achieve:- (i) a minimum lot size of 400m ² ; (ii) the proportion of lots less than 500m ² are limited to 12% of the total number of low density residential lots; and (iii) a maximum density of 12 lots per hectare delivered across the entire site.

To remove any doubt, a residential density in excess of 12 lots per hectare is able to be delivered within any given Low density residential zone (LDR1 – LDR6), provided:

- the cumulative density across the entire site does not exceed 12 lots per hectare; and
- compliance is maintained with the minimum lot size (400m²) and proportion of lots less than 500m² (12%).

8.2 Development Density – Medium density residential zone

This Plan of Development allows for varied residential density provisions within the Medium Density Residential Zones MD1 & MD2, overriding AO22(b) of the Maroochy North Shore local plan code under the *Sunshine Coast Planning Scheme 2014* (as amended), as follows:

Variation Item	Provision to be Varied	Current Requirement	Variation
Residential Density	AO22(b) of the Maroochy North Shore local plan code	(b) limited Multi-unit residential uses which are focussed in discreet nodes with convenient access to public transport and active transport routes.	(b) MD precincts are to be developed at a maximum cumulative density of 40 dwellings per hectare <i>See note below</i>

NOTE:

The proposed cumulative medium density development density has been used to determine a maximum yield for Zones MD1 & MD2. As nominated on the 'Development Density Plan' contained within the Twin Waters West Plan of Development, the nominated development density for each multiple dwelling zone is as follows (unless transferred in accordance with the clause provided below which also appears on the 'Development Density Plan'):

Site	Maximum Yield*
MD1**	127 dwellings*
MD2**	70 dwellings*

* *Dwelling unit yield can be transferred between Precincts MD1 & MD2 provided the cumulative number of dwelling units does not exceed 197 dwelling units. If a code assessable application is lodged over either of the MD Zones with a proposed yield that exceeds the maximum yield detailed within the table above, a corresponding reduction to the remaining MD Zone applies. To remove any doubt, any future development application proposing a yield that exceeds the cumulative maximum of 197 dwellings will be subject to Impact Assessment. The density within each of the MD zones can exceed 40 dwelling units / hectare (up to a maximum of 50 dwelling units / hectare), provided the cumulative yield across both zones does not exceed 40 dwelling units / hectare.*

** *In accordance with the Varied Levels of Assessment contained within Section 5.3 of the Twin Waters West Plan of Development, future subdivision of MD1 & MD2 for detached housing lots is Code Assessable, provided the range of lot types proposed is consistent with the density provisions prescribed for the remaining Low density residential (LDR) zones in Section 8.2 of the Twin Waters West Plan of Development.*

9 Community facilities zone

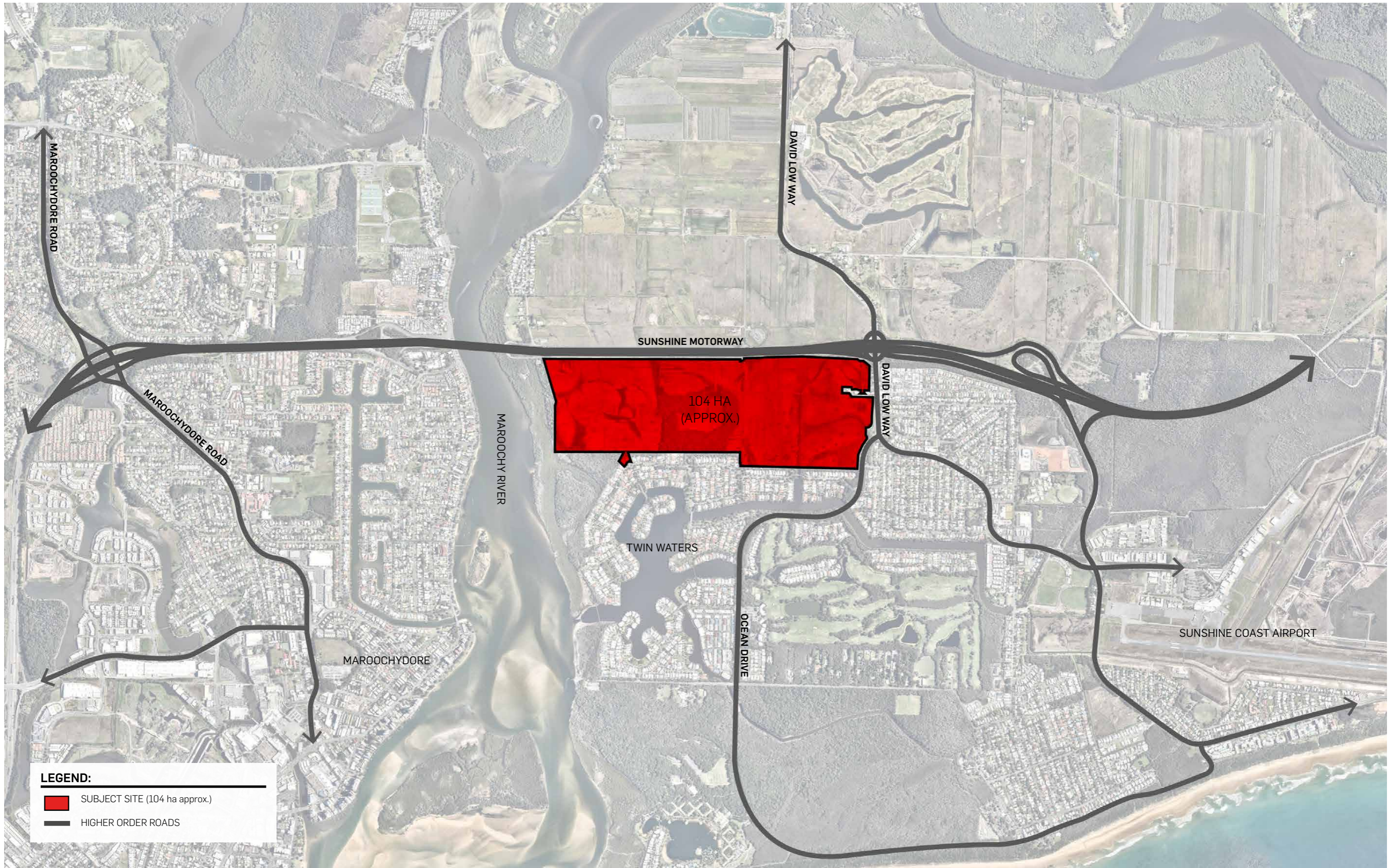
Specific design controls are provided to guide future development over the Community facilities site in order to demonstrate the intended built form. Rather than seeking to vary any provisions of the *Sunshine Coast Planning Scheme 2014*, the 'Community Site Plan of Development' contained in the Twin Waters West Plan of Development serves to demonstrate how compliance with the following key provisions is likely to be achieved within the Community facilities zone:

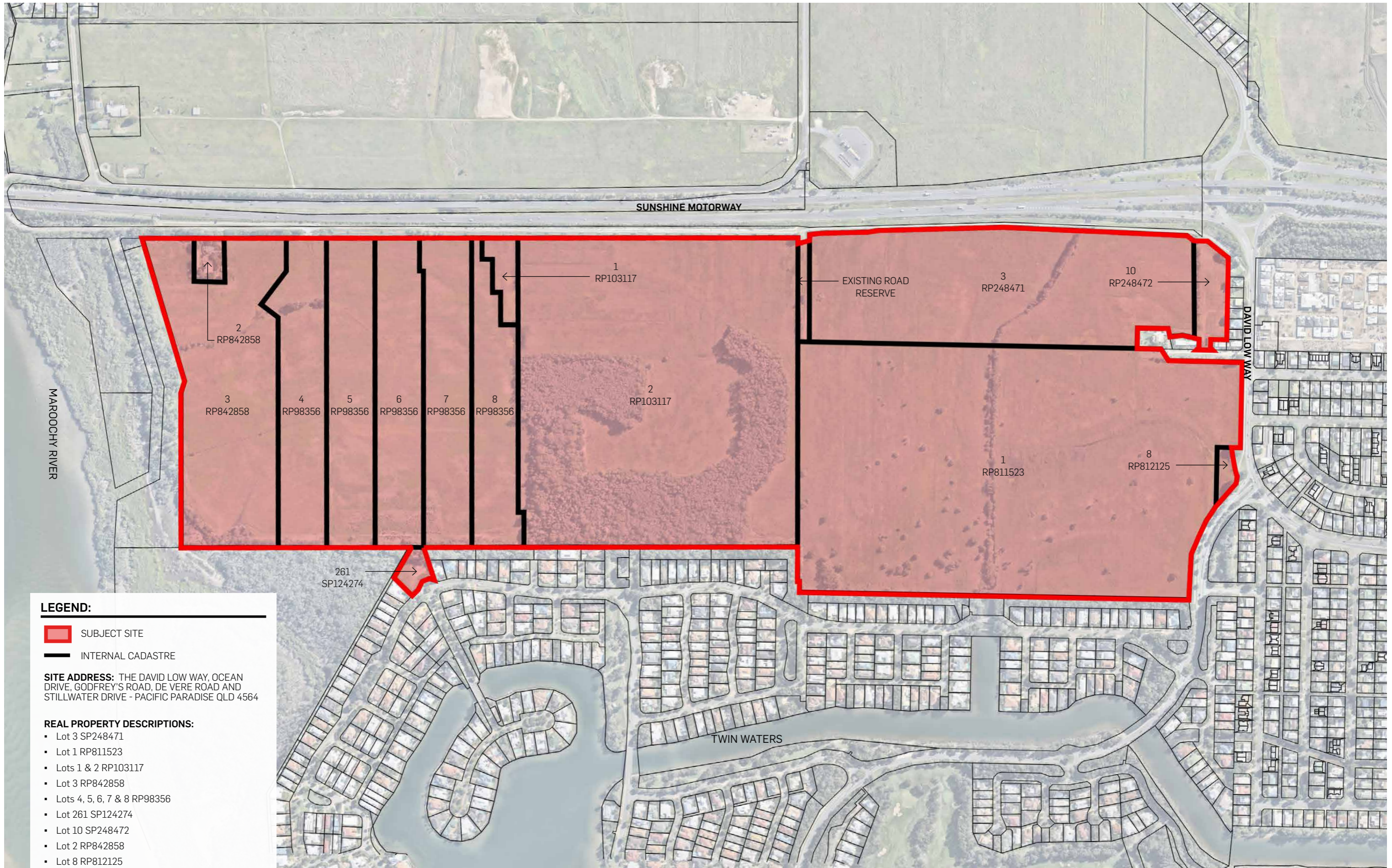
- Performance Outcome PO5 of the Community Activities Code, which will apply to the assessment of the future community-oriented uses identified in the Tables of assessment in the 'Twin Waters West Plan of Development for the Community facilities zone.

Performance Outcomes	
Scale of Buildings and Structures	
PO5	The scale of buildings and structures used for the community activity is appropriate, having regard to its location and setting, and the nature and scale of surrounding development.

- Performance Outcome PO6 of the Business Use and Centre Design Code, which will apply to future commercial uses identified in the Table of assessment in the 'Twin Waters West Plan of Development for the Community facilities zone.

Performance Outcomes	
Building Massing and Composition	
PO6	<p>The business use or centre activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that:-</p> <ul style="list-style-type: none"> (a) creates a built form in which buildings are closely related to streets, public spaces and pedestrian routes; (b) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building; (c) provides a slender building profile above podium level; (d) ensures access to attractive views and prevailing cooling breezes; and (e) avoids excessively large building floor plates and building facades.





LEGEND:

- SUBJECT SITE
- INTERNAL CADASTRE

SITE ADDRESS: THE DAVID LOW WAY, OCEAN DRIVE, GODFREY'S ROAD, DE VERE ROAD AND STILLWATER DRIVE - PACIFIC PARADISE QLD 4564

REAL PROPERTY DESCRIPTIONS:

- Lot 3 SP248471
- Lot 1 RP811523
- Lots 1 & 2 RP103117
- Lot 3 RP842858
- Lots 4, 5, 6, 7 & 8 RP98356
- Lot 261 SP124274
- Lot 10 SP248472
- Lot 2 RP842858
- Lot 8 RP812125



TWIN WATERS WEST
SITE CADASTRE INFORMATION



DATE: 17.05.2019
JOB NO: ND1600
DWG NO: POD-02
REV: 9

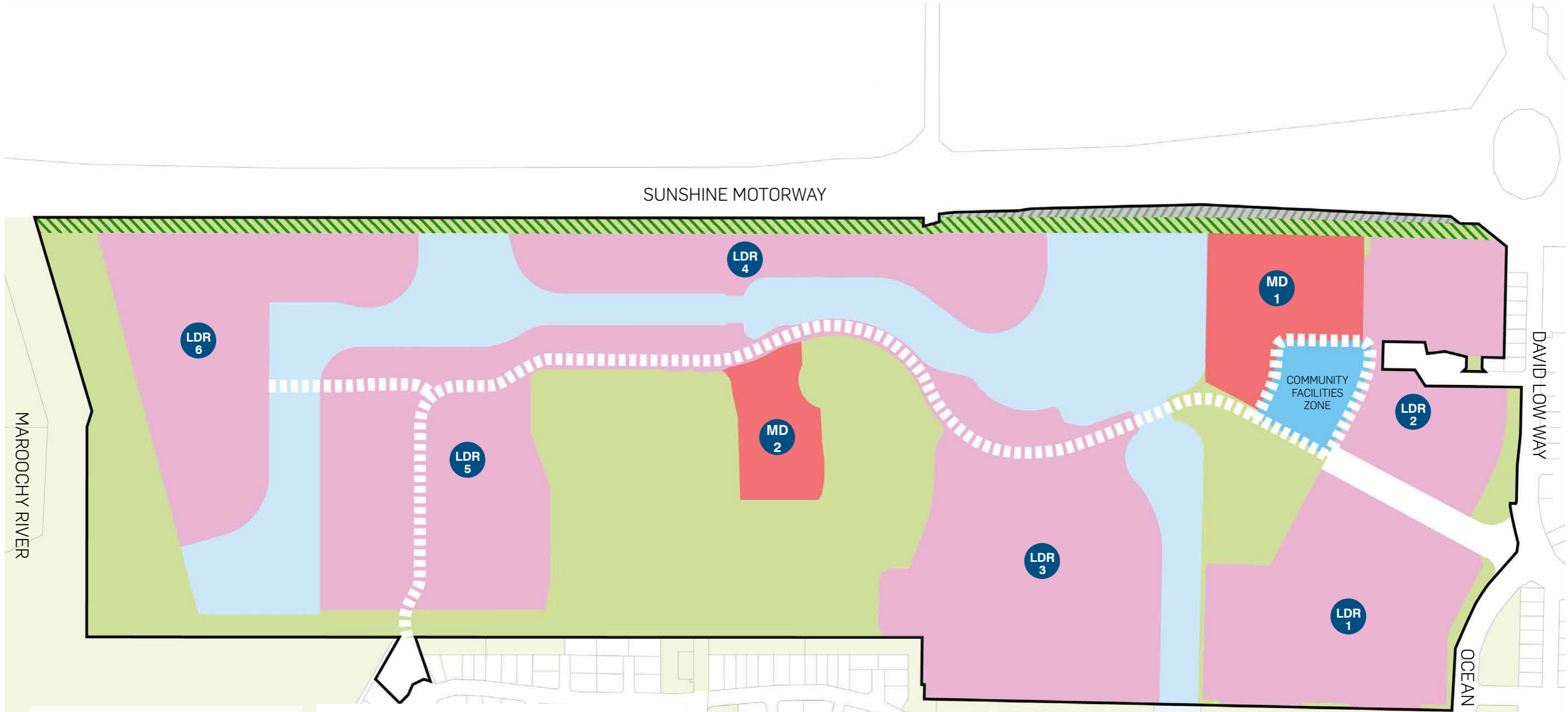
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LEGEND:

-  SITE BOUNDARY (PROPOSED)
-  PRECINCT NUMBER
-  LOW DENSITY RESIDENTIAL ZONE
-  MEDIUM DENSITY RESIDENTIAL ZONE
-  COMMUNITY FACILITIES ZONE
-  OPEN SPACE ZONE
-  BUFFER AREA - ACOUSTIC / LANDSCAPE
-  CAMCOS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY QUEENSLAND GOVERNMENT)
-  PROPOSED DISPLAY VILLAGE EXTENT
-  INDICATIVE LOCATION OF SALES OFFICE
-  INDICATIVE HIGHER ORDER ROAD ALIGNMENT



LEGEND:

- SITE BOUNDARY
- PRECINCT NUMBER
- LOW DENSITY RESIDENTIAL ZONE
- MEDIUM DENSITY RESIDENTIAL ZONE
- COMMUNITY FACILITIES ZONE
- OPEN SPACE ZONE
- BUFFER AREA - ACOUSTIC / LANDSCAPE
- CAMCOS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY QUEENSLAND GOVERNMENT)
- INDICATIVE HIGHER ORDER ROAD ALIGNMENT

TABLE 1: PRECINCT DENSITY - LOW-DENSITY RESIDENTIAL:

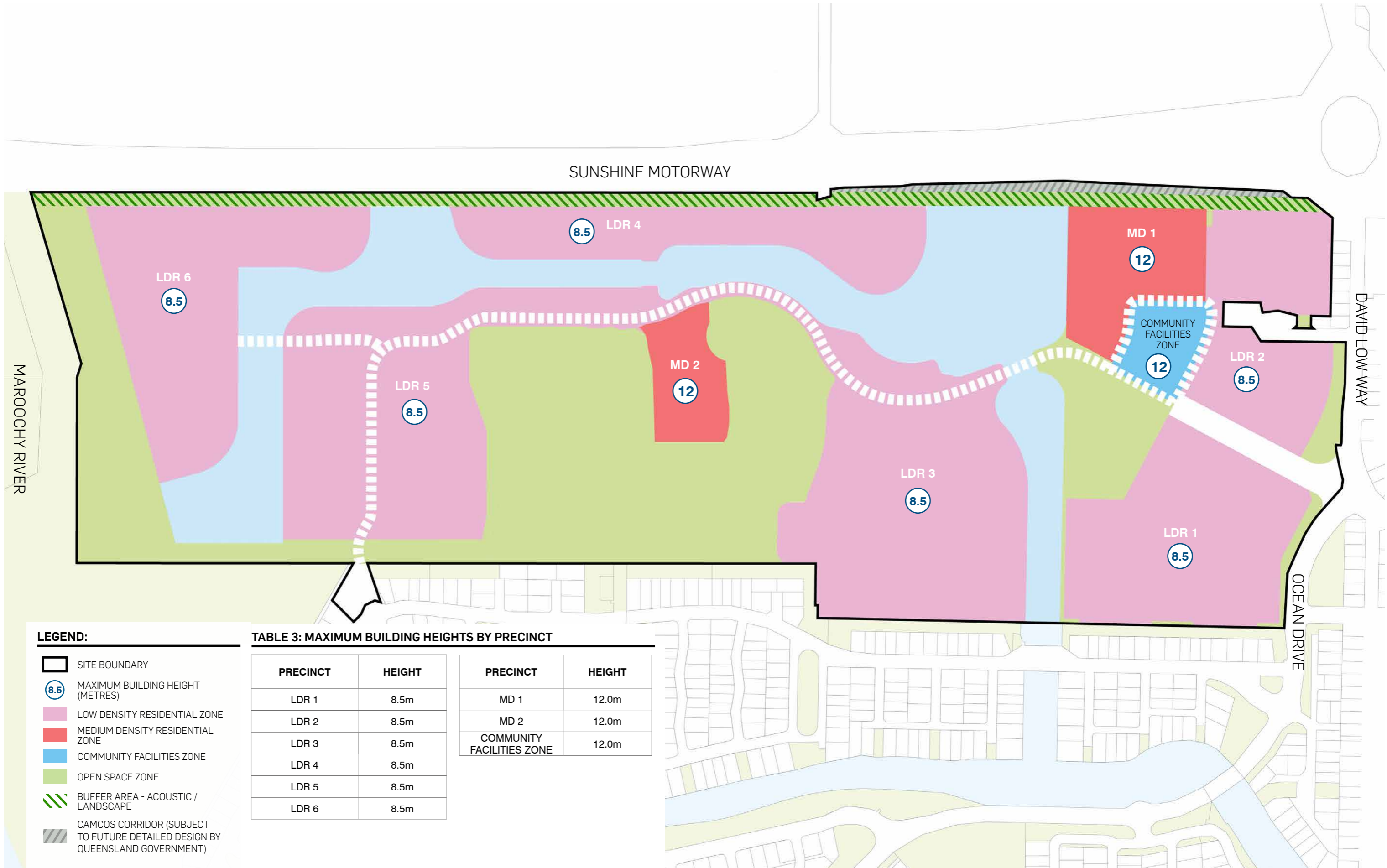
PRECINCT AREAS	APPROXIMATE AREAS	MAXIMUM NO. OF DWELLINGS	NET RESIDENTIAL DENSITY (DWELLING / HA)
LDR 1	11.42 ha	101	8.8 dw/ha
LDR 2	6.56 ha	68	10.4 dw/ha
LDR 3	12.15 ha	129	10.6 dw/ha
LDR 4	5.24 ha	63	12.0 dw/ha
LDR 5	11.75 ha	120	10.2 dw/ha
LDR 6	8.1 ha	103	12.7 dw/ha
TOTAL	55.22 ha	584 lots	10.6 dw/ha

NOTES:
 * The approximate areas of the Low-Density Residential precincts also include areas of Open Space and roads to achieve the Net Residential density for the whole site.

TABLE 2: PRECINCT DENSITY - MULTIPLE DWELLING SITES:

PRECINCT AREAS	APPROXIMATE AREAS	MAXIMUM NO. OF DWELLINGS	DENSITY (DWELLING / HA)
MD 1	31725 m ²	127 dw *	40 dw/ha
MD 2	17657 m ²	70 dw *	40 dw/ha
TOTAL	49382m²	197 dw	40 dw/ha

NOTES:
 * Dwelling unit yield can be transferred between Precincts MD1 and MD2 provided the total number of dwelling units does not exceed 197 dwelling units across the extent of all MD Precincts.



LEGEND:

- SITE BOUNDARY
- MAXIMUM BUILDING HEIGHT (METRES)
- LOW DENSITY RESIDENTIAL ZONE
- MEDIUM DENSITY RESIDENTIAL ZONE
- COMMUNITY FACILITIES ZONE
- OPEN SPACE ZONE
- BUFFER AREA - ACOUSTIC / LANDSCAPE
- CAMCOS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY QUEENSLAND GOVERNMENT)

TABLE 3: MAXIMUM BUILDING HEIGHTS BY PRECINCT

PRECINCT	HEIGHT	PRECINCT	HEIGHT
LDR 1	8.5m	MD 1	12.0m
LDR 2	8.5m	MD 2	12.0m
LDR 3	8.5m	COMMUNITY FACILITIES ZONE	12.0m
LDR 4	8.5m		
LDR 5	8.5m		
LDR 6	8.5m		



LEGEND:

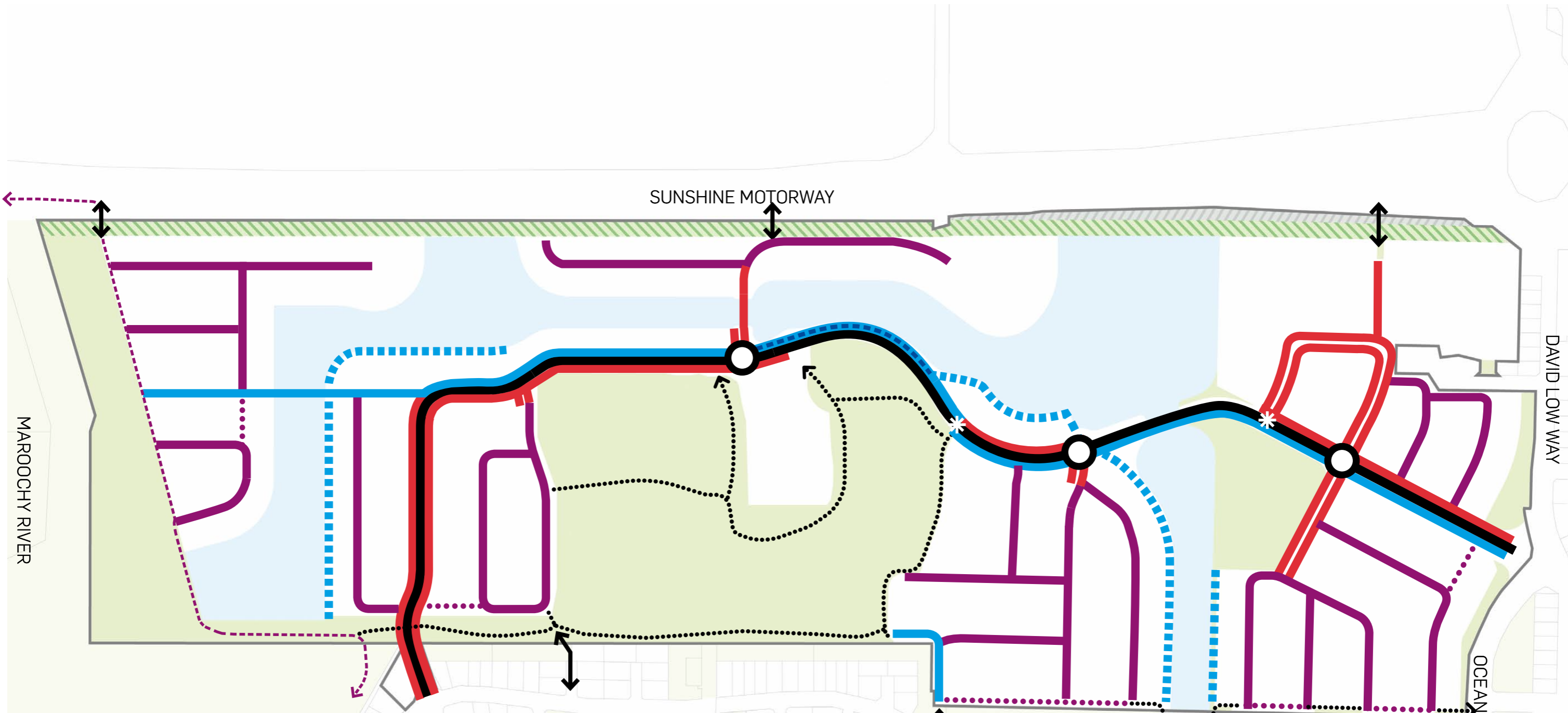
- SITE BOUNDARY
- CONSERVATION - OPEN SPACE
- RECREATION PARK
- LINEAR PARKS / LANDSCAPE BUFFER
- BUFFER AREA - WITHIN ROAD RESERVE
- 30m BUFFER TO CONSERVATION
- POCKET PARKS (MIN. 0.1 HA)
- BLAZED TREE
- SETTLERS PARK
- BUFFER AREA - ACOUSTIC / LANDSCAPE
- CAMCOS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY QUEENSLAND GOVERNMENT)
- WALKABLE WATERFRONT
- MINIMUM BUFFER WIDTHS (SEE TABLE FOR DETAILS)

TABLE 4: OPEN SPACE CALCULATIONS:






PURPOSE	AREAS
RECREATION PARK 1	2.1 ha
RECREATION PARK 2	1.54 ha
LINEAR PARKS / LANDSCAPE BUFFERS (EXCLUDING MOTORWAY BUFFER)	13.01 ha
CONSERVATION	9.54 ha
TOTAL	26.19 ha <i>(25% OF TOTAL SITE AREA)</i>

TABLE 5: DIMENSIONS OF BUFFER TO CONSERVATION:













REFERENCE	MINIMUM DIMENSIONS	DETAIL
A	35.3m (more than 30m required buffer)	Entire 30m buffer area excludes roads
B	10.5m (landscape buffer only)	30m buffer total which includes road
C	13.2m (landscape buffer only - narrow point due to bus stop location)	30m buffer total which includes road
D	13.75m (landscape buffer only)	30m buffer total which includes road
E	15m (landscape buffer only)	30m buffer total which includes road
F	35.5m (landscape buffer only)	50m buffer total which includes road



LEGEND:

-  SITE BOUNDARY
-  BUFFER AREA - ACOUSTIC / LANDSCAPE
-  CAMCOS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY QUEENSLAND GOVERNMENT)
-  OPEN SPACE ZONE
-  WATERWAY AREA

PEDESTRIAN & CYCLE NETWORK

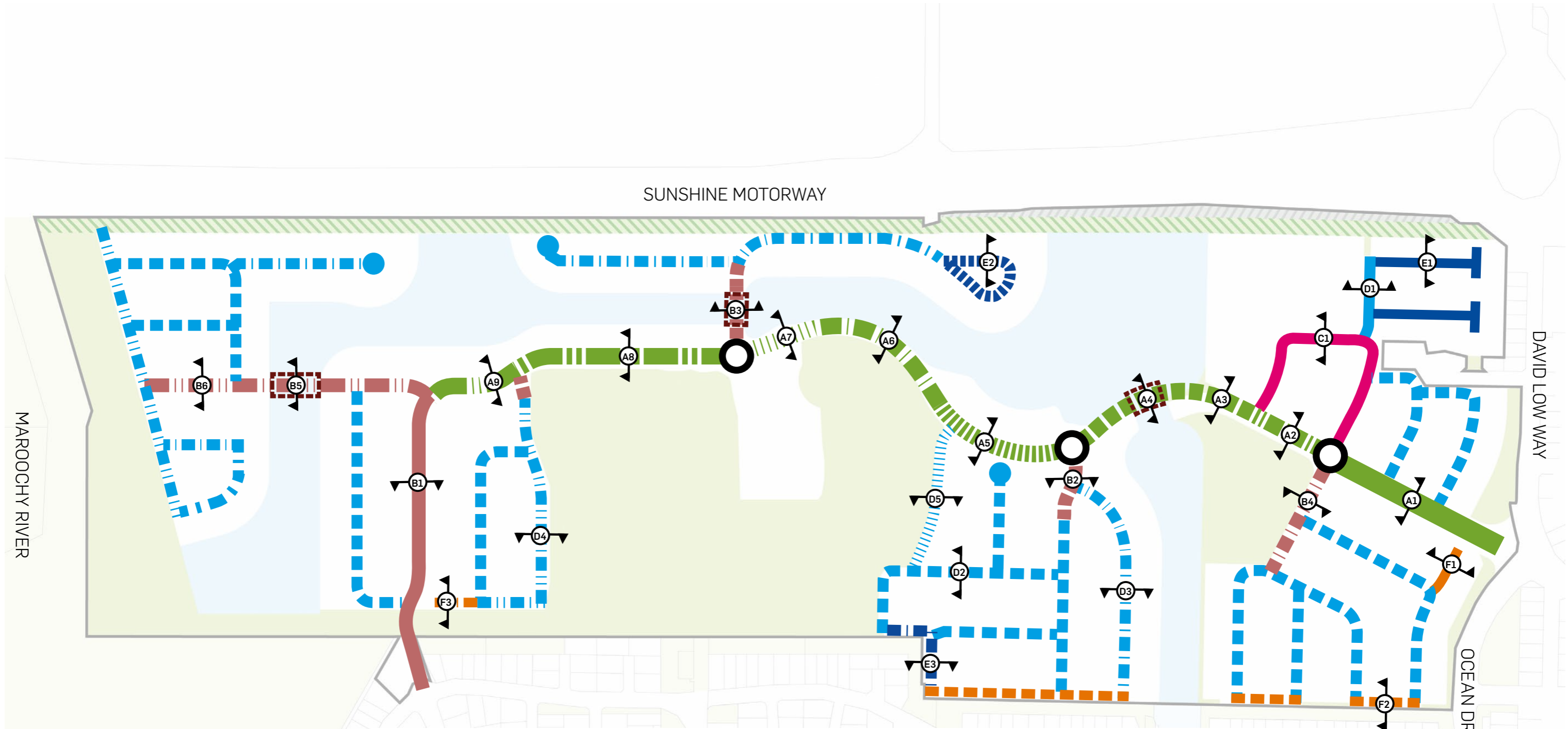
- | | | |
|---|---|------------|
|  | FOOTPATH 1 | 1.8m |
|  | FOOTPATH 2 | 2.0m |
|  | SHARED PEDESTRIAN / CYCLE PATH | 3.0m |
|  | SHARED PEDESTRIAN / VEHICULAR PATH 1 | 4.5m |
|  | SHARED PEDESTRIAN / VEHICULAR PATH 2 | VARIES |
|  | COASTAL PATHWAY (INDICATIVE LOCATION) | 3m |
|  | OFF-STREET RECREATION TRAIL | 1.8 - 3.0m |
|  | ON-STREET CYCLE PATH | 1.8m |
|  | EXTERNAL CONNECTIONS | |
|  | AT-GRADE KEY CROSSING POINTS | |
|  | WATERFRONT TYPE 1 (WALKABLE) | 7.8m |
|  | WATERFRONT TYPE 2 (WALKABLE) - COMBINED WITH SHARED PEDESTRIAN / CYCLE PATH | 3.0m |









**TWIN WATERS WEST
PEDESTRIAN & CYCLE MOVEMENT PLAN**












DATE: 17.05.2019
 JOB NO: ND1600
 DWG NO: POD-07
 REV: 9





















LEGEND:

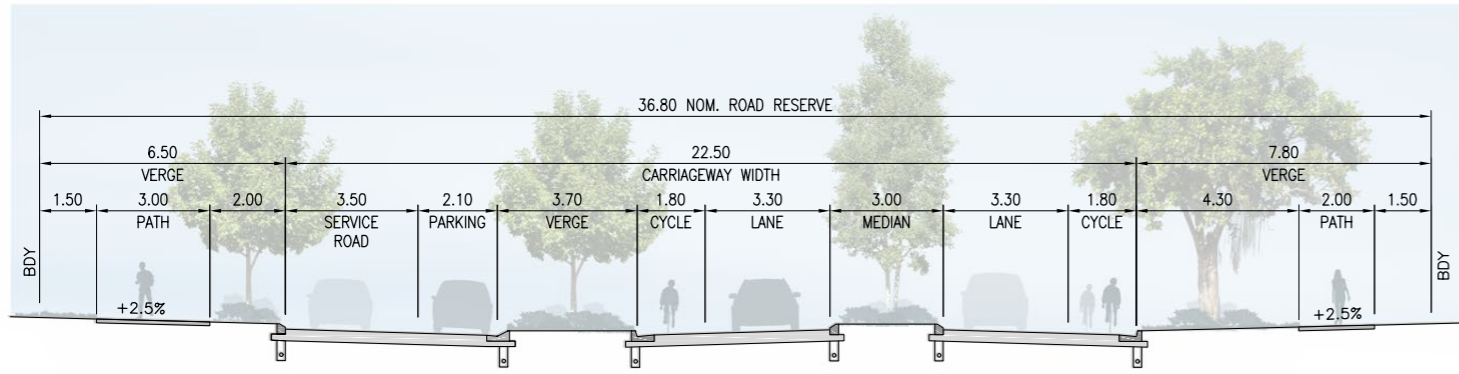
-  SITE BOUNDARY
-  STAGES 1 & 2
-  BUFFER AREA - ACOUSTIC / LANDSCAPE
-  CAMCOS CORRIDOR (SUBJECT TO FUTURE DETAILED DESIGN BY QUEENSLAND GOVERNMENT)
-  OPEN SPACE ZONE
-  WATERWAY AREA

ROAD HIERARCHY

ROAD TYPE & REFERENCE	RESERVE WIDTH
 A1 DISTRICT COLLECTOR 1	36.8m
 A2 DISTRICT COLLECTOR 2	29.0m
 A3 DISTRICT COLLECTOR 3	24.8m
 A4 DISTRICT COLLECTOR 4	N/A
 A5 DISTRICT COLLECTOR 5	27.6m
 A6 DISTRICT COLLECTOR 6	22.0m
 A7 DISTRICT COLLECTOR 7	24.8m
 A8 DISTRICT COLLECTOR 8	24.8m
 A9 DISTRICT COLLECTOR 9	24.5m

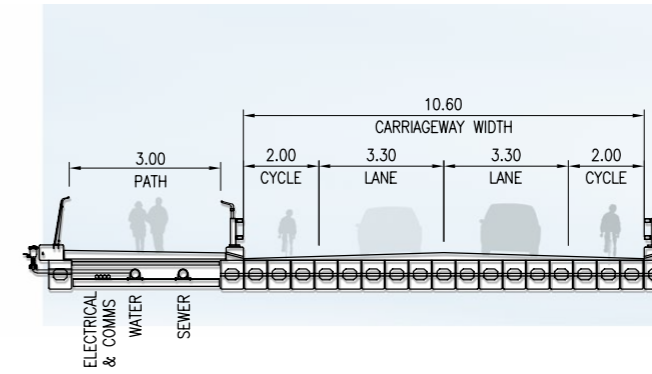
ROAD TYPE & REFERENCE	RESERVE WIDTH
 B1 NEIGHBOURHOOD COLLECTOR 1	23.2m
 B2 NEIGHBOURHOOD COLLECTOR 2	VARIES
 B3 NEIGHBOURHOOD COLLECTOR 3	N/A
 B4 NEIGHBOURHOOD COLLECTOR 4	17.9m
 B5 NEIGHBOURHOOD COLLECTOR 5	N/A
 B6 NEIGHBOURHOOD COLLECTOR 6	19.5m

ROAD TYPE & REFERENCE (INDICATIVE LOCATIONS ONLY)	RESERVE WIDTH
 C1 MIXED USE ACCESS STREET	20.0m
 D1 ACCESS STREET 1	18.0m
 D2 ACCESS STREET 2	16.5m
 D3 ACCESS STREET 3	15.3m
 D4 ACCESS STREET 4	14.5m
 D5 ACCESS STREET 5	14.5m
 E1 ACCESS PLACE 1	14.0m
 E2 ACCESS PLACE 2	12.0m
 E3 ACCESS PLACE 3	14.5m
 F1 ACCESS DRIVEWAY 1	12.0m
 F2 ACCESS DRIVEWAY 2	14.5m
 F3 ACCESS DRIVEWAY 3	14.5m



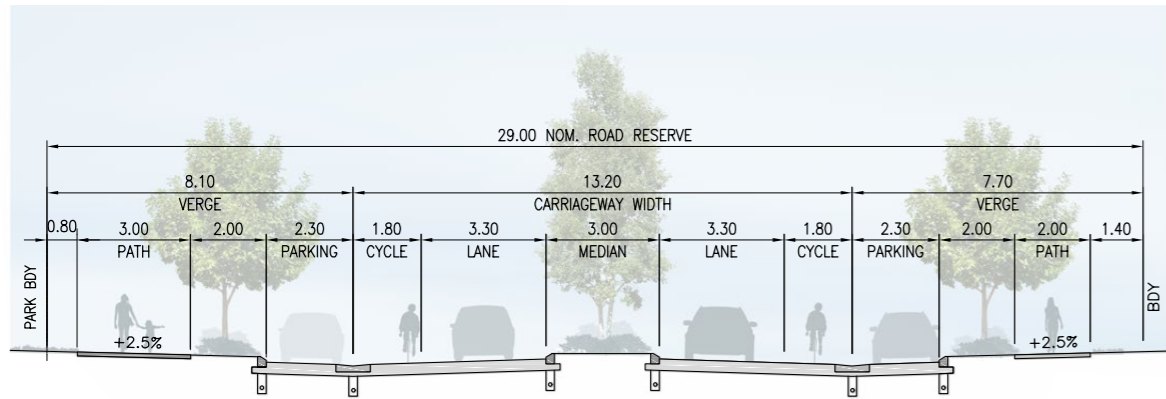
SECTION A1 - DISTRICT COLLECTOR 1 (36.8m)

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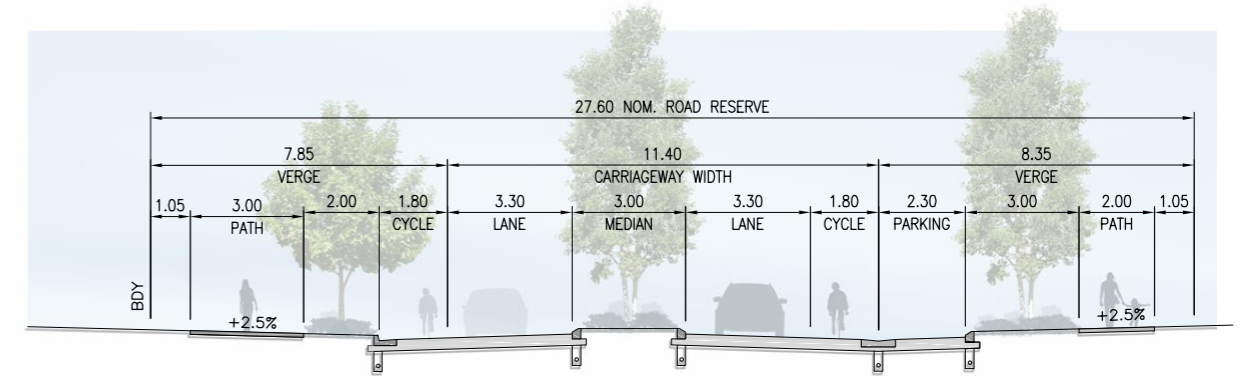
SECTION A4 - DISTRICT COLLECTOR 4

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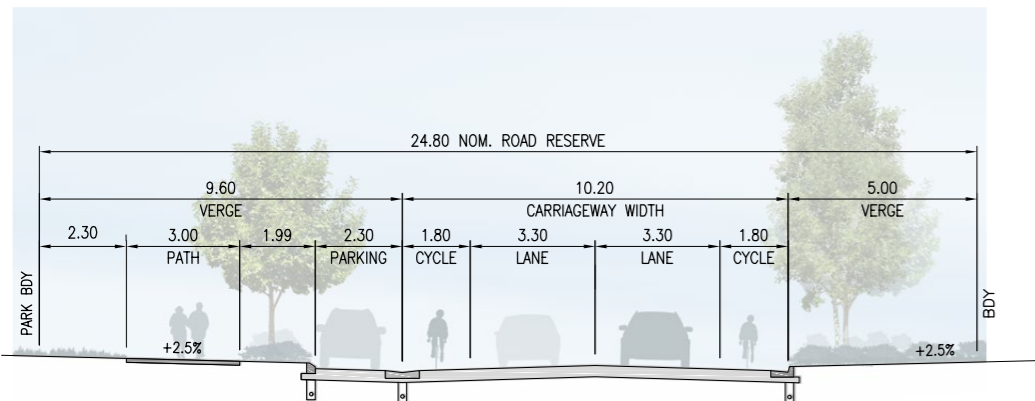
SECTION A2 - DISTRICT COLLECTOR 2 (29.0m)

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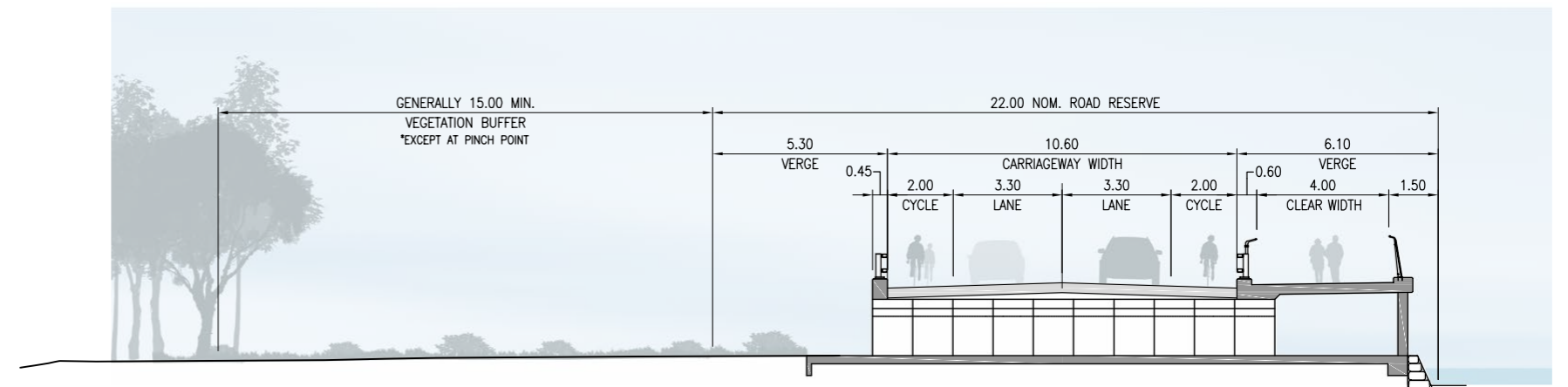
SECTION A5 - DISTRICT COLLECTOR 5 (27.6m)

1:100 @ A3



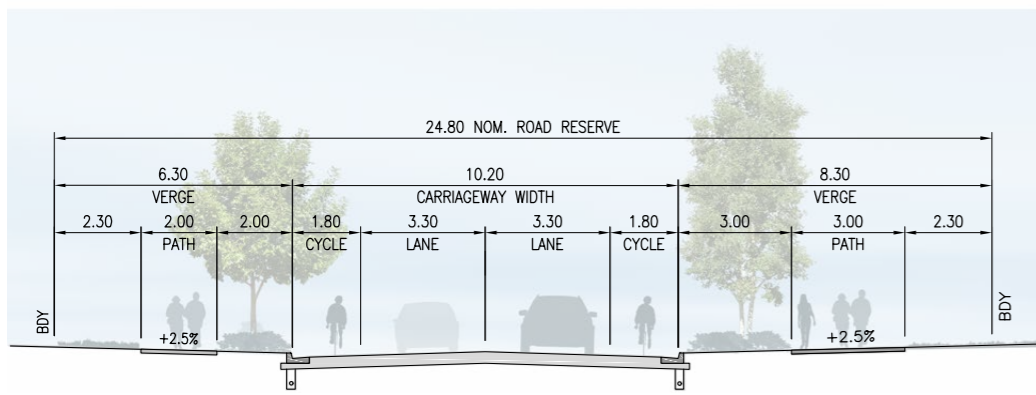
SECTION A3 - DISTRICT COLLECTOR 3 (24.8m)

1:100 @ A3



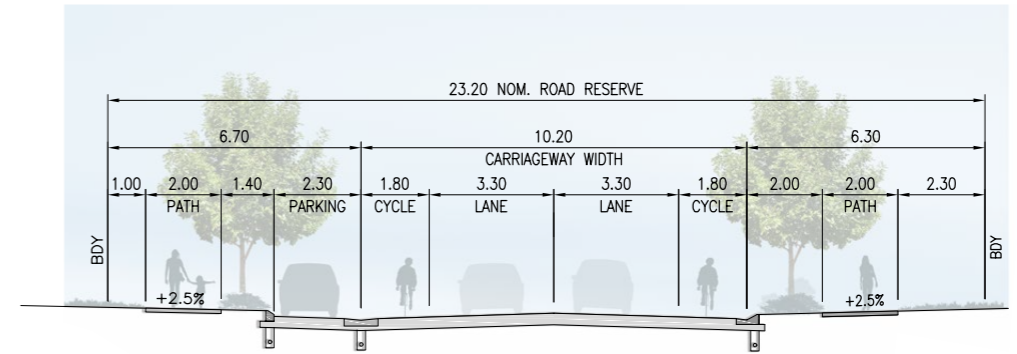
SECTION A6 - DISTRICT COLLECTOR 6 (22.0m)

1:100 @ A3



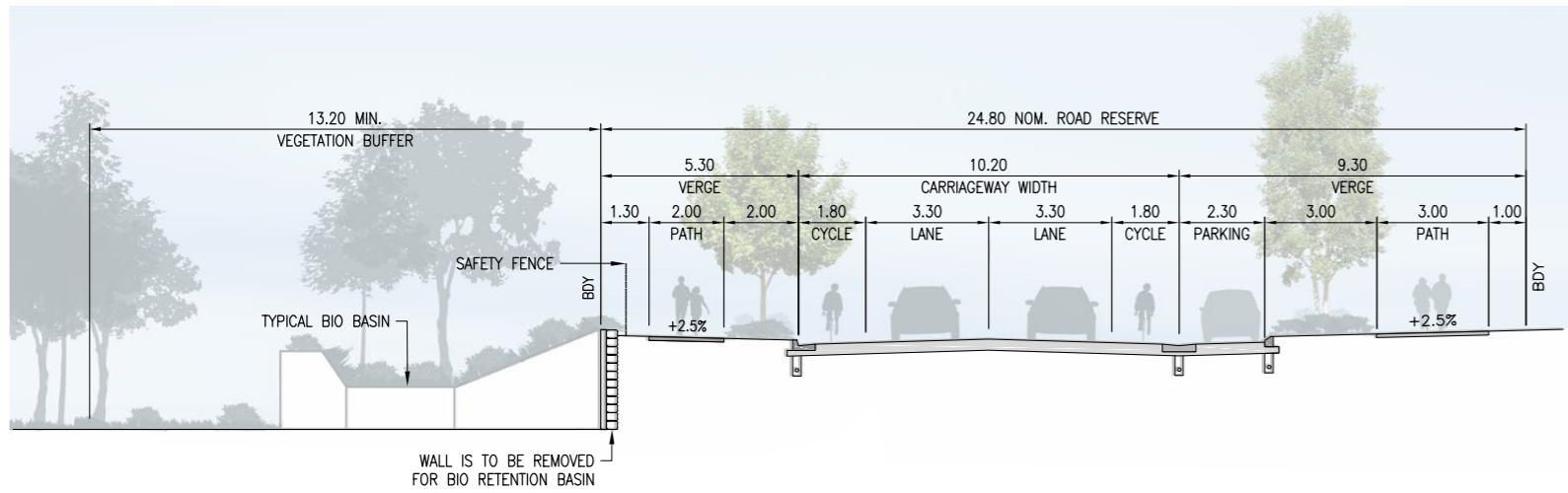
SECTION A7 - DISTRICT COLLECTOR 7 (24.8m)

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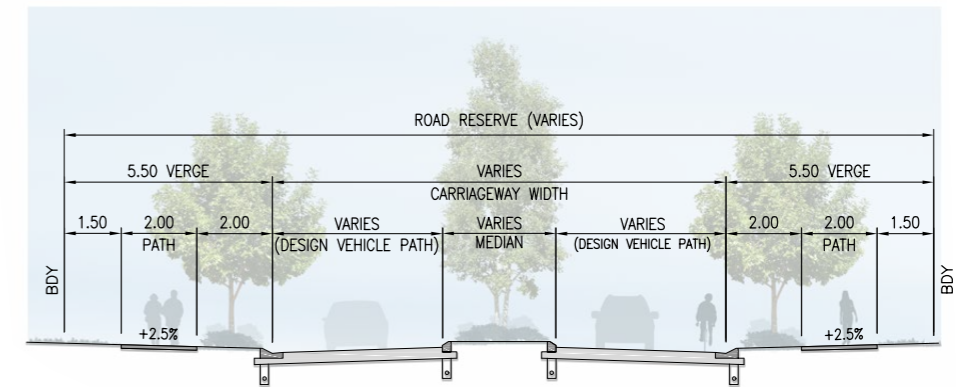
SECTION B1 - NEIGHBOURHOOD COLLECTOR 1 (23.2m)

1:100 @ A3



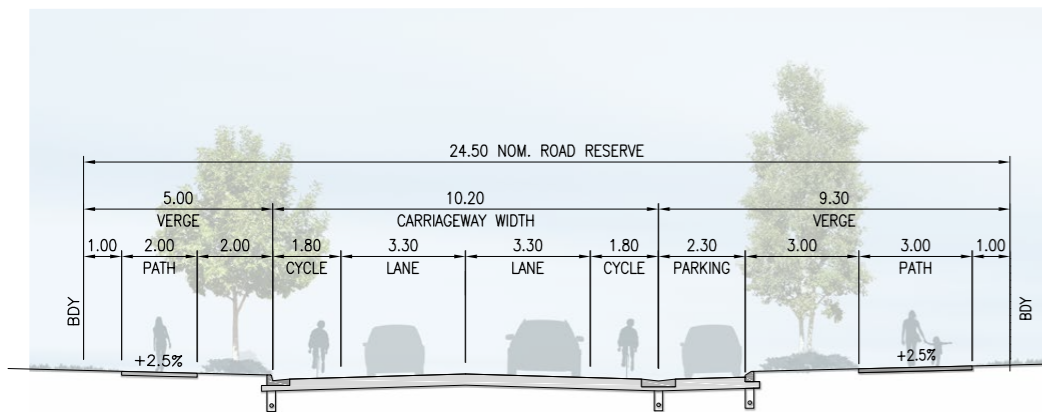
SECTION A8 - DISTRICT COLLECTOR 8 (24.8m)

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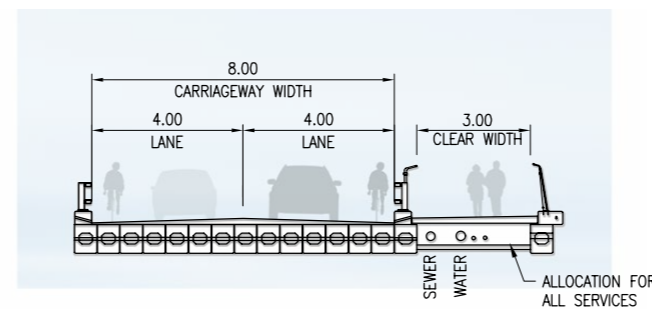
SECTION B2 - NEIGHBOURHOOD COLLECTOR 2 (WIDTH VARIES)

1:100 @ A3



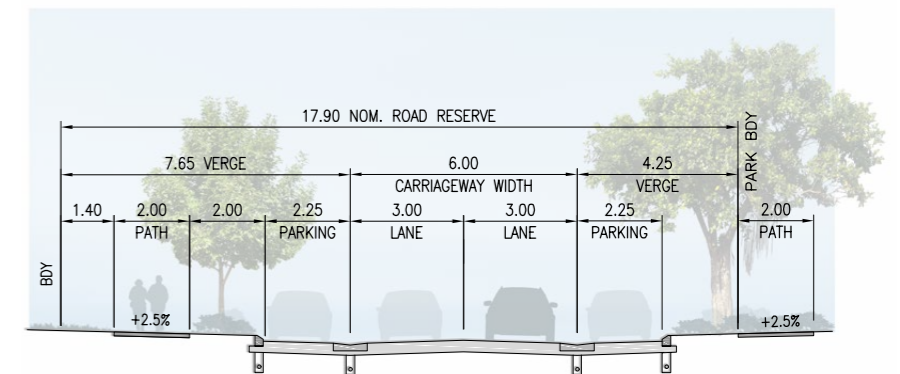
SECTION A9 - DISTRICT COLLECTOR 9 (24.5m)

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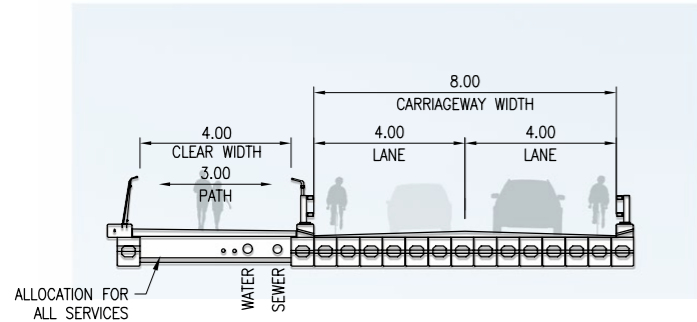
SECTION B3 - NEIGHBOURHOOD COLLECTOR 3

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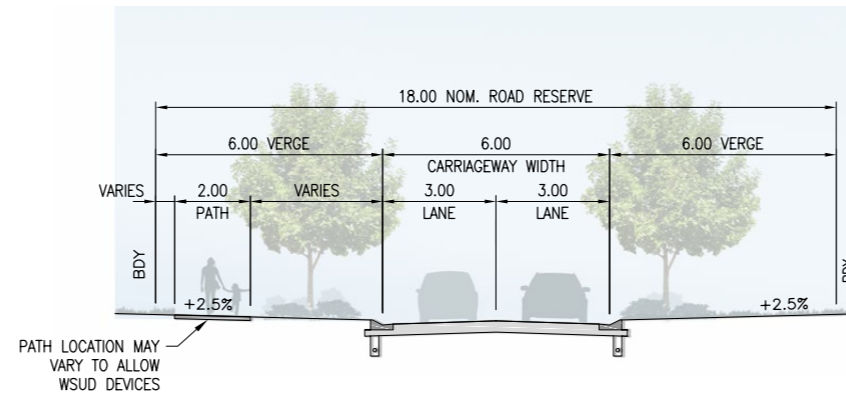
SECTION B4 - NEIGHBOURHOOD COLLECTOR 4 (17.9m)

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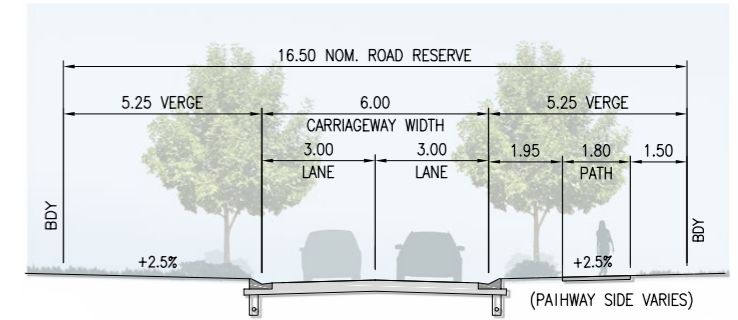
SECTION B5 - NEIGHBOURHOOD COLLECTOR 5

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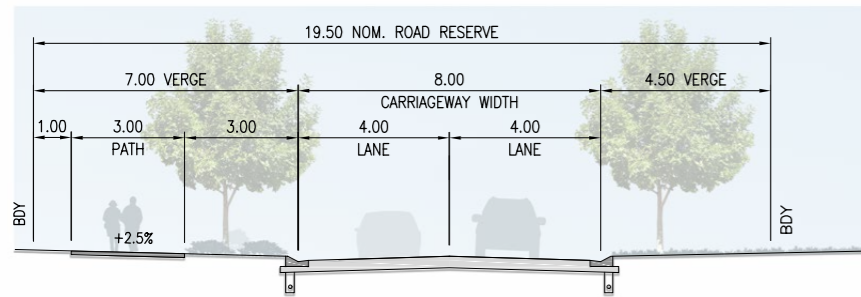
SECTION D1 - ACCESS STREET 1 (18.0m)

1:100 @ A3



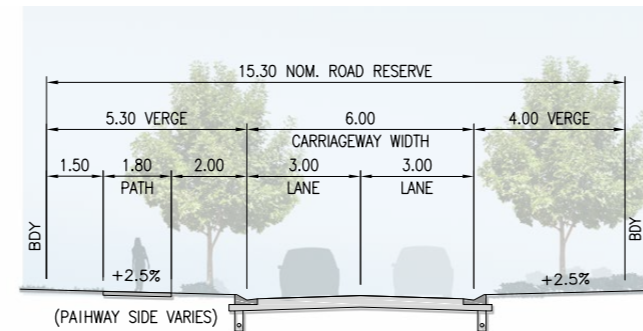
SECTION D2 - ACCESS STREET 2 (16.5m)

1:100 @ A3



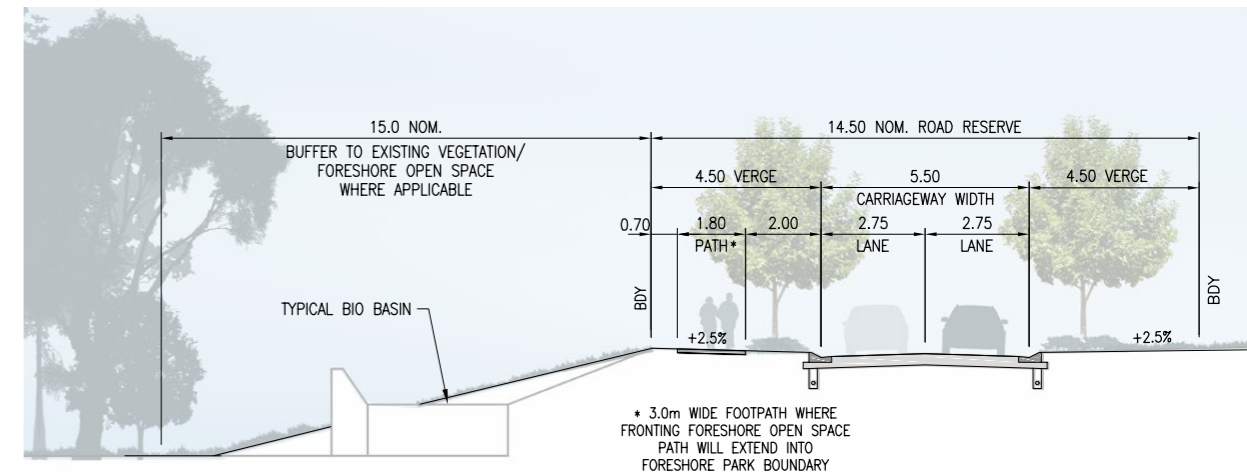
SECTION B6 - NEIGHBOURHOOD COLLECTOR 6 (19.5m)

1:100 @ A3



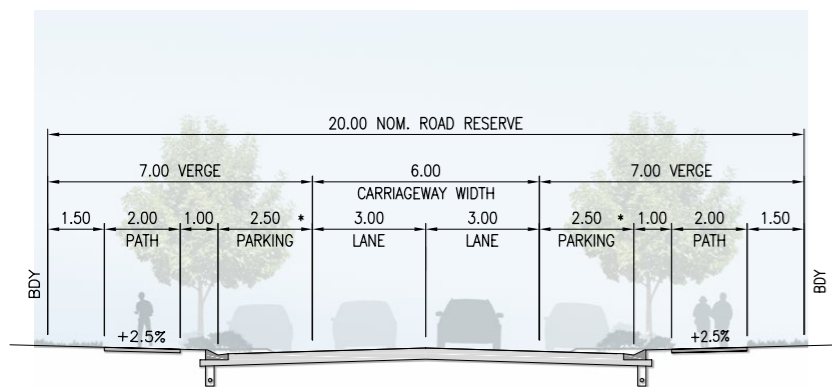
SECTION D3 - ACCESS STREET 3 (15.3m)

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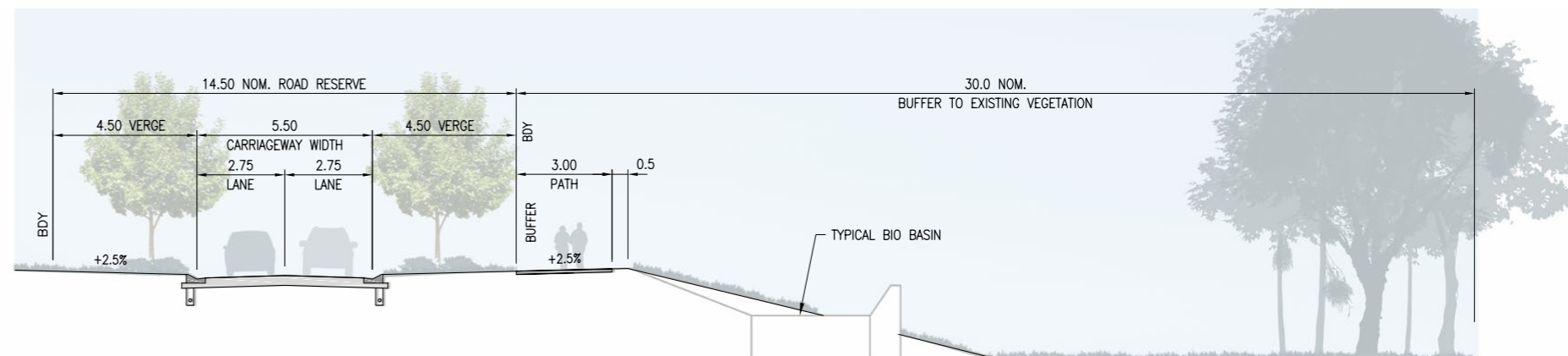
SECTION D4 - ACCESS STREET 4 (14.5m)

1:100 @ A3



SECTION C1 - MIXED USE ACCESS STREET (20.0m)

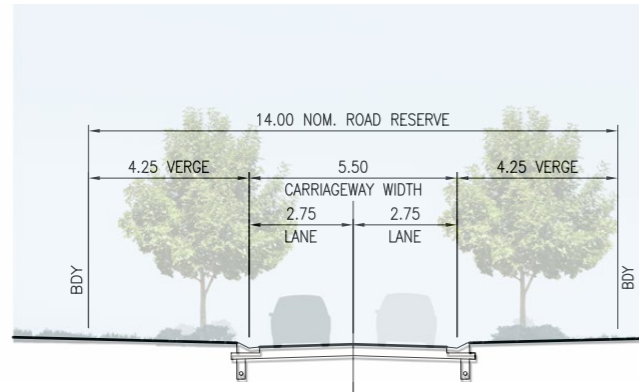
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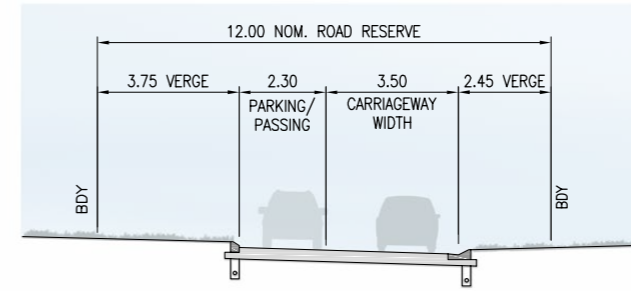
SECTION D5 - ACCESS STREET 5 (14.5m)

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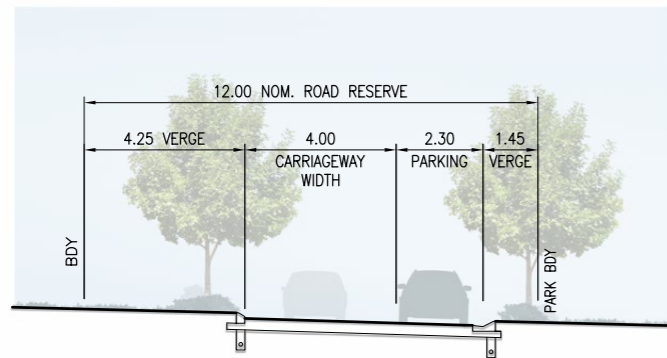




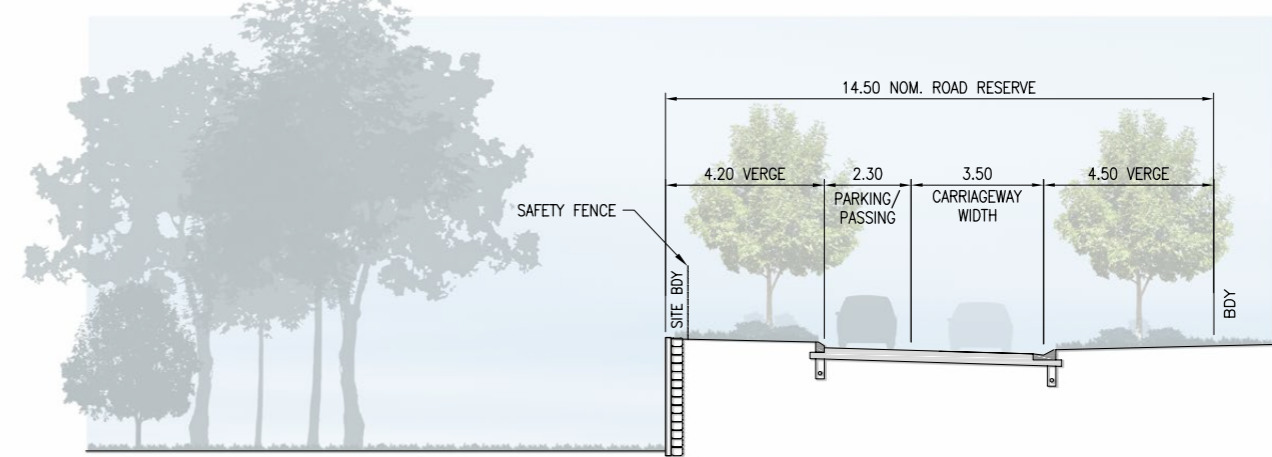
SECTION E1 - ACCESS PLACE 1 (14.0m)
1:100 @ A3



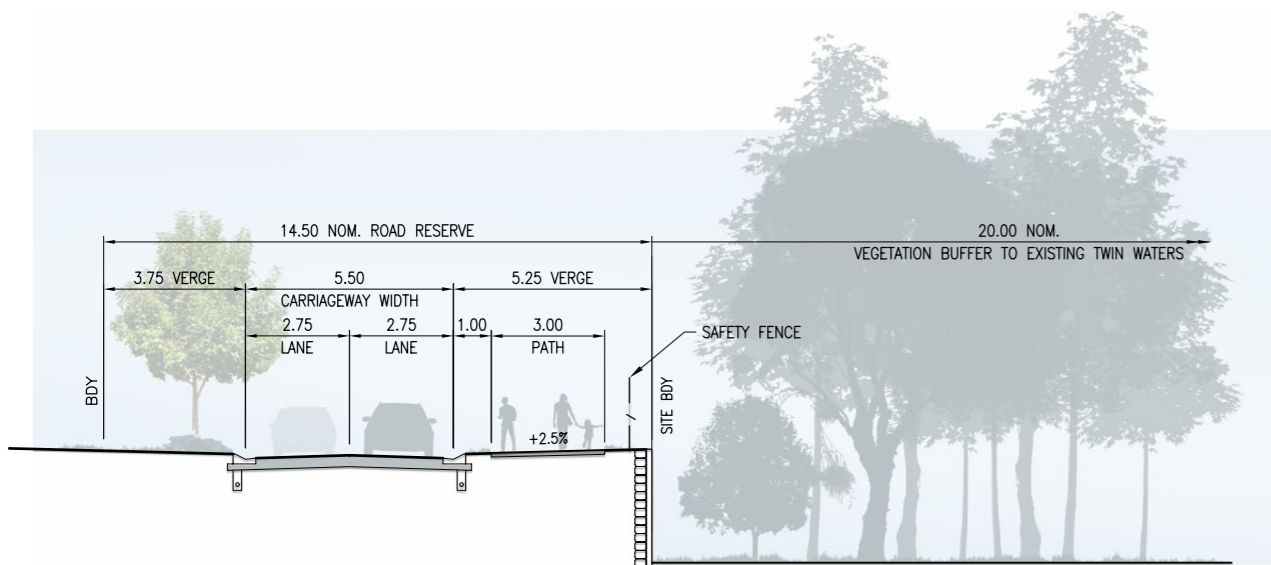
SECTION F1 - ACCESS DRIVEWAY 1 (12.0m)
1:100 @ A3



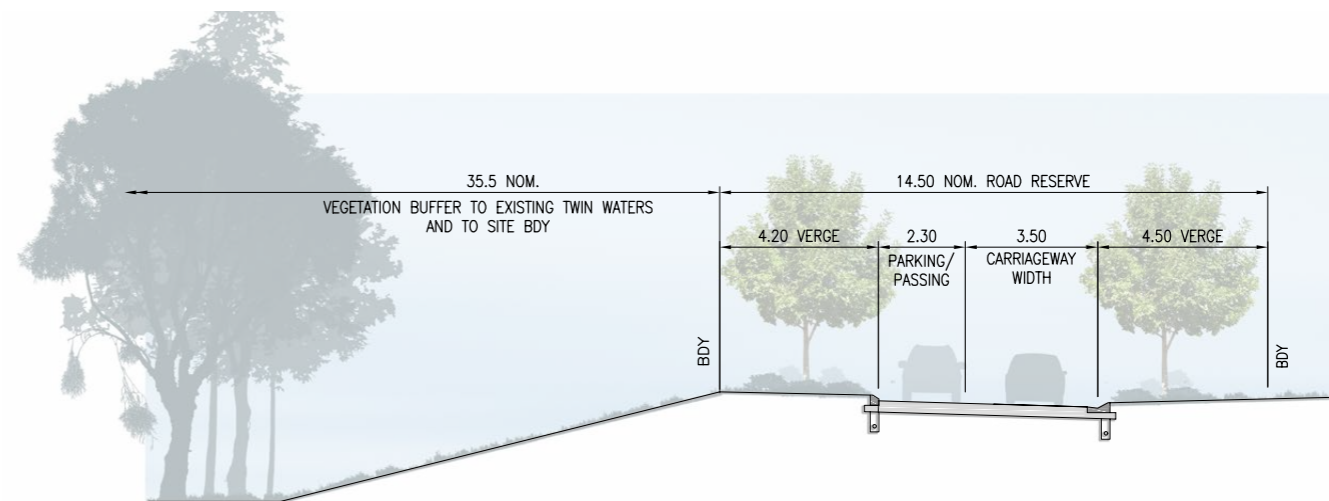
SECTION E2 - ACCESS PLACE 2 (12.0m)
1:100 @ A3



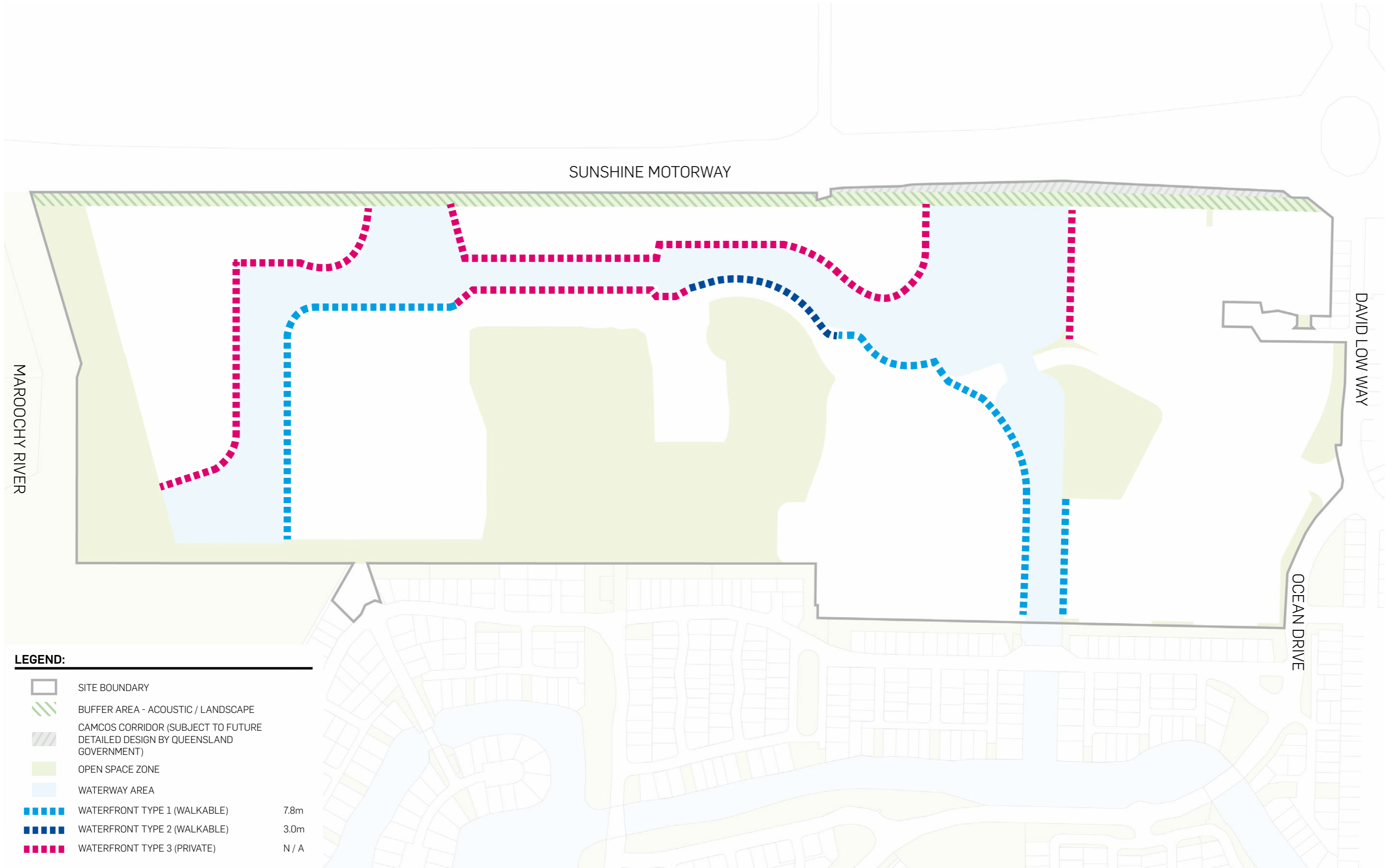
SECTION F2 - ACCESS DRIVEWAY 2 (14.5m)
1:100 @ A3









SECTION E3 - ACCESS PLACE 3 (14.5m)
1:100 @ A3



SECTION F3 - ACCESS DRIVEWAY 3 (14.5m)
1:100 @ A3



LEGEND:

-  COMMUNITY SITE BOUNDARY
- INTERNAL LAND USE OUTCOMES**
-  INDICATIVE BUILT FORM
-  INDICATIVE CAR PARKING AREA
- INTERFACES & ACCESS**
-  INDICATIVE VEHICLE ACCESS POINTS
- STREETScape INTERFACE TREATMENT**
-  PRIMARY FRONTAGE (3.6m)
-  SECONDARY FRONTAGE (3.0m)

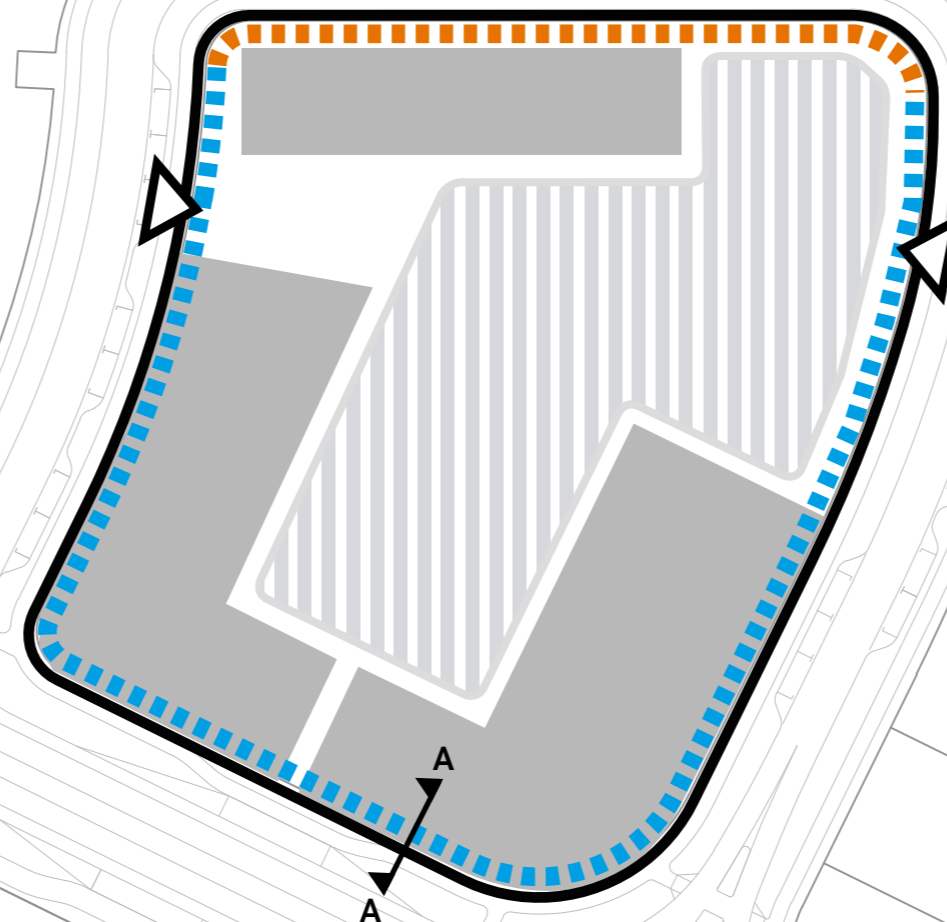
NOTE:

Building Massing and Composition:

Building design to be in accordance with Assessment Benchmarks identified in Twin Waters West Plan of Development, Tables of Assessment.

- Community Activities Code;
- Business Use and Centre Design Code; and / or
- Child Care Centre Code.

As supported by the built form outcomes nominated on this Community Site Plan of Development.



INDICATIVE SECTION A-A

