

LEGEND

- Application Boundary

Precinct Boundaries

Rail Corridor

Indicative Bruce Highway Interchange

Sub-Arterial Road

Trunk Roads

Higher Order Roads

Indicative Location of Signalised Intersections

Pedestrian Connections to South of CAMCOS (non-vehicular)
- Land Uses

Residential

P-6 State School

Community Use

District Centre

Neighbourhood Centre
- Open Space

Sports Park

The Brook

District Recreation Park

Highway Buffer

District Linear Park

Drainage and Detention

Green Link Intent

Neighbourhood Recreation Park (indicative location)

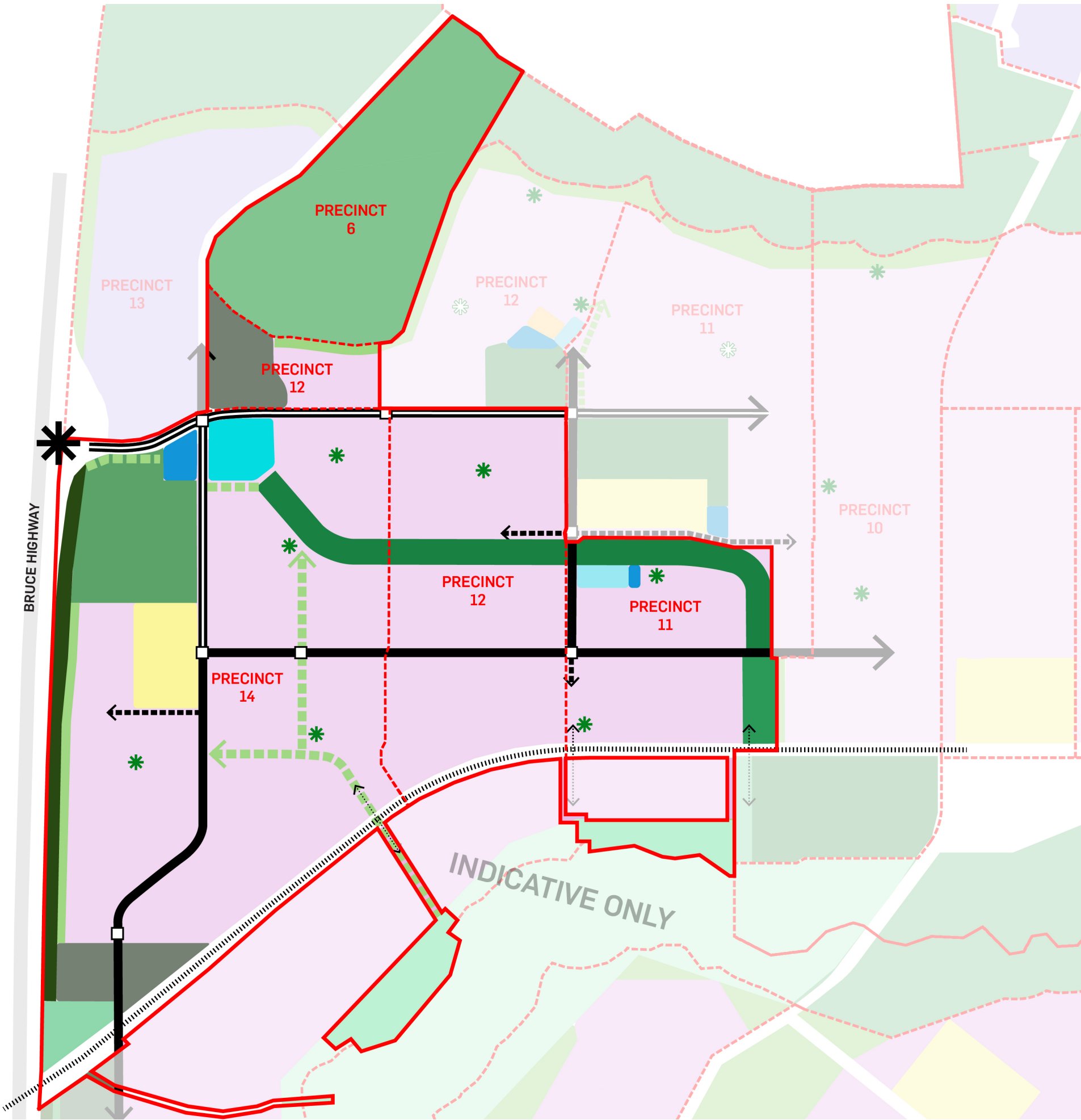


TABLE 1 - LAND USE ENTITLEMENTS

ELEMENT	OVERALL OUTCOMES
Residential Elements	
Residential	A Minimum net residential density of 15 dwellings per hectare is to be achieved (unless it can be demonstrated this density cannot be achieved due to site constraints). No minimum lot size applicable.
Other Land Use Elements	
District Centre	<p>Retail GFA does not exceed 5,000m²</p> <p>Commercial GFA does not exceed 2,000m²</p> <p>Note:</p> <p>A Development application that seeks to exceed these gross floor areas must be accompanied by an economic impact assessment that demonstrates how the proposed additional area will compliment and not compromise the network of centres on the Sunshine Coast. This analysis must also demonstrate that:</p> <p>a. Transport infrastructure can service the additional gross floor area and not jeopardise the road hierarchy and movement network; and</p> <p>b. The additional gross floor area provides for increased employment opportunities and contributes to self-containment within the PDA.</p>
Neighbourhood Centre	<p>Retail GFA does not exceed 1,500m²</p> <p>Commercial GFA does not exceed 1,000m²</p> <p>Note:</p> <p>A Development application that seeks to exceed these gross floor areas must be accompanied by an economic impact assessment that demonstrates how the proposed additional area will compliment and not compromise the network of centres on the Sunshine Coast. This analysis must also demonstrate that:</p> <p>a. Transport infrastructure can service the additional gross floor area and not jeopardise the road hierarchy and movement network; and</p> <p>b. The additional gross floor area provides for increased employment opportunities and contributes to self-containment within the PDA.</p>
Community Facilities	<p>Dedication / transfer a minimum of the following community facilities (or a lesser amount as otherwise agreed) for a Community Facility.</p> <ul style="list-style-type: none">5000m² land dedication for a Local Community Centre3 x 750m² land dedication for a Neighbourhood Meeting Room1 ha land dedication for a District Community Centre
School	<p>Dedication / transfer a minimum of the following School Site (or a lesser amount as otherwise agreed) for a State Primary School.</p> <ul style="list-style-type: none">1 x 4 ha land dedication for a P- 6 State School
Other Uses	<p>Other than in identified centres, non-residential uses may be approved in the urban living zone where it is demonstrated to the satisfaction of the EDQ that:</p> <ul style="list-style-type: none">The proposed use has appropriate vehicular access that will not result in excessive numbers of vehicles passing through residential areasCater for the needs of the immediate community and are consistent with or do not compete/undermine the vitality of the centres hierarchyNoise, dust, emissions will not affect residential or other sensitive uses.