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By: Jennifer Davison

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**PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL**



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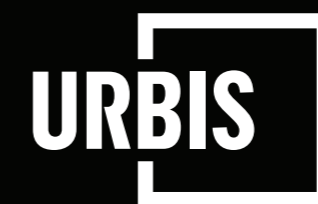


Stockland

# AURA TOWN CENTRE

PLAN OF DEVELOPMENT

PREPARED BY URBIS FOR STOCKLAND  
NOVEMBER 2017



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**SECTION 1**  
**EXPLANATORY CONTENT**

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# 1.0 EXPLANATORY CONTENT

## 1.1 PLAN OF DEVELOPMENT PURPOSE

This Plan of Development (PoD) has been prepared in accordance with the requirements of the approved *Caloundra South Master Plan (Approved June 2016)* and will direct the development of land included within the Town Centre Locality of the Master Plan.

This PoD refines the outcomes approved in the Master Plan.

This PoD describes the development that may occur and provides the assessment criteria and/or approved plans that development must meet in any future assessment process.

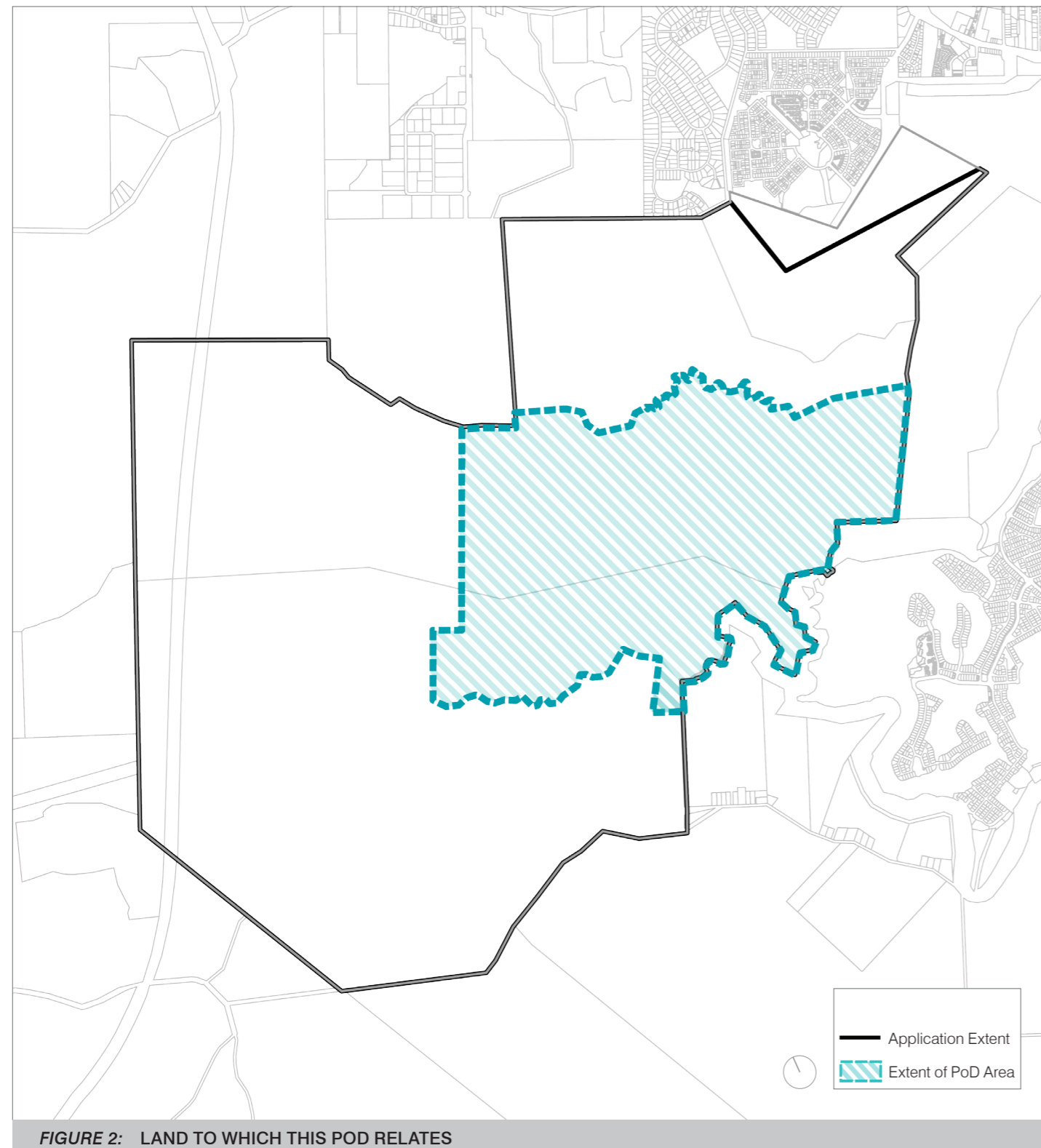
The *Caloundra South Urban Development Area Development Scheme (approved October 2011)* sets the Vision for this community. The *Caloundra South Master Plan* identifies a range of principles, land use areas, localities and precinct entitlements and obligations. This PoD provides the instrument for the delivery of development that seeks to achieve the Vision and Principles outlined by these two documents. This Vision is graphically illustrated by *Figure 1: Caloundra South – Illustrative Vision Plan*.



FIGURE 1: CALOUNDRA SOUTH – ILLUSTRATIVE VISION PLAN

## 1.2 LAND TO WHICH THIS POD RELATES

This PoD relates to that part of the *Caloundra South Master Plan* described as the Town Centre Locality – Precinct 6 (part), 7, 8, 9, 10 and 16 (part) by the *Caloundra South Master Plan* (June 2016). **Figure 2: Land To Which This PoD Relates** shows the boundary (defined by extent of the PoD area highlighted in blue) of the land to which this PoD relates.



**FIGURE 2: LAND TO WHICH THIS POD RELATES**

## 1.3 INTERPRETATION

Terms used in this PoD have the meaning assigned by the Economic Development Act (ED) 2012, the *Caloundra South Development Scheme 2011* and Part 13 of the *Caloundra South Master Plan* (June 2016).

If there are any inconsistencies between the definitions in these documents, the inconsistency is to be resolved by using the definition contained in the documents in the following order:

- The ED Act; or if there is no definition in the ED Act;
- The Caloundra South UDA Development Scheme; or if there is no definition in the Caloundra South UDA Development Scheme;
- Part 13 of the *Caloundra South Master Plan* (June 2016);
- Any executed infrastructure agreement; and
- The definitions in **Appendix A** of this PoD.

A reference in the PoD to a specific resource document or standard means the current version of that resource document or standard at the date of the approval of this PoD.

A reference to a Nominated Assessing Authority (NAA) means (pursuant to section 88 of the ED Act) for a PDA development condition or approval – the entity so nominated under section 88(a).

## 1.4 RELATIONSHIPS TO OTHER LEGISLATION

The Council's Planning Scheme only applies to the extent it is adopted into the PDA Development Scheme and Master Plan approval and then only to the extent the provisions so adopted are consistent with the PDA Development Scheme.

## 1.5 EXPLANATION OF PLAN OF DEVELOPMENT STRUCTURE AND ASSESSMENT PROCESS

The PoD consists of the components outlined by **Table 1: Plan Of Development Structure** below:

**TABLE 1: PLAN OF DEVELOPMENT STRUCTURE**

SECTION		EXPLANATION
Providing non-statutory context and understanding of the PoD and how it is to be used.	Section 1 Explanatory Content	This section includes general explanatory content regarding the site and how the PoD document is used, including: <ul style="list-style-type: none"> <li>Relationship to all heads of power;</li> <li>Structure of PoD;</li> <li>How future assessment processes work;</li> <li>The purpose of this document;</li> <li>Land to which this PoD relates;</li> <li>Rules for interpretation;</li> <li>The relationship of this PoD to other legislation; and</li> <li>The assessment process sought by this PoD.</li> </ul>
Providing development criteria and plans that form the statutory element of the PoD.	Section 2 Approved Development (No Further Assessment)	This section outlines all development that is Approved Development where in accordance with plans and criteria outlined in the PoD.
	Section 3 Approved Development (Compliance Assessment)	This section outlines all development that can be considered through compliance assessment.  This section is organised by precinct or Sub-Precinct and outlines the plans and criteria that are to be used in the compliance assessment process.

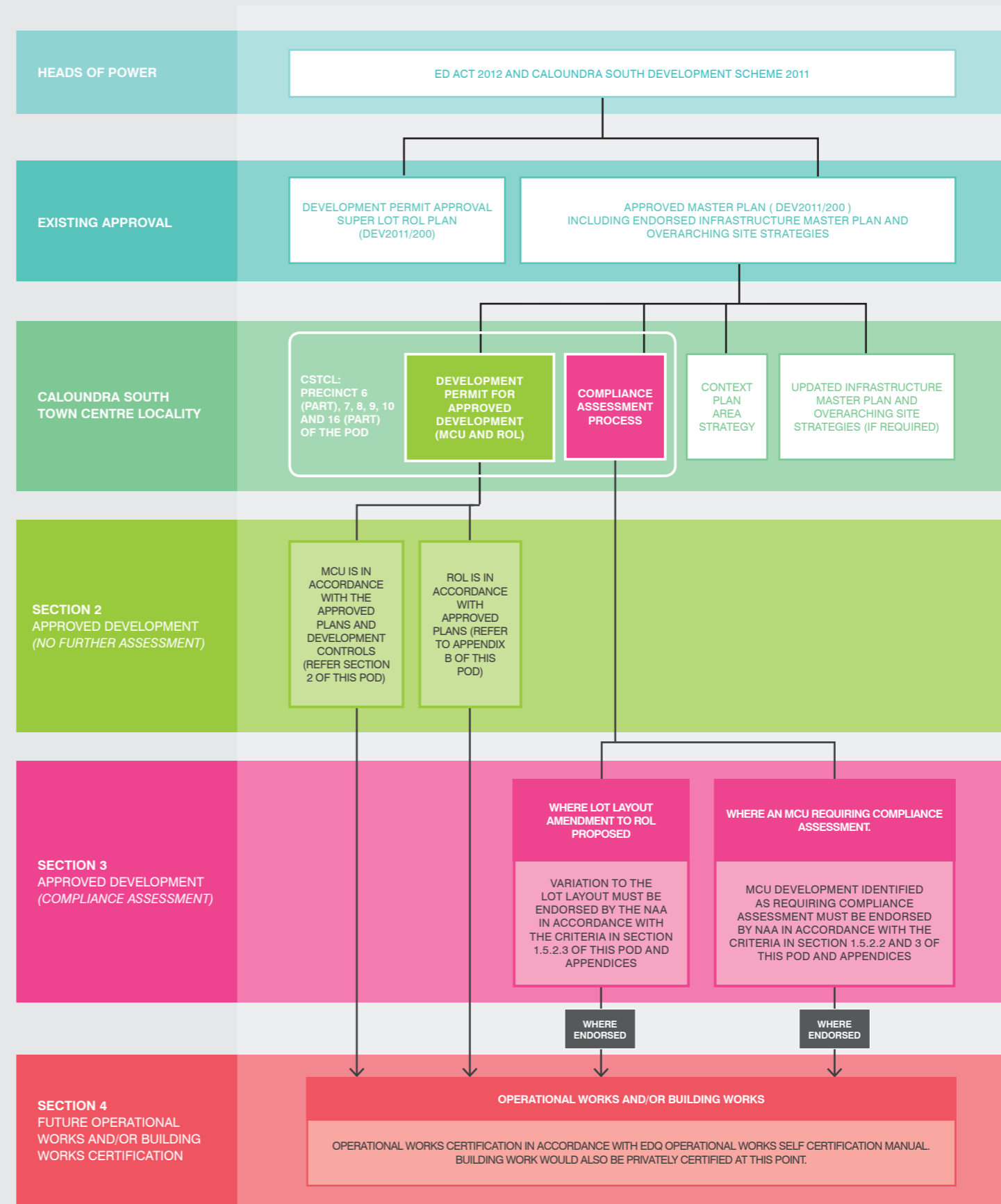
**1.5.1 OVERALL OPERATION OF THIS POD AND RELATIONSHIPS TO OTHER APPROVALS**

This PoD forms one element of the overall approval framework relevant to the Caloundra South Town Centre Locality (CSTCL) – Precinct 6 (part), 7, 8, 9, 10 and 16 (part).

The relationship of this PoD to other approvals or statutory obligations is outlined by **Figure 3: PoD Relationships and Operational Overview**. This figure also provides a summary of the way in which future development can occur over the CSTCL – Precinct 6 (part), 7, 8, 9, 10 and 16 (part), which are:

1. Approved Development (No Further Assessment): development in accordance with Plans and Development Controls comprising Exempt development, which may proceed to operational works and building works approvals;
2. Approved Development (Compliance Assessment): development in accordance with the PoD subject to Approved Compliance Assessment Process; and
3. Certification of Operational Works: certification of operational works is undertaken in accordance with the Self Certification Procedures Manual.

Further detail regarding each of these processes is outlined by Section 1.5.2 Future Development Delivery Processes.



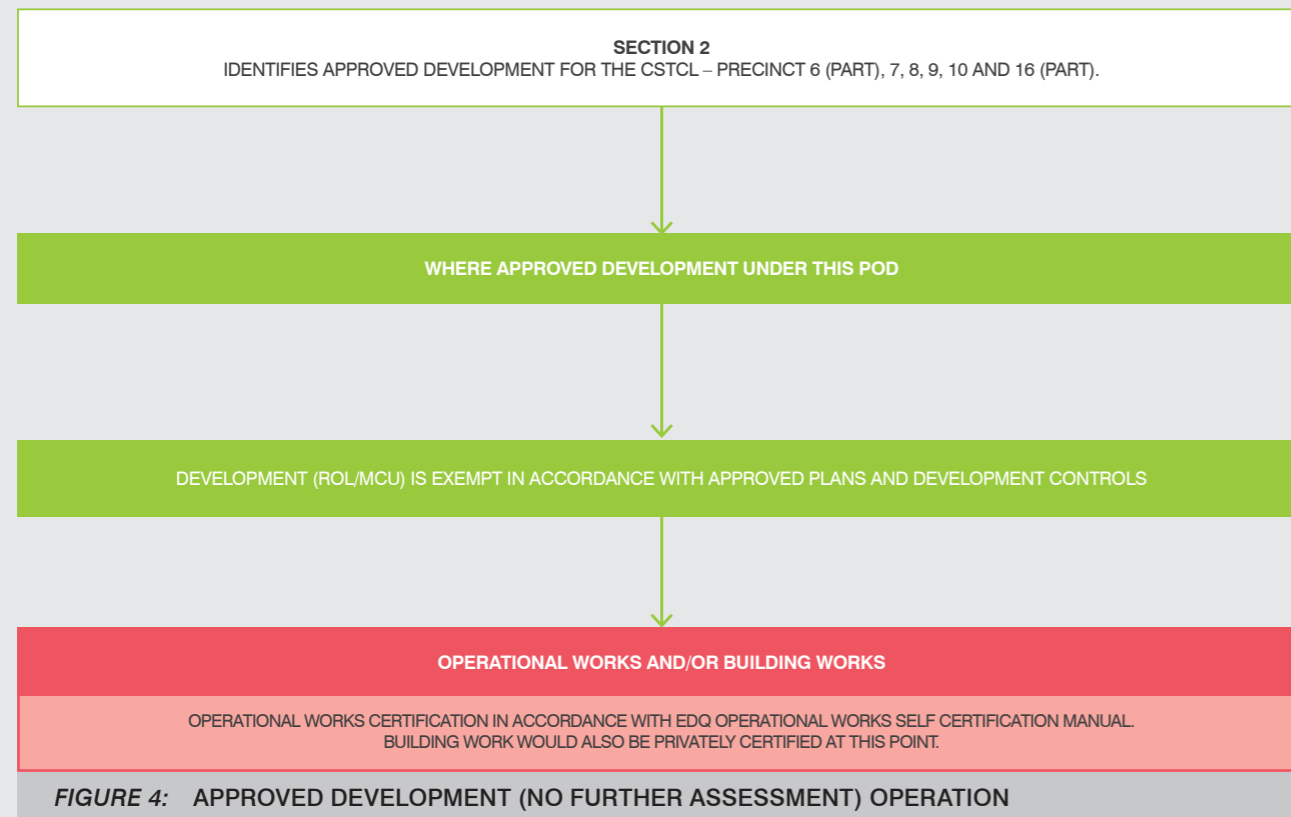
**FIGURE 3: POD RELATIONSHIPS AND OPERATIONAL OVERVIEW**

**1.5.2 FUTURE DEVELOPMENT DELIVERY PROCESSES**

**1.5.2.1 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)**

Development within this section that is in accordance with the PoD is Exempt development and may proceed to operational works and building works approvals.

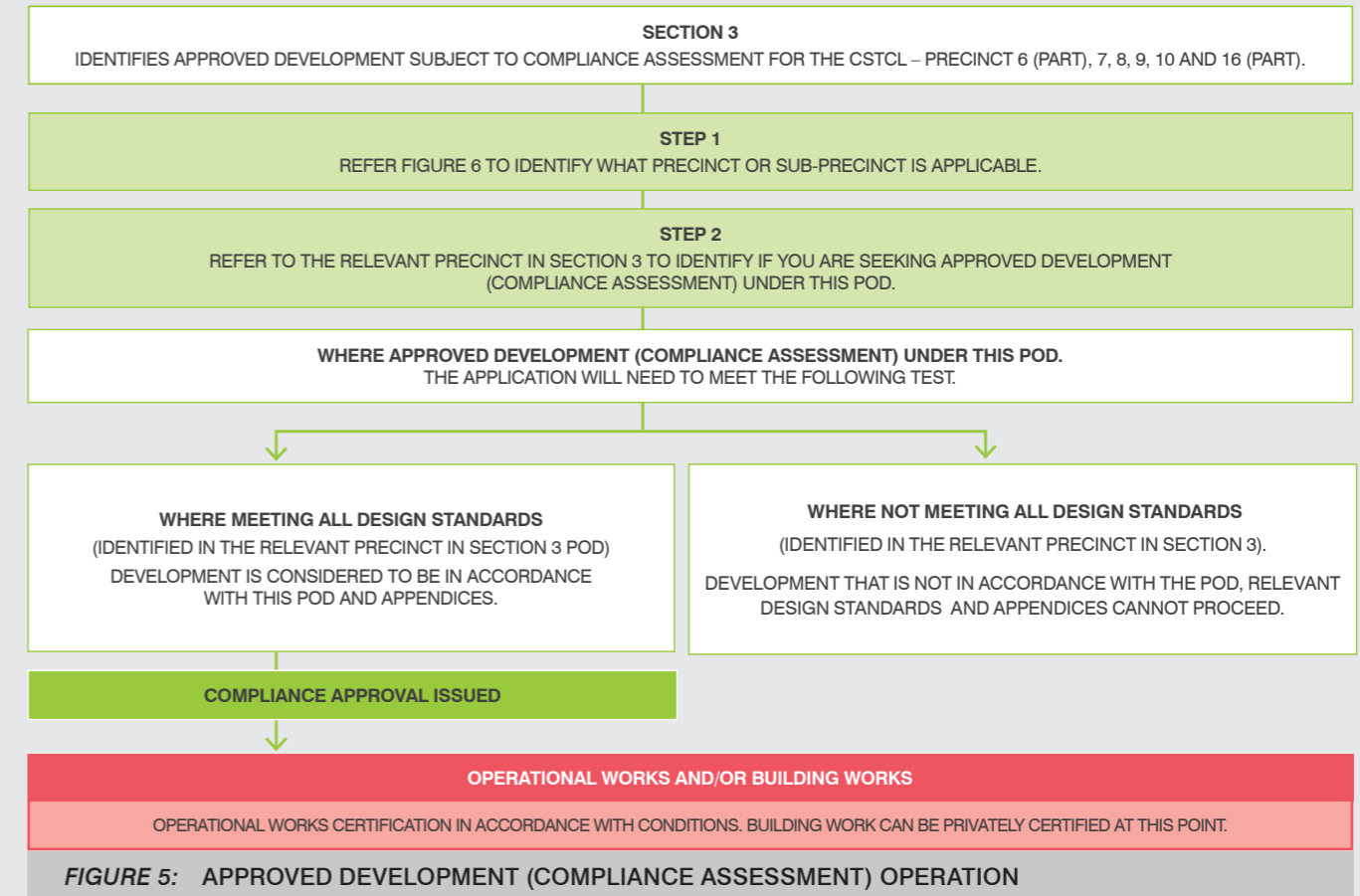
A summary of this process and its intended operation is provided by **Table 2: Approved Development (No Further Assessment) Process Summary** and **Figure 4: Approved Development (No Further Assessment) Operation**.



**1.5.2.2 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)**

Approved Development (Compliance Assessment) means the process of having Development plans, works, documents, reports, strategies or the like endorsed by the Nominated Assessing Authority (NAA).

A summary of this process and its intended operation is provided by **Table 3: Approved Development (Compliance Assessment) Process Summary** and **Figure 5: Approved Development (Compliance Assessment) Operation**.



**TABLE 2: APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) PROCESS SUMMARY**

SECTION	WHAT IS THE CONTENT?	WHEN DOES THIS SECTION APPLY?	HOW DOES IT WORK?	WHO ADMINISTERS THIS PROCESS?	WHY IS THIS PROCESS NEEDED?
<b>Section 2</b> For development in accordance with the PoD that is exempt from further assessment.	This section includes:- <ul style="list-style-type: none"> <li>Approved Plans for Reconfiguring a Lot;</li> <li>Approved Plans and development controls for approved uses.</li> </ul>	Applies to development identified as Approved Development (RoL and MCU) identified in Section 2.	Approved Development is development that is exempt from further assessment where in accordance with approved plans and development controls.	Development in accordance with these plans and controls will proceed to certification of operational works and building works.	This section identifies development that does not need to undertake a Compliance Assessment process where in accordance with approved plans and development controls.

**TABLE 3: APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT) PROCESS SUMMARY**

SECTION	WHAT IS THE CONTENT?	WHEN DOES THIS SECTION APPLY?	HOW DOES IT WORK?	WHO ADMINISTERS THIS PROCESS?	WHY IS THIS PROCESS NEEDED?
<b>Section 3</b> For development in accordance with the PoD that is Approved Development subject to Compliance Assessment.	This section is organised by precinct and includes:- <ul style="list-style-type: none"> <li>Precinct intent statements;</li> <li>Uses that are Approved Development subject to Compliance Assessment;</li> <li>Precinct design criteria;</li> <li>Criteria for changes to The Reconfiguring a Lot Layout;</li> <li>Specific Use Criteria; and</li> <li>Appendices</li> </ul>	Applies to development identified as Approved Development subject to Compliance Assessment in the relevant precinct in Section 3.	'Compliance Assessment' refers to the assessment process undertaken by NAA and administered by way of a condition of approval.	Administered by the NAA.	This section is intended to facilitate future compliance assessment. Its benefits are:- <ul style="list-style-type: none"> <li>A more efficient planning process;</li> <li>Provides flexibility for Stockland and the community; and</li> <li>Resolves detailed design and technical requirements</li> </ul>

### 1.5.2.3 VARIATION TO APPROVED RECONFIGURATION OF A LOT

The following criteria must be met for any variation to the lot layout to be endorsed by NAA pursuant to the Approved Development (Compliance Assessment) process set out in Section 1.5.2.2:

1. Any variation to lot layout must be in accordance with the criteria and plans and PoD Appendices;
2. Any variation to lot layout must be accompanied by updated Plans of Development for uses identified in Section 2.2, Section 2.3, Section 2.4, Section 2.5, Section 2.6, Section 2.8, Section 2.9 and Section 2.10 as Approved Development (No Further Assessment) which reflect the amended lot layout;
3. Development endorsed by NAA as part of any request to vary the lot layout replace (where applicable) the existing plans and/or controls in Section 2.2–2.10 of this PoD. Development undertaken in accordance with any updated Plan of Development endorsed by NAA is taken to be Approved Development (No Further Assessment); and
4. The variation must occur before the survey plan is endorsed for the respective stage or super lot\*;
5. Fixed elements identified by Sections 3.2.4, 3.3.4, 3.5.4, 3.11.4, 3.13.4, 3.16.4, 3.15.4 of the PoD cannot be changed or altered by a variation to lot layout.

A request for a variation to the lot layout is to be supported by:

- “ A short form Planning Report;
- “ An updated Reconfiguring a Lot Plan for the respective stage of development;
- “ Updated Plans of Development for uses identified in Section 2.2, Section 2.3, Section 2.5, Section 2.6, Section 2.8, Section 2.9 and Section 2.10 as Approved Development (No Further Assessment) where affected by the amended lot layout;
- “ Updated Transport Technical Advice (where relevant);
- “ Updated Civil, Drainage & WSUD Assessments (where relevant); and
- “ Demonstration that the variation is consistent with requirements of any Overarching Site Strategy or Infrastructure Mater Plan.

For compliance assessment plans / supporting information for approved development (compliance assessment) in Section 3 must detail the following:

- “ site location
- “ lot size and configuration
- “ building height
- “ plot ratio, gross floor area and site cover
- “ number of dwelling units and bedrooms
- “ interface with adjoining dwellings
- “ building design including elevations and materials
- “ on-site parking and servicing arrangements
- “ private open space

\* Super lots generally refer to larger lots designed for future subdivision.



**SECTION 2**  
**APPROVED DEVELOPMENT**  
*(NO FURTHER ASSESSMENT)*

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# 2.0 APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

This section of the PoD applies to development that is exempt from further assessment where in accordance with the plans and development controls outlined by this section (and related appendices) and may proceed to operational works and building works approvals.

The relevant process is further explained by Section 1 - Explanatory Content to this PoD. This section of the PoD is relevant to the following:

1. Reconfiguring a Lot;
2. Advertising Devices;
3. Car Park (where associated with Display Home and/or Sales Office);
4. Home Based Business;
5. House or Display Home;
6. Multiple Residential (Duplex and Triplex)
7. Park;
8. Sales Office (where not greater than 400m<sup>2</sup>);
9. Shopping Centre where in Sub Precinct 8.1; and
10. Telecommunications Facility.

This section includes the following components:

1. Reconfiguring a Lot Plans;
2. Plans and development controls for Advertising Devices;
3. Plans and development controls for a Car Park (where associated with Display Home and/or Sales Office);
4. Development controls for Home Based Business;
5. Plans and development controls for House or Display Home;
6. Plans and development controls for Multiple Residential (Duplex and Triplex);
7. Development controls for Park;
8. Plans and development controls for Sales Office (where not greater than 400m<sup>2</sup>);
9. Shopping Centre where in Sub Precinct 8.1; and
10. Plans and development controls for Telecommunications Facility.

## 2.1 RECONFIGURATION OF A LOT

Reconfiguring a Lot plans have been prepared for the Town Centre Locality – Precinct 6 (part), 7, 8, 9, 10 and 16 (part) which reflect the proposed lot layout. These plans are included in [Appendix B](#) of the PoD for ease of reference. Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and plan sealing in accordance with the process outlined in Section 1.5.2.1 and 1.5.2.3.

## 2.2 ADVERTISING DEVICES

Advertising devices in accordance with the controls in [Table 4: Advertising Devices Controls](#) is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works.

**TABLE 4: ADVERTISING DEVICES CONTROLS**

### ADVERTISING DEVICE REQUIREMENTS

Advertising Devices are located generally in accordance with the approved PoD included in [Appendix D](#) and are to be in accordance with the criteria identified by [Appendix D](#).

OR

Advertising Devices are to be designed generally in accordance with the Sunshine Coast Council Planning Scheme requirements as set out in the Development Scheme.

## 2.3 CAR PARK (WHERE ASSOCIATED WITH A DISPLAY HOME AND/OR SALES OFFICE)

A Car Park (where associated with Display Home and/or Sales Office) is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works where:-

- The use is provided in conjunction with a Display Home and/or Sales Office; and
- Complying with car parking in [Appendix H](#)

## 2.4 HOME BASES BUSINESS

A Home Based Business is exempt development where the use is in accordance with the provisions of the Home Based Business definition in [Appendix A](#) and Specific Use Criteria in Section 3.17.

## 2.5 HOUSE OR DISPLAY HOME

A House or Display Home in accordance with the plans and controls in [Table 5: House Or Display Home Controls](#) is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works.

**TABLE 5: HOUSE OR DISPLAY HOME CONTROLS**

### HOUSE OR DISPLAY HOME CONTROLS

Development for a House or Display Home is generally in accordance with the Approved Plan of Development in [Appendix E](#) and Approved House/Lot Design in [Appendix I](#), complying with car parking in [Appendix H](#).

## 2.6 MULTIPLE RESIDENTIAL (DUPLEX / TRIPLEX)

Multiple Residential (duplex and triplex) is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works, where:

- The land is identified on the Approved Plan of Development included at [Appendix E](#); and
- In accordance with the relevant criteria in [Appendix I](#) (3.17.1 - House & Multiple Residential Allotments).

## 2.7 PARK

A Park is exempt development in accordance with Schedule 1 of the *Caloundra South Urban Development Area Development Scheme* and can proceed to certification of operational works and building works.

## 2.8 SALES OFFICE

A Sales Office is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works, where in accordance with controls in [Table 6: Sales Office Controls](#).

**TABLE 6: SALES OFFICE CONTROLS**

### SALES OFFICE CONTROLS

Complies with relevant controls of Section 3.17

## 2.9 SHOPPING CENTRE

A Shopping Centre in accordance with the plans and controls in [Table 7: Shopping Centre Controls](#) is Approved (No Further Assessment) and can proceed to certification of operational works and building works, subject to compliance assessment of:

- Final site plans, elevations, sections and roof plans;
- Facade treatments;
- External materials; and
- Colours and finishes.

**TABLE 7: SHOPPING CENTRE CONTROLS**

### SHOPPING CENTRE CONTROLS

Generally in accordance with:

- [Appendix F](#); and
- Specific Use Criteria in Section 3.17.

## 2.10 TELECOMMUNICATIONS FACILITIES

A Telecommunications Facility in accordance with the plans and controls in [Table 8: Telecommunications Facilities Controls](#) is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works.

**TABLE 8: TELECOMMUNICATIONS FACILITIES CONTROLS**

### TELECOMMUNICATIONS FACILITIES REQUIREMENTS

Freestanding Telecommunications facilities are to be located generally in accordance with the plan contained with the approved PoD plan contained in [Appendix G](#).



# SECTION 3

**APPROVED DEVELOPMENT**  
*(COMPLIANCE ASSESSMENT)*

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# 3.0 APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

## 3.1 INTRODUCTION

This section provides the Design Criteria for Approved Development (Compliance Assessment) for development under the process outlined in Section 1 – Explanatory Content to this PoD.

The land included within this Plan of Development has been divided into precincts and a Sub-Precinct as shown in **Figure 6: Town Centre Locality Precincts And Sub-Precincts** to facilitate the delivery of precinct or Sub-Precinct specific approved land uses summarised by Section 3.1.1.

This section of the PoD includes the following components for each Precinct:

1. A statement and illustration of overall intent;
2. Uses that are Approved Development subject to Compliance Assessment;
3. Specific design criteria; and
4. Criteria for changes to the Reconfiguring a Lot layout.

This section also includes Compliance Assessment requirements which apply to all Precincts for specific uses.

Where conflict, the sub precinct design criteria prevail over section 3.17.

Note:

In accordance with section 3.3.2 of the Caloundra South Development Scheme a development application within the Town Centre that seeks to exceed the nominated Retail or Commercial GFAs must be accompanied by an Economic Impact Assessment. This must demonstrate how the proposed centre development will complement and not compromise the network of centres on the Sunshine Coast. Furthermore, any analysis must demonstrate how:

- Transport infrastructure can service the future development and not jeopardise the road hierarchy and movement network.
- Potential increases can be contained within the Sunshine Coast Sub Region and provide opportunities for economic growth and increased employment opportunities.

## 3.1.1 SUMMARY OF COMPLIANCE ASSESSIBLE USES

TABLE 9: COMPLIANCE ASSESSIBLE USES

PRECINCT	APPROVED USES	TOTAL RESIDENTIAL LOTS (MINIMUM +/-10%)	TOTAL MULTIPLE RESIDENTIAL (MINIMUM +/-10%)	MAX RETAIL USE GFA	MAX COMMERCIAL USE GFA	COMMUNITY FACILITY PROVISION	TOTAL PARK AREA
6.1	<ul style="list-style-type: none"> <li>• Utility Installation</li> <li>• Telecommunications Facility</li> </ul>	NA	NA	0m <sup>2</sup>	0m <sup>2</sup>	NA	279 ha Conservation
6.2	<ul style="list-style-type: none"> <li>• Utility Installation</li> <li>• Telecommunications Facility</li> </ul>	NA	NA	0m <sup>2</sup>	0m <sup>2</sup>	NA	31 ha Conservation
7.1	<ul style="list-style-type: none"> <li>• Display Home</li> <li>• House</li> <li>• Home Based Business</li> <li>• Multiple Residential on 'Medium Density Residential' site as identified on <b>Figure 12</b> and <b>Figure 13</b></li> <li>• Multiple Residential (Duplex and Triplex) on sites identified in <b>Appendix E</b></li> <li>• Other Residential (Retirement) where located on 'Medium Density Residential' as identified on <b>Figure 12</b> and <b>Figure 13</b>.</li> <li>• Sales Office</li> </ul>	726 standard residential lots  20 Multiple Residential Allotments (60 dwellings max.)  Total of 786 max. dwellings including Multiple Residential dwellings	400 dwellings	0m <sup>2</sup>	0m <sup>2</sup>	NA	28,039m <sup>2</sup> Neighbourhood Park  3.83 ha Linear Park
7.2	<ul style="list-style-type: none"> <li>• Community Facility</li> <li>• Outdoor Sport and Recreation</li> <li>• Food Premises (maximum of 1 where adjoining the Community Facility and less than 250m<sup>2</sup> of GFA)</li> </ul>	NA	NA	250m <sup>2</sup>	0m <sup>2</sup>	750m <sup>2</sup> Land Dedication to Community Facility	6ha Land Dedication to Peoples Place
8.1	<ul style="list-style-type: none"> <li>• Business</li> <li>• Car Park</li> <li>• Child Care Centre</li> <li>• Community Facility</li> <li>• Educational Establishment</li> <li>• Emergency Services</li> <li>• Fast Food Premises</li> <li>• Food Premises</li> <li>• Health Care Services</li> <li>• Home Based Business</li> <li>• Indoor Entertainment</li> <li>• Indoor Sport and Recreation</li> <li>• Market</li> <li>• Multiple Residential</li> <li>• Outdoor Sport and Recreation</li> <li>• Sales Office</li> <li>• Service Station (where within a carpark and not on a street frontage)</li> <li>• Shop</li> <li>• Shopping Centre</li> <li>• Short Term Accommodation</li> <li>• Tourist Attraction</li> <li>• Telecommunications Facility</li> <li>• Utility Installation</li> </ul>	NA	NA	86,000m <sup>2</sup>	5,000m <sup>2</sup>	3,000m <sup>2</sup> GFA Dedication to Community Facility	NA
8.2	<ul style="list-style-type: none"> <li>• Business (where in the Mixed Use Retail land use in <b>Figure 19</b>).</li> <li>• Car Park</li> <li>• Food Premises</li> <li>• Health Care Services</li> <li>• Home Based Business</li> <li>• Indoor Entertainment</li> <li>• Indoor Sport and Recreation (where excluding premises for conducting large scale functions, i.e. Convention Centre, Amusement and Leisure Centre)</li> <li>• Multiple Residential</li> <li>• Other Residential</li> <li>• Sales Office</li> <li>• Short Term Accommodation</li> <li>• Shop</li> <li>• Utility Installation</li> </ul>	NA	430 dwellings	750 m <sup>2</sup>	5,000m <sup>2</sup>	NA	NA

PRECINCT	APPROVED USES	TOTAL RESIDENTIAL LOTS (MINIMUM +/-10%)	TOTAL MULTIPLE RESIDENTIAL (MINIMUM +/-10%)	MAX RETAIL USE GFA	MAX COMMERCIAL USE GFA	COMMUNITY FACILITY PROVISION	TOTAL PARK AREA
8.3	<ul style="list-style-type: none"> <li>• Where in People's Place South: <ul style="list-style-type: none"> <li>• Community Facility</li> <li>• Indoor Entertainment</li> <li>• Indoor Sport and Recreation</li> <li>• Market</li> <li>• Outdoor Sport and Recreation</li> <li>• Tourist Attraction</li> </ul> </li> <li>• Where not in People's Place South: <ul style="list-style-type: none"> <li>• Business</li> <li>• Car Park</li> <li>• Child Care Centre</li> <li>• Education Establishment (where located on "University Campus" site)</li> <li>• Emergency Services</li> <li>• Food Premises</li> <li>• Health Care Services</li> <li>• Multiple Residential (where located on a 'Multiple Density Residential' site as identified on <b>Figure 21</b>).</li> <li>• Sales Office</li> <li>• Shop</li> <li>• Short Term Accommodation (where located on a 'Multiple Density Residential' site as identified on <b>Figure 21</b>)</li> <li>• Utility Installation</li> </ul> </li> </ul>	NA	320 dwellings	750 m <sup>2</sup>	5,000m <sup>2</sup>	3,000m <sup>2</sup> Land Dedication to People Place Plaza  1.5ha Major Civic Centre	6.8 ha Land Dedication to Peoples Place (including Major Civic Centre) + Peoples Place Plaza
8.4	<ul style="list-style-type: none"> <li>• Business</li> <li>• Car Park</li> <li>• Child Care Centre</li> <li>• Community Facility</li> <li>• Educational Establishment</li> <li>• Emergency Services</li> <li>• Fast Food Premises</li> <li>• Food Premises</li> <li>• Health Care Services</li> <li>• Home Based Business</li> <li>• Hospital</li> <li>• Indoor Entertainment</li> <li>• Indoor Sport and Recreation</li> <li>• Market</li> <li>• Multiple Residential (where located on 'Preferred Residential Node' sites as identified on <b>Figure 23</b>)</li> <li>• Other Residential</li> <li>• Outdoor Sales</li> <li>• Outdoor Sport and Recreation</li> <li>• Place of Assembly</li> <li>• Sales Office</li> <li>• Service Station</li> <li>• Service Industry</li> <li>• Shop</li> <li>• Short Term Accommodation</li> <li>• Telecommunications Facility</li> <li>• Tourist Attraction</li> <li>• Utility Installation</li> <li>• Veterinary hospital</li> </ul>	NA	420 dwellings	1,500m <sup>2</sup>	20,000m <sup>2</sup>	3.7 ha Community Services	5,000m <sup>2</sup> Local Park
8.5	<ul style="list-style-type: none"> <li>• Business (where located in a 'Focus Mixed Use' site as identified on <b>Figure 25</b>)</li> <li>• Food Premises</li> <li>• Indoor Sport and Recreation</li> <li>• Multiple Residential</li> <li>• Other Residential</li> <li>• Outdoor Sport and Recreation</li> <li>• Sales Office</li> <li>• Shop</li> <li>• Short Term Accommodation</li> <li>• Utility Installation</li> </ul>	NA	780 dwellings	1,000m <sup>2</sup>	10,000m <sup>2</sup>	1,000m <sup>2</sup> Transit Plaza	5,000m <sup>2</sup> Neighbourhood Park 2,000m <sup>2</sup> Local Park
8.6	<ul style="list-style-type: none"> <li>• Car Park</li> <li>• Community Facility</li> <li>• Emergency Services</li> <li>• Telecommunications Facility</li> <li>• Utility Installation</li> </ul>	NA	NA	NA	NA	NA	NA

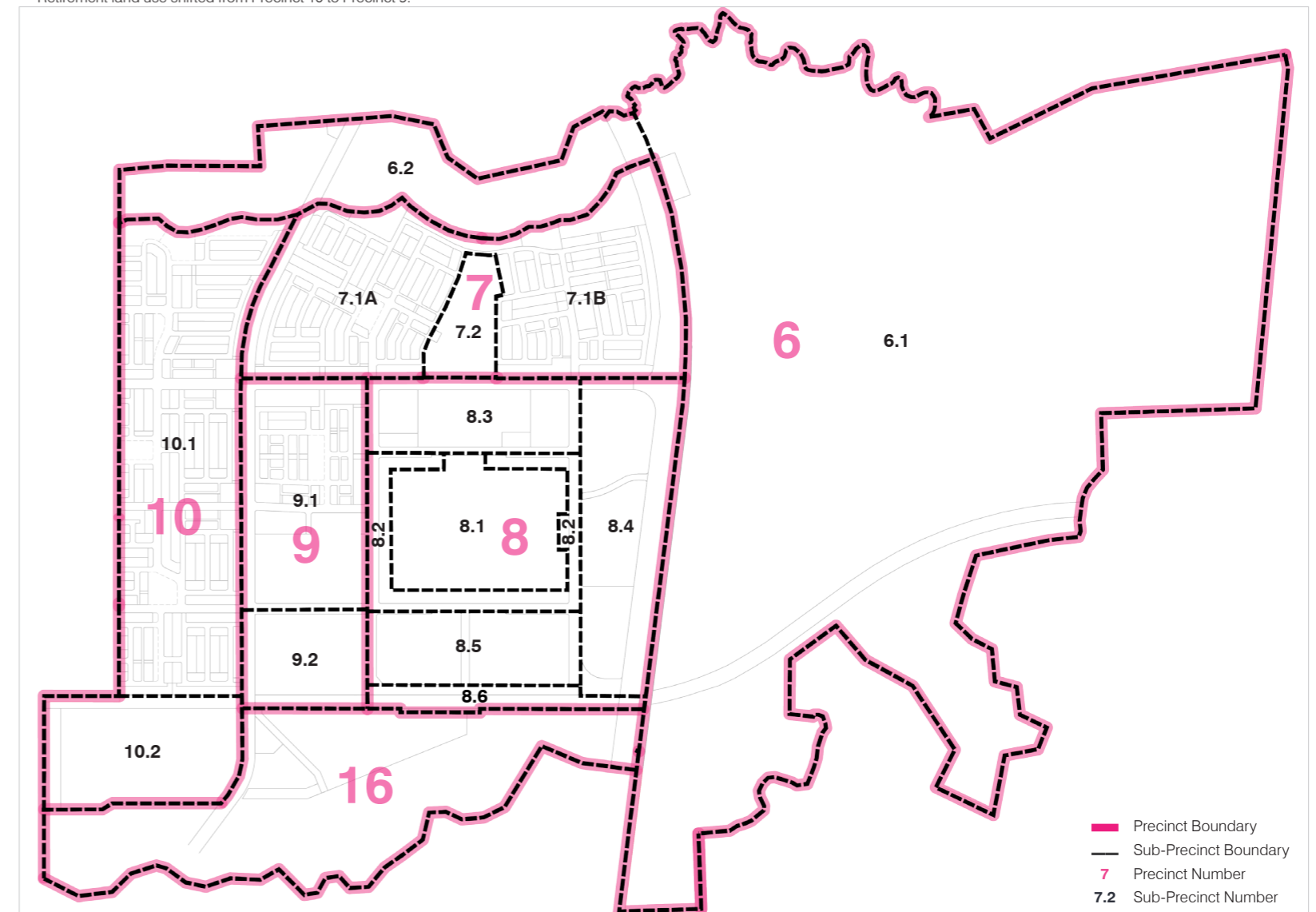
PRECINCT	APPROVED USES	TOTAL RESIDENTIAL LOTS (MINIMUM +/-10%)	TOTAL MULTIPLE RESIDENTIAL (MINIMUM +/-10%)	MAX RETAIL USE GFA	MAX COMMERCIAL USE GFA	COMMUNITY FACILITY PROVISION	TOTAL PARK AREA
9.1	<ul style="list-style-type: none"> <li>Business Use Category (where located on Commercial Uses Hub as identified on <b>Figure 29</b>)</li> <li>Community Facility</li> <li>Display Home</li> <li>Home Based Business</li> <li>House</li> <li>Multiple Residential (where located on a 'Medium Density Residential' site as identified on <b>Figure 29</b>)</li> <li>Other Residential (where located on a 'Medium Density Residential' site as identified on <b>Figure 29</b>)</li> <li>Other Residential (where located on 'Retirement Village Residential' site as indicated on <b>Figure 29</b>)</li> </ul>	246 lots  No Multiple Residential Allotments	389 dwellings 240 dwellings Retirement Living	NA	5,000m <sup>2</sup>	NA	0.67 ha Neighbourhood Park  0.54 ha Local Linear Park
9.2	<ul style="list-style-type: none"> <li>Educational Establishment</li> </ul>	NA	NA	NA	NA	8 ha Private School	NA
10.1	<ul style="list-style-type: none"> <li>Child Care Facility</li> <li>Display Home</li> <li>Home Based Business</li> <li>House</li> <li>Multiple Residential (where located on 'Medium Density Residential' site as indicated on <b>Figure 33</b>)</li> <li>Multiple Residential (Duplex and Triplex) on sites identified in <b>Appendix E</b></li> <li>Sales Office</li> <li>Multiple Residential (where located on a 'Medium Density Residential' site as identified on <b>Figure 33</b>)</li> </ul>	993 standard residential lots  22 Multiple Residential Allotments (66 dwellings max.)  Total of 1059 max. dwellings including Multiple Residential dwellings	90 dwellings	NA	NA	NA	2 ha Neighbourhood Park  2.27 ha Local Linear Park  0.26 ha Local Park
10.2	<ul style="list-style-type: none"> <li>Community Facility</li> <li>Indoor Sport and Recreation</li> <li>Outdoor Sport and Recreation</li> <li>Utility Installation</li> </ul>	NA	NA	NA	NA	NA	15 ha Land Dedication to Major Sports Park
16	<ul style="list-style-type: none"> <li>Community Facility</li> <li>Indoor Sport and Recreation</li> <li>Outdoor Sport and Recreation</li> <li>Utility Installation</li> </ul>	NA	NA	NA	NA	1.8 ha Major Sports Facility	10 ha Land Dedication to Major Sports Facility  38.5 ha Conservation

**TOTAL DWELLINGS - COMPARISON WITH MASTER PLAN**

PRECINCT	TOTAL DWELLING YIELD	TOTAL YIELD TARGET (+/- 10%) (MASTER PLAN)
6		
7	<b>1,186 dw</b> (786 dw + 400 dw)	1,200 dw (range = 1,080 dw - 1,320 dw)
8	<b>1,950 dw</b> (430 dw, 320 dw, 420 dw, 780 dw)	1,900 dw (range = 1,710 dw - 2,090 dw)
9	<b>875 dw</b> (246 dw + 389 dw + 240 dw**)	800 dw (range = 720 dw - 880dw)
10	<b>1,149 dw *</b> (1059 dw + 90 dw)	900 dw (range = 810 dw - 990 dw)
16		
<b>Total Application 4</b>	<b>5,160 dw</b>	<b>4,800 dw</b>

\* The school shift into Precinct 11 allowed for more developable residential land - so the dwelling yield is over the Master Plan yield maximum target.

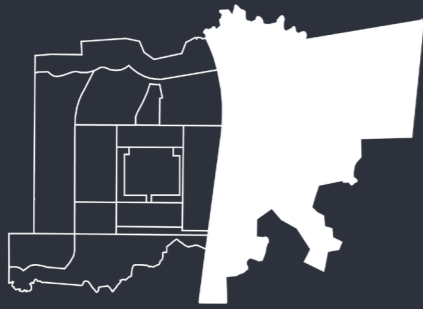
\*\* Retirement land use shifted from Precinct 10 to Precinct 9.



**FIGURE 6: TOWN CENTRE LOCALITY PRECINCTS AND SUB-PRECINCTS**

## 3.2 SUB-PRECINCT 6.1

BELLS CREEK ENVIRONMENTAL AREA



### 3.2.1 SUB-PRECINCT INTENT

This Sub-Precinct has been retained and is to be extensively rehabilitated as an environmental protection and habitat area. It is intended that this Sub-Precinct be protected for conservation and rehabilitation purposes with opportunities for passive recreation, transport corridor (rail), limited opportunities for the provision of infrastructure and water quality and quantity management where appropriate.

The Sub-Precinct includes areas that are of environmental significance and have associated conservation, biodiversity, habitat or scenic amenity values.

The Sub-Precinct allows only a limited range of low impact, low-intensity land uses to protect areas identified as having significant values for biological diversity, water catchment, ecological functioning or cultural values.

*Figure 7: Sub-precinct 6.1 Illustrative intent plan* provides an illustrative representation of the desired outcome for the precinct.



FIGURE 7: SUB-PRECINCT 6.1 ILLUSTRATIVE INTENT PLAN

### 3.2.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Precinct 6.1 are outlined in **Table 10: Uses Subject To Compliance Assessment** below.

**TABLE 10: USES SUBJECT TO COMPLIANCE ASSESSMENT**

LAND USES	
Uses Subject to Compliance Assessment	
<ul style="list-style-type: none"> <li>• Utility Installation</li> <li>• Telecommunications facility</li> </ul>	

### 3.2.3 SPECIFIC DESIGN CRITERIA

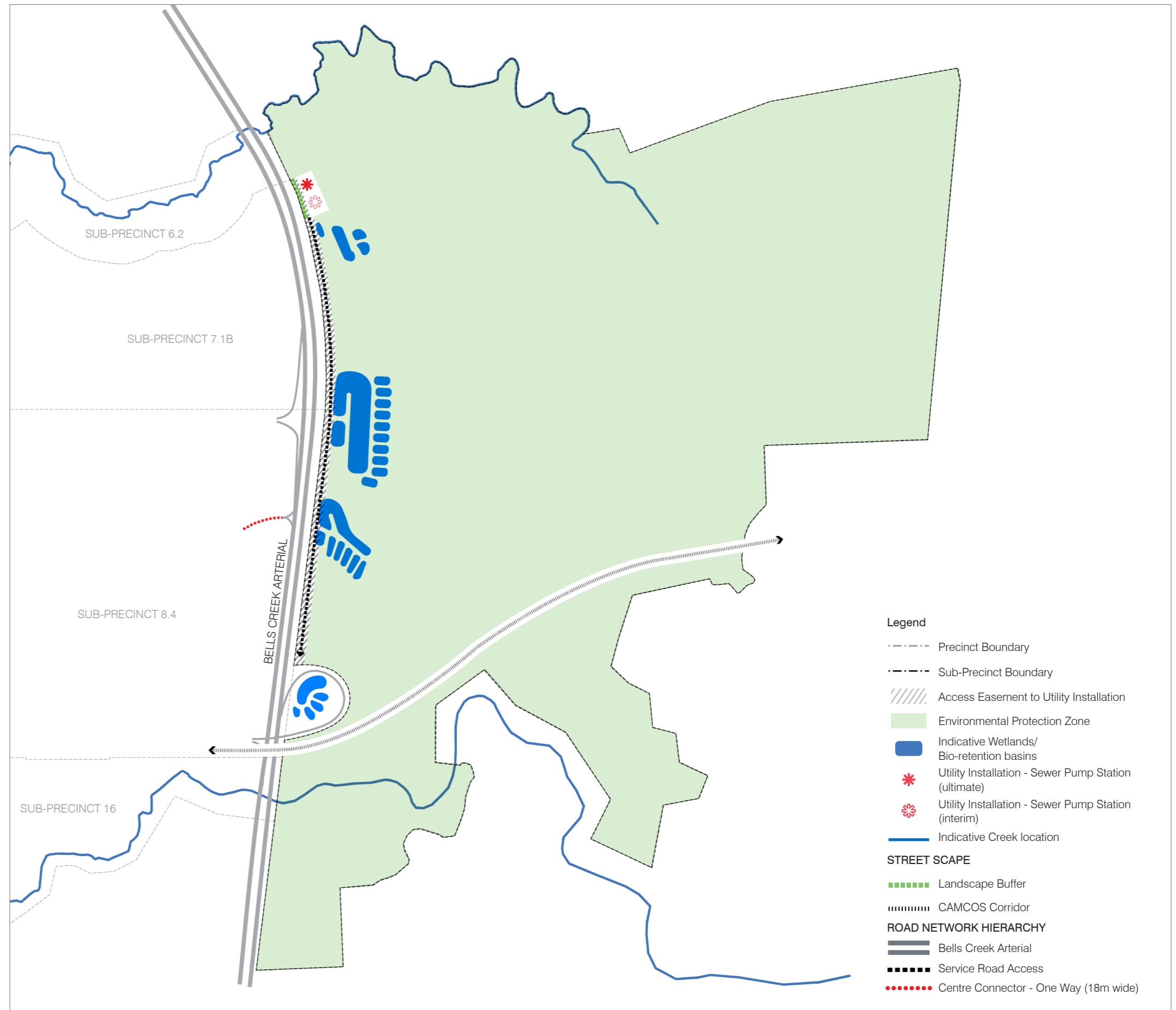
Applications for Compliance Assessment in Sub-Precinct 6.1 are required to be assessed against and fulfil the Design Standards identified in **Table 11: Sub-Precinct 6.1 Design Standards**.

**TABLE 11: SUB-PRECINCT 6.1 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 10</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices</p>
Environment	<p><b>DS2.1</b> Buffers are provided in accordance with the Acid Frog Management Code in <b>Appendix N</b>.</p> <p><b>DS2.2</b> Wetlands/Bio-retention Basins are provided subject to detailed design.</p> <p><b>DS2.3</b> Landscape buffer to the Utility Installation minimum of 3m in width is provided in accordance with <b>Figure 8</b>.</p>

### 3.2.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 6.1

The majority of the land within Sub-Precinct 6.1 is to be used as an environmental protection zone or indicative wetlands. As such, variation to the lot layout within Sub-Precinct 6.1 is not intended under this PoD.

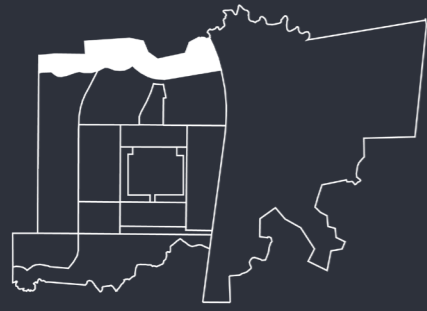


**FIGURE 8: SUB-PRECINCT 6.1 FIXED ELEMENTS**

- Legend**
- Precinct Boundary
  - .-.- Sub-Precinct Boundary
  - //// Access Easement to Utility Installation
  - Environmental Protection Zone
  - Indicative Wetlands/Bio-retention basins
  - Utility Installation - Sewer Pump Station (ultimate)
  - Utility Installation - Sewer Pump Station (interim)
  - Indicative Creek location
- STREET SCAPE**
- Landscape Buffer
  - CAMCOS Corridor
- ROAD NETWORK HIERARCHY**
- Bells Creek Arterial
  - Service Road Access
  - Centre Connector - One Way (18m wide)

### 3.3 SUB-PRECINCT 6.2

BELLS CREEK NORTH BUFFER



#### 3.3.1 SUB-PRECINCT INTENT

The intent of the Conservation Buffer Sub-Precinct is to provide for the protection and rehabilitation of the major waterways within the site and for a range of located passive recreation, educational activities that promote a diverse lifestyle whilst recognising the ecological values of the area.

The Sub-Precinct allows only a limited range of low impact, low-intensity land uses to protect areas identified as having significant values for biological diversity, water catchment, ecological functioning or cultural values.

*Figure 9: Sub-Precinct 6.2 Illustrative Intent Plan* provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 9: SUB-PRECINCT 6.2 ILLUSTRATIVE INTENT PLAN

### 3.3.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 6.2 are outlined in **Table 12: Uses Subject To Compliance** below.

**TABLE 12: USES SUBJECT TO COMPLIANCE**

LAND USES
<b>Uses Subject to Compliance Assessment</b>
<ul style="list-style-type: none"> <li>• Utility Installation</li> <li>• Telecommunications facility</li> </ul>

### 3.3.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 6.2 are required to be assessed against and fulfil the Design Standards identified in **Table 13: Sub-Precinct 6.2 Design Standards**.

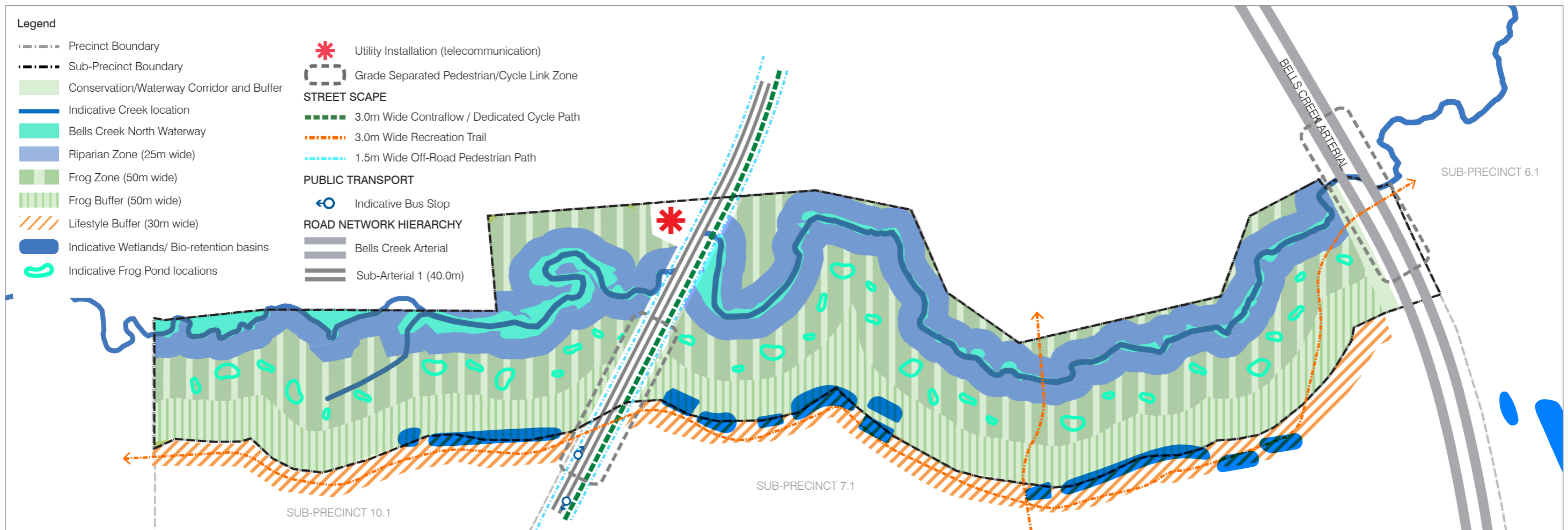
**TABLE 13: SUB-PRECINCT 6.2 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
<b>Use</b>	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 12</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
<b>Public Realm</b>	<p><b>DS2.1</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 10</b>.</p> <p><b>DS2.2</b> Development ensures that 'Recreation Pathways' are provided in the general locations as identified in <b>Figure 10</b>.</p> <p><b>DS2.3</b> A 'Contraflow/Dedicated Cycle Path' is provided in accordance with <b>Figure 10</b>.</p>
<b>Environment</b>	<p><b>DS3.1</b> Buffers are provided in accordance with the Acid Frog Management Code in <b>Appendix N</b>.</p> <p><b>DS3.2</b> Wetlands/Bio-retention Basins are provided subject to detailed design.</p>

### 3.3.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 6.2

Variation to the lot layout within Sub-Precinct 6.2 is not intended under this PoD.

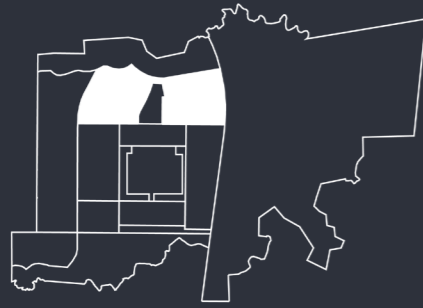
The majority of the land within sub precinct 6.2 is to be used as an environmental protection zone or indicative wetlands. As such, variation to the lot layout within Sub-Precinct 6.2 is not intended under this PoD.



**FIGURE 10: SUB-PRECINCT 6.2 FIXED ELEMENTS**

## 3.4 SUB-PRECINCT 7.1

MIXED RESIDENTIAL



### 3.4.1 SUB-PRECINCT INTENT

The Sub-Precinct comprises a range of residential dwelling types, including Detached and Attached Dwellings that take advantage of the location of the Sub-Precinct in close proximity to the Town Centre. Small scale non-residential and community uses are also located throughout this Sub-Precinct however these uses are of a size which do not compete with the role and function of the Town Centre Core. The Sub-Precinct comprises Multiple Residential dwellings where fronting Landscape Boulevard Streets which frame the Town Centre. Small scale non-residential and community uses address the street or the People's Place. Small scale non-residential uses may also be considered in this precinct where servicing a local need.

The built form of the Sub-Precinct reflects the residential nature of the area and is low-medium rise. Building height is greater close to the Town Centre Core with medium rise apartment buildings concentrated toward the sub-arterial road to the south of the Sub-Precinct. Built form within the Sub-precinct addresses the street and promotes overlooking of the street to maximise casual surveillance.

Public realm within the Sub-Precinct comprises a number of local/ neighbourhood parks located throughout the residential neighbourhoods which provide for passive recreation opportunities.

Vehicular access to the street within the Sub-Precinct is limited to a small number of locations to ensure the streets are promoted for use by pedestrian and cyclists. Vehicular access and car parking for non-residential uses ensure its location and design to not create amenity impacts on surrounding residential dwellings.

**Figure 11: Sub-Precinct 7.1 Illustrative Intent Plan** provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 11: SUB-PRECINCT 7.1 ILLUSTRATIVE INTENT PLAN



### 3.4.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 7.1 are outlined in *Table 14: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)* below.

**TABLE 14: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
Uses Subject to Compliance Assessment
<ul style="list-style-type: none"> <li>• Display Home</li> <li>• Home Based Business</li> <li>• House</li> <li>• Multiple Residential on 'Medium Density Residential' site as identified on <i>Figure 12</i> and <i>Figure 13</i>.</li> <li>• Multiple Residential (Duplex and Triplex) on sites identified in <i>Appendix E</i></li> <li>• Other Residential (Retirement) where located on 'Medium Density Residential' as identified on <i>Figure 12</i> and <i>Figure 13</i>.</li> <li>• Sales Office</li> </ul>

### 3.4.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 7.1 are required to be assessed against and fulfil the Design Standards identified in **Table 15: Sub-Precinct 7.1 Design Standards**.

**TABLE 15: SUB-PRECINCT 7.1 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
<b>Use</b>	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 14</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
<b>Built Form</b>	<p><b>DS2.1</b> Building height does not exceed the maximum building heights shown in <b>Figure 12</b> and <b>13</b>.</p> <p><b>DS2.2</b> Where for Multiple Residential (other than Duplex and Triplex), the minimum setback from the outermost projection is in accordance with Section 3.17 <b>Table 49</b>.</p> <p><b>DS2.3</b> Development on a Key Corner Site identified by <b>Figure 12</b> and <b>13</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>Built form, is provided to this corner and is articulated through use of glass, openings, and recesses; and</li> <li>4m wide awnings and public realm treatments at the ground plan to celebrate the corner and contributed to the public realm.</li> </ol> <p><b>DS2.4</b> Minimum building separation distances as per Section 3.17 <b>Table 50</b>.</p>
<b>Public Realm</b>	<p><b>DS3.1</b> Neighbourhood Parks are provided in accordance with <b>Figure 12</b> and <b>13</b>.</p> <p><b>DS3.2</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 12</b> and <b>13</b>.</p> <p><b>DS3.3</b> Green links are provided in accordance with <b>Figure 12</b> and <b>13</b> and show the intent of a pedestrian / cycle friendly connection through the neighbourhood to the higher order green space network.</p> <p><b>DS3.4</b> A 'Grade separated Pedestrian / Cycle link' is provided in general accordance with the location shown in <b>Figure 12</b> to connect to the east.</p> <p><b>DS3.5</b> Development ensures that 'Recreation Pathways' are provided in the general locations as identified in <b>Figure 12</b> and <b>13</b>.</p> <p><b>DS3.6</b> A 'Contraflow/Dedicated Cycle Path' is provided in accordance with <b>Figure 12</b> and <b>13</b>.</p>
<b>Parking and Access</b>	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 12</b> and <b>13</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix H</b>.</p> <p><b>DS4.3</b> Access and prohibited access locations are provided in accordance with <b>Figure 12</b> and <b>13</b>.</p> <p><i>Note: locations shown are indicative and may vary along the road provided it is demonstrated road safety is not compromised.</i></p> <p><b>DS4.4</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.5</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p>
<b>Environment</b>	<p><b>DS5.1</b> Buffers are provided generally in the locations identified in <b>Figure 12</b> and <b>13</b> and designed in accordance with the Acid Frog Management Code in <b>Appendix N</b>.</p> <p><b>DS5.2</b> Acoustic barriers identified in <b>Figure 12</b> and <b>13</b> provide landscape and acoustic treatments in accordance with a relevant acoustic report.</p> <p><b>DS5.3</b> Wetlands/Bio-retention Basins are provided in <b>Figure 12</b> and <b>13</b> and are subject to detailed design and compliance approval.</p> <p><i>Note: In some areas the 30m Lifestyle Buffer is not applied due to the recreational areas or road reserves addressing the same need.</i></p>

### 3.4.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 7.1

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 7.1 must be in accordance with the Plans and Design Standards outlined in this section.

**Figure 12** and **Figure 13** identifies those fixed elements of the PoD that cannot be adversely impacted or changed. **Table 16: Design Standards For Change To Reconfiguring A Lot In Stage 7.1A & 7.1B** identifies the applicable Design Standards for a lot layout in Sub-Precinct 7.1A and 7.1B.

**TABLE 16: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN STAGE 7.1A & 7.1B**

DESIGN STANDARD		General	
<b>TOTAL - Sub-Precincts 7.1A &amp; 7.1B</b>			
<b>Number of Local/ Neighbourhood Parks</b>	4 x Neighbourhood Parks 5 x Local Linear Parks	<b>Lot Design</b>	<p>Size</p> <ul style="list-style-type: none"> <li>No minimum lot size</li> </ul> <p>Shape</p> <ul style="list-style-type: none"> <li>Typical depth 20.0 - 40.0 metres, but can be less in urban neighbourhoods. Width in multiples of 2.5 metres and 5.0 metres consistent with typical lot dimensions.</li> <li>Urban lots are typical depth of 13.5 to 15 metres.</li> </ul> <p>Slope</p> <ul style="list-style-type: none"> <li>Platform construction required when finished slope on lot is 16% or greater</li> </ul>
<b>Total Park Area Required</b>	6.6 ha	<b>Block Size</b>	<ul style="list-style-type: none"> <li>Length 100-200 metres</li> <li>Depth 40-80 metres</li> </ul>
<b>Maximum Yield excluding Multiple Residential Sites (+/-10%)</b>	786 dwellings including Multiple Residential dwellings (Duplex or Triplex). (726 Standard Residential Lots plus 20 Multiple Residential Allotments (60 Duplex or Triplex dwellings max.))	<b>Lot Layout</b>	<ul style="list-style-type: none"> <li>No more than eight narrow (less than 10.0 metres) frontage lots in a row.</li> <li>No more than six lots with a width of 7.5m in a row unless serviced by a rear lane.</li> <li>Lot corners match or are within 1.0 metre of corners of adjoining lots.</li> </ul>
<b>Sub-Precinct 7.1A</b>			
<b>Number of Local/ Neighbourhood Parks</b>	2 x Neighbourhood Parks 3 x Local Linear Parks	<b>Access</b>	<ul style="list-style-type: none"> <li>Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA <b>Guideline No.12</b> Park planning and design).</li> <li>Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop</li> </ul>
<b>Total Park Area Required</b>	2.6 ha	<b>Street Network</b>	<ul style="list-style-type: none"> <li>Grid pattern or modified grid responsive to site characteristics.</li> <li>Where slope allows, orientation within 15 degrees of north-south or east-west.</li> <li>To minimise cut &amp; fill, streets follow ridges, gullies, and/or are perpendicular to slope.</li> <li>Minimise cul-de-sacs and where used and limit length to desirably no greater than 10 lots.</li> </ul>
<b>Lifestyle Buffer</b>	A 'Lifestyle Buffer' is provided generally in accordance with <b>Figure 12</b> .	<b>Streets</b>	<p>Street network includes:</p> <ul style="list-style-type: none"> <li>Neighbourhood connector streets providing connections to neighbourhood destinations;</li> <li>Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and</li> <li>Neighbourhood lanes – provide direct property access either at the front or rear of lots.</li> </ul>
<b>Maximum Yield (+/-10%)</b>	440 dwellings including Multiple Residential dwellings (Duplex or Triplex). (413 Standard Residential Lots plus 9 Multiple Residential Allotments (27 Duplex or Triplex dwellings max.))	<b>Road Hierarchy</b>	Roads are designed in accordance with <b>Appendix L</b> .
<b>Maximum Future Multiple Residential Sites</b>	Lot 80003 – 2 Lots Lot 80004 – 2 Lots Lot 80005 – 3 Lots	<b>Car parking</b>	On site parking and service vehicles are provided in accordance with <b>Appendix H</b> .
<b>Sub-Precinct 7.1B</b>			
<b>Number of Local/ Neighbourhood Parks</b>	2 x Neighbourhood Parks 2 x Local Linear Parks	<b>PDA Guidelines and Practice Notes</b>	<ul style="list-style-type: none"> <li><b>Guideline No.5</b> – Neighbourhood Planning and Design (May 2015)</li> <li><b>Guideline No.6</b> – Street and Movement Network (April 2012)</li> <li><b>Guideline No.12</b> – Park Planning and Design (May 2015)</li> <li><b>Guideline No.13</b> – Engineering Standards (May 2015)</li> <li><b>Guideline No.18</b> – Development Interfaces (May 2015)</li> <li><b>Practice Note No.7</b> – Designing for Small Lots (March 2014)</li> <li><b>Practice Note No.11</b> – Parking Analysis Plans (July 2012)</li> <li><b>Practice Note No.12</b> – Rear Lanes: Design and Development (March 2014)</li> <li>The executed Local Government and DTMR Infrastructure Agreements</li> </ul>
<b>Total Park Area Required</b>	4.0 ha		
<b>Lifestyle Buffer</b>	A 'Lifestyle Buffer' is provided generally in accordance with <b>Figure 13</b> .		
<b>Maximum Yield excluding Multiple Residential Sites (+/-10%)</b>	346 dwellings including Multiple Residential dwellings (Duplex or Triplex). (313 Standard Residential Lots plus 11 Multiple Residential Allotments (33 Duplex or Triplex dwellings max.))		
<b>Multiple Residential Sites</b>	Lot 80004 – 2 Lots Lot 80005 – 3 Lots		

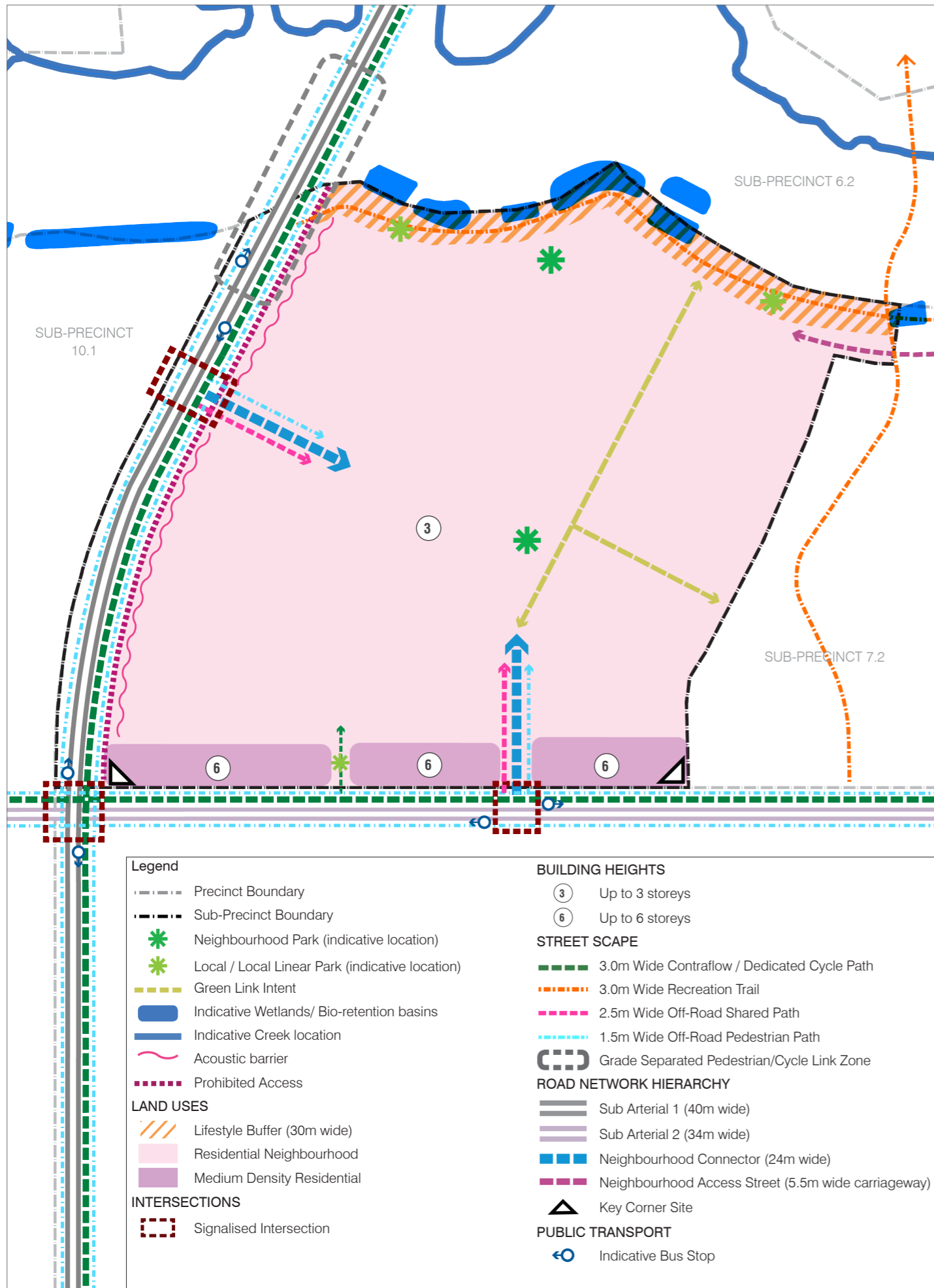


FIGURE 12: SUB-PRECINCT 7.1A FIXED ELEMENTS

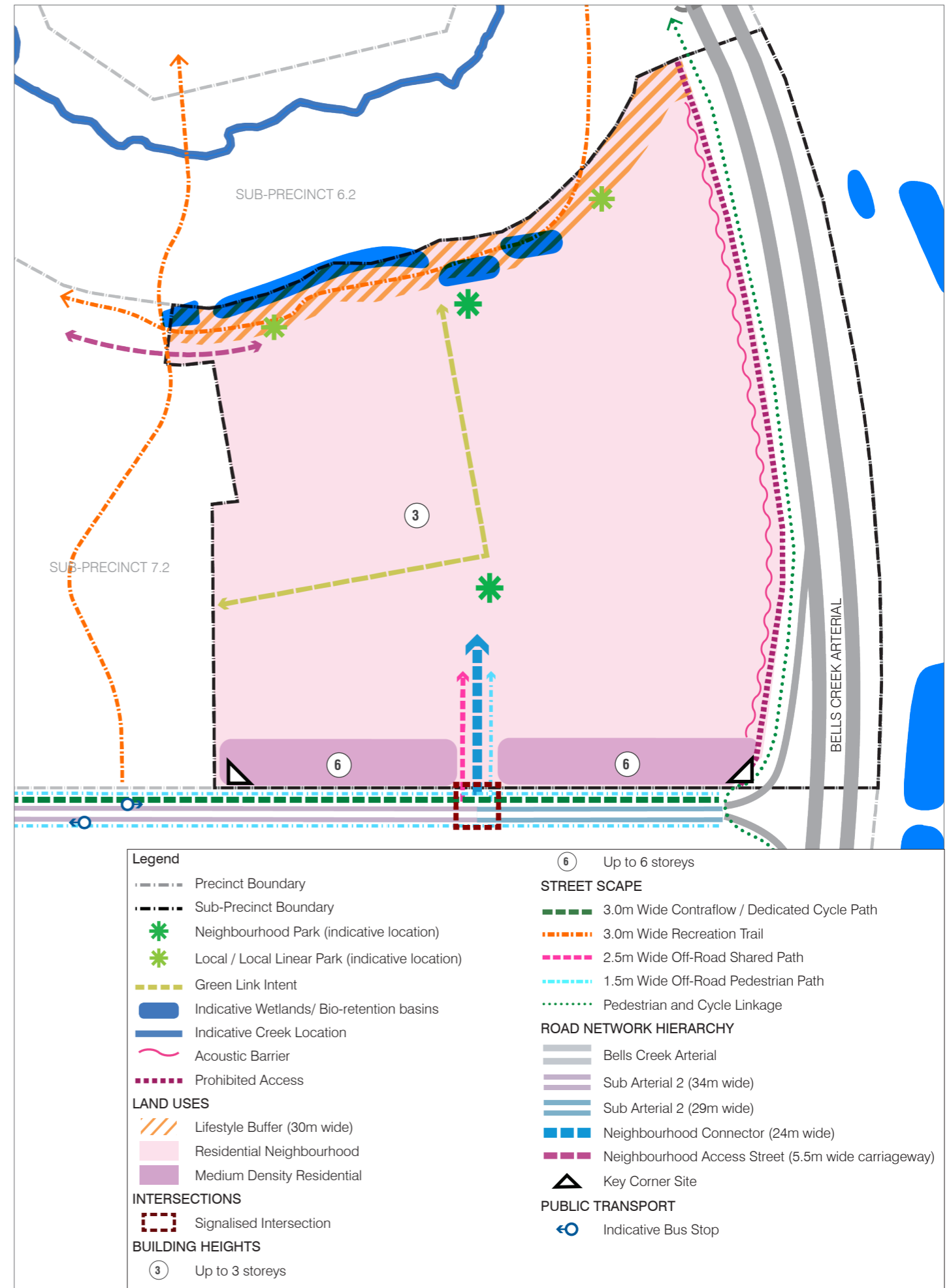
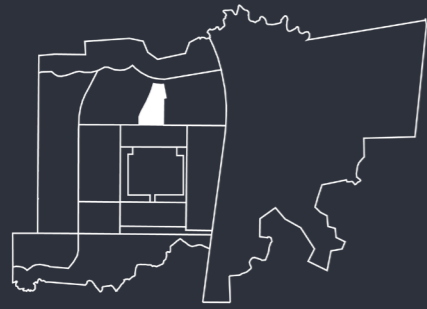


FIGURE 13: SUB-PRECINCT 7.1B FIXED ELEMENTS

## 3.5 SUB-PRECINCT 7.2

PEOPLE'S PLACE NORTH



### 3.5.1 SUB-PRECINCT INTENT

This Sub-Precinct comprises the northern section of the People's Place and is to cater for a mixture of passive and active recreational opportunities including formal gardens, local community facility, water features and passive recreation opportunities.

Uses within this Sub-Precinct may comprise community, park and recreation based uses. Other uses (including commercial, residential and retail uses) are not located within this Sub-Precinct. A small kiosk facility may however be provided where adjoining the community facility.

The built form within this Sub-Precinct is minimal and is to be subordinate to the primary uses of the area for recreational uses. Built form is limited to community facilities and any supporting built form for recreational uses.

The People's Place within this Sub-Precinct forms a regional public realm precinct within Caloundra South and an extension to the People's Place located to the South in Precinct 8.

Vehicle access to this Sub-Precinct is limited to access from the streets internal to Sub-Precinct 7.2.

*Figure 14: Sub-Precinct 7.2 Illustrative Intent Plan* provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 14: SUB-PRECINCT 7.2 ILLUSTRATIVE INTENT PLAN

### 3.5.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 7.2 are outlined in **Table 17: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 17: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
<b>Uses Subject to Compliance Assessment</b>
<ul style="list-style-type: none"> <li>Community Facility</li> <li>Outdoor Sport and Recreation</li> <li>Food Premises (maximum of 1 where adjoining the Community Facility and less than 250m<sup>2</sup> of GFA)</li> </ul>

### 3.5.3 SPECIFIC DESIGN CRITERIA

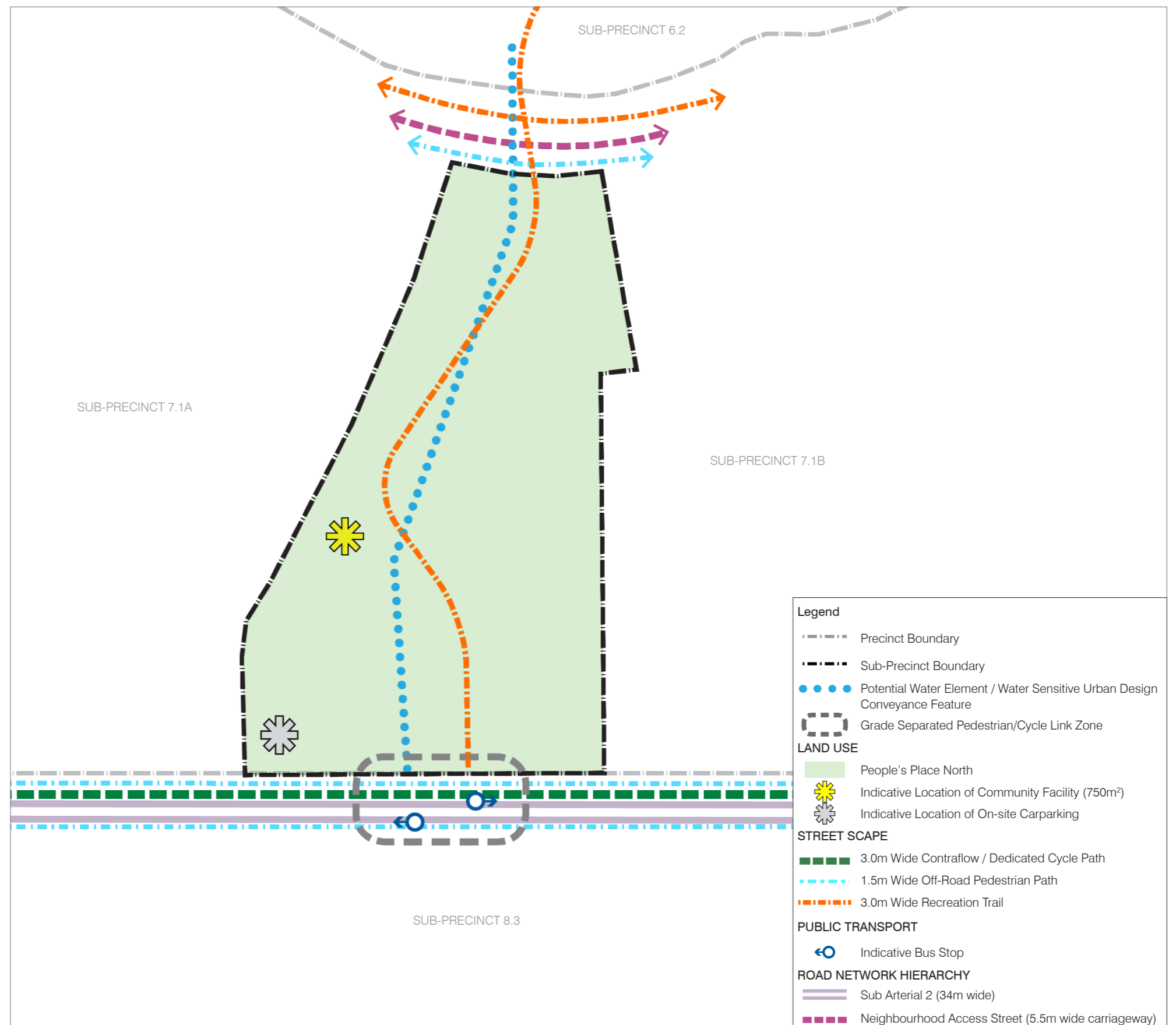
Applications for Compliance Assessment in Sub-Precinct 7.2 are required to be assessed against and fulfil the Design Standards identified in **Table 18: Sub-Precinct 7.2 Design Standards**.

**TABLE 18: SUB-PRECINCT 7.2 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 17</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The height of buildings and structures do not exceed a maximum of 3 storeys.</p> <p><b>DS2.2</b> The GFA of uses in accordance with <b>Table 9: Compliance Assessible Uses</b>.</p>
Public Realm	<p><b>DS3.1</b> A Community Facility as identified on <b>Figure 15</b> is delivered with development of the People's Place North.</p> <p><b>DS3.2</b> A minimum 6.0ha is dedicated as the People's Place North.</p> <p><b>DS3.3</b> Development facilitates delivery of onsite parking in accordance with <b>Figure 15</b>.</p> <p><b>DS3.4</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 15</b>.</p> <p><b>DS3.5</b> A 'Grade Separated Pedestrian Cycle Link' is provided in accordance with <b>Figure 15</b> to connect the People's Place North to the continuation of People's Place in the south within the adjoining Sub-Precinct 8.3.</p> <p><b>DS3.6</b> A 'Contraflow/Dedicated Cycle Path' is provided in accordance with <b>Figure 15</b>.</p> <p><b>DS3.7</b> Development ensures that 'Recreation Pathways' are provided in the general locations as identified in <b>Figure 15</b>.</p> <p><b>DS3.8</b> Development facilitates on-site waste collection.</p>
Parking and Access	<b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 15</b> .
Environment	<b>DS5.1</b> Potential Water Sensitive Urban Design Treatment is provided in accordance with <b>Figure 15</b> .

### 3.5.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 7.2

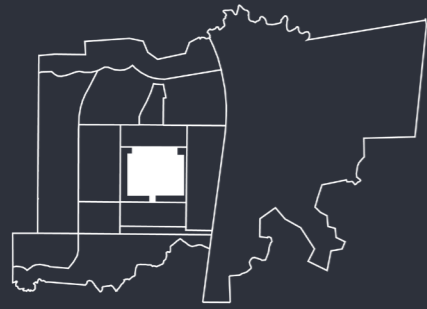
Precinct 7.2 is to be used for public open space. As such, variation to the lot layout within this precinct is not intended under this PoD.



**FIGURE 15: SUB-PRECINCT 7.2 FIXED ELEMENTS**

## 3.6 SUB-PRECINCT 8.1

### TOWN CENTRE CORE



#### 3.6.1 SUB-PRECINCT INTENT

This Sub-Precinct will be developed as a major retail destination within the region. The core will be supported by a central 'Main Street' to encourage a mix of land uses including retail, commercial, residential, entertainment and community uses.

The built form of the Sub-Precinct achieves a vibrant urban Town Centre. An urban outcome is delivered through the scale of development with a potential for tower development that defines the street. Building height reflects the primacy of the Town Centre. Development provides an active frontage to the Main Street, Square and to the common boundary with the People's Place.

The public realm within this Sub-Precinct is defined by key elements which include:

“ **Main Street** – This Active street connects the key elements of this Sub-Precinct and its surrounds. The Main Street provides a privately owned and managed north-south connection with opportunities to cover the connection in response to climatic conditions. The Main Street or parts of it may also be closed for temporary periods where used for events or to improve pedestrian safety.

Vehicle access to the retail core is gained from the surrounding street network and focused on several locations around the Sub-Precinct to consolidate access points. Rear access is encouraged for development fronting the 'Main Street'. A car park area is provided for the retail core that allows for expansion of initial ground level car parking into a multi-deck car park which will ultimately be screened from external streets via landscaping and built form.

*Figure 16: A Illustrative Concept Plan* provides an illustrative representation of the desired outcome for the Sub-Precinct.

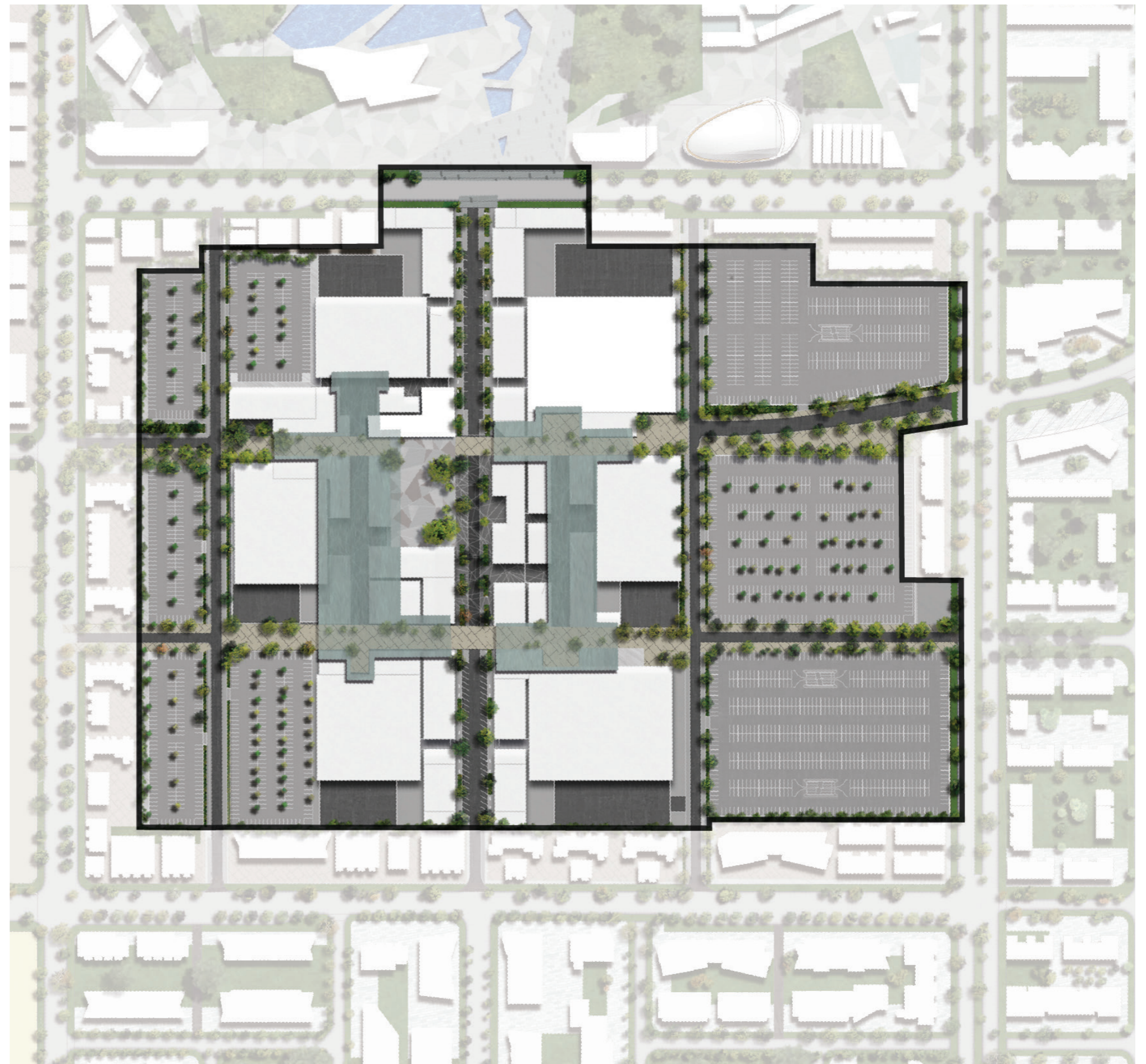


FIGURE 16: A ILLUSTRATIVE CONCEPT PLAN

### 3.6.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 8.1 are outlined in **Table 19: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 19: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES	
Uses Subject to Compliance Assessment	
<ul style="list-style-type: none"> <li>Business</li> <li>Car Park</li> <li>Child Care Centre</li> <li>Community Facility</li> <li>Educational Establishment</li> <li>Emergency Services</li> <li>Fast Food Premises</li> <li>Food Premises</li> <li>Health Care Services</li> <li>Home Based Business</li> <li>Indoor Entertainment</li> <li>Indoor Sport and Recreation</li> </ul>	<ul style="list-style-type: none"> <li>Market</li> <li>Multiple Residential</li> <li>Outdoor Sport and Recreation</li> <li>Sales Office</li> <li>Service Station (where within a carpark and not on a street frontage)</li> <li>Shop</li> <li>Shopping Centre</li> <li>Short Term Accommodation</li> <li>Tourist Attraction</li> <li>Telecommunications Facility</li> <li>Utility Installation</li> </ul>

### 3.6.3 SPECIFIC DESIGN CRITERIA

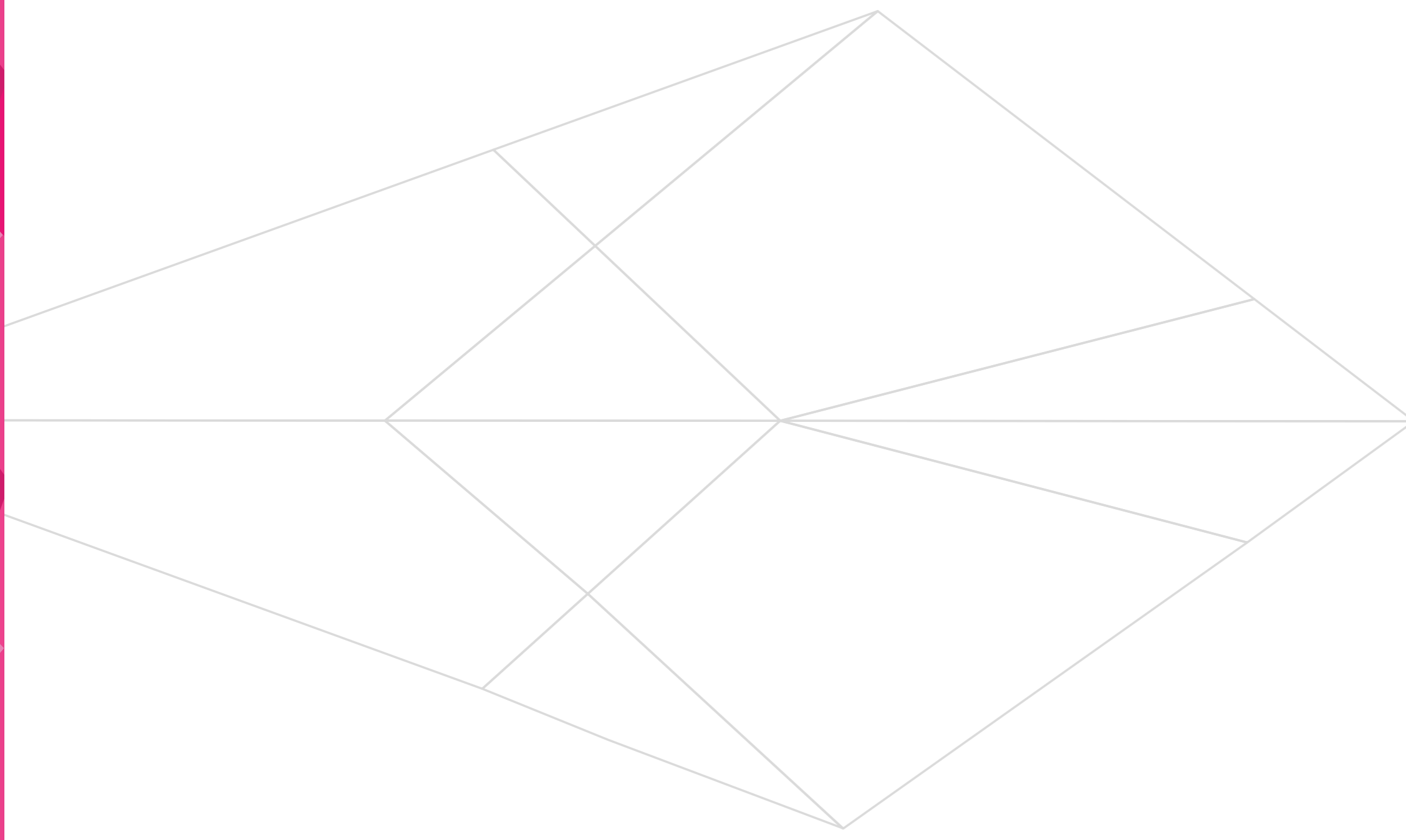
Applications for Compliance Assessment in Sub-Precinct 8.1 are required to be assessed against and fulfil the Design Standards identified in **Table 20: Sub-Precinct 8.1 Design Standards**.

**TABLE 20: SUB-PRECINCT 8.1 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 19</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The GFA of uses in accordance with <b>Table 9: Compliance Assessible Uses</b>.</p> <p><b>DS2.2</b> Building height is consistent with that identified in <b>Figure 17</b>.</p> <p><b>DS2.3</b> Development provides podiums that are built to the front boundary where located on 'Primary Frontage' sites and have a maximum height of 3 storeys.</p> <p><b>DS2.4</b> Where for Multiple Residential (other than Duplex and Triplex), the minimum setback from the outermost projection of buildings is in accordance with Section 3.17 <b>Table 49</b>.</p> <p><b>DS2.5</b> Where for Multiple Residential (other than Duplex and Triplex), development provides building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.17 <b>Table 50</b>.</p> <p><b>DS2.6</b> Where development is located on a Primary Frontage identified by <b>Figure 17</b>:</p> <p>a. A building must:</p> <ul style="list-style-type: none"> <li>Present a minimum of 70% of the building as active frontage;</li> <li>Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct;</li> <li>Generates visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided;</li> <li>Address the street frontage or frontages by:                             <ol style="list-style-type: none"> <li>Providing clear, legible entry points for both pedestrians and vehicles;</li> <li>Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths;</li> <li>Provide a continuous awning to the street 4m in width.</li> </ol> </li> </ul> <p>b. A car park must:</p> <ul style="list-style-type: none"> <li>Provide a soft landscaped strip of at least 2m wide along the boundary.</li> <li>Provide 1 shade tree per 6 car parking spaces for open air car parks unless otherwise provided by shade structures.</li> </ul>

ELEMENT	DESIGN STANDARD
Built Form (cont.)	<p><b>DS2.7</b> Where development is located on a Secondary Frontage identified by <b>Figure 17</b>:</p> <p>a. A building must:</p> <ul style="list-style-type: none"> <li>Present a minimum of 70% of the building as active frontage;</li> <li>Include a combination of design elements such as projections, recesses, and openings to enhance the character of the precinct;</li> <li>Generate visual interest at street level, having regard to the proportion of openings, windows, materials, and features; and</li> <li>Not have blank walls or loading bays on their frontage.</li> </ul> <p>b. A car park must:</p> <ul style="list-style-type: none"> <li>Provide a soft landscaped strip of at least 2m wide along the boundary; and</li> <li>Provide shade trees and landscaping.</li> </ul> <p><b>DS2.8</b> Development on a Key Corner Site identified by <b>Figure 17</b> provides a landscape or built form statement to this corner which:</p> <p>a. Ensures that blank walls of buildings or back of house areas are not located on these corners;</p> <p>b. Service stations and fast food outlets are not located on these corners;</p> <p>c. Built form, is provided to this corner and is articulated through use of glass, openings, and recesses.</p> <p>d. 4m wide awnings and public realm treatments at the ground plan to celebrate the corner and contributed to the public realm.</p>
Public Realm	<p><b>DS3.1</b> Development facilitates the delivery of a 'Main Street' as identified on <b>Figure 17</b> that:</p> <p>a. Reinforces the role of this street as a high-amenity mixed use activity corridor;</p> <p>b. Creates an active, urban edge to the Main Street;</p> <p>c. Provides a podium and vertical tower form;</p> <p>d. At the ground-floor, is built to the Main Street alignment and have a continuous active frontage;</p> <p>e. Provides on-street car parking;</p> <p>f. Is open to the sky.</p> <p><b>DS3.2</b> A 'Town Square (Private)' is located as shown on <b>Figure 17</b> and provides:</p> <p>a. A minimum of 70% open to the sky;</p> <p>b. Access 24 hours a day;</p> <p>c. A minimum 40m frontage to the Main Street;</p> <p>d. Mixture of shade in the form of trees and structured shade; and</p> <p>e. Embellishments including public art, landscaping and street furniture.</p> <p><b>DS3.3</b> Development provides 'Landscape Buffers' as identified by <b>Figure 17</b> which includes:</p> <ul style="list-style-type: none"> <li>Minimum 3m wide landscape strip; and</li> <li>Plant species that reach a minimum height of 10m.</li> </ul> <p><b>DS3.4</b> Development provides 'Interface Treatments' as identified by <b>Figure 17</b> which:</p> <ul style="list-style-type: none"> <li>make use of screening elements such as planting;</li> <li>walls are to include a combination of design elements such as projections and recesses; and</li> <li>walls incorporate horizontal and/or vertical elements through the use of various finishes.</li> </ul>

ELEMENT	DESIGN STANDARD
Public Realm (cont.)	<p><b>DS3.5</b> 'Pedestrian Links' are located in accordance with <b>Figure 17</b>:</p> <ul style="list-style-type: none"> <li>The Western Pedestrian Link is to remain open (can be roofed but not enclosed) to pedestrian access 24 hours a day, 7 days a week.</li> <li>The Eastern Pedestrian Link is to remain open to pedestrian access 7 days a week between the hours of 6am to 10pm as a minimum.</li> </ul> <p><b>DS3.6</b> Development ensures that 'Through Block Links' with minimum pedestrian corridor widths of 4m are provided in accordance with <b>Figure 17</b> which may be enclosed, open to the sky and may be in private or public ownership.</p> <p><b>DS3.7</b> 'On-Road Cycle Lane' is provided in accordance with <b>Figure 17</b>.</p> <p><b>DS3.8</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 17</b>.</p> <p><b>DS3.9</b> Development provides a 'Shared Zone' which incorporates</p> <ol style="list-style-type: none"> <li>Variation in road surface treatment;</li> <li>Priority pedestrian crossing; and</li> <li>Signage and landscape treatment to maximise pedestrian safety.</li> </ol> <p><b>DS3.10</b> Development provides 'Loading and Servicing Areas' in accordance with <b>Figure 17</b> which are adequately screened.</p> <p><b>DS3.11</b> Landscaping to be generally in accordance with the Plant Species List and Main Street landscape concepts.</p>
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 17</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicle requirements are provided in accordance with <b>Appendix H</b>.</p> <p><b>DS4.3</b> Access and 'Primary Vehicle Circulation' is provided in accordance with <b>Figure 17</b>. <i>Note: locations shown are indicative and may vary along the road provided road safety is not compromised.</i></p> <p><b>DS4.4</b> On-site car parking areas are generally located in accordance with <b>Figure 17</b> and designed to reduce visual dominance from the public realm through a combination of built form and planted buffers.</p> <p><b>DS4.5</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.6</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p>



**3.6.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 8.1**

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 8.1 must be in accordance with the Plans and Design Standards outlined in this section.

*Figure 17* identifies those fixed elements of the PoD that cannot be adversely impacted or changed. *Table 21: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 8.1* identifies the applicable Design Standards for a lot layout in Sub-Precinct 8.1.

**TABLE 21: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 8.1**

DESIGN STANDARD	
Square	1 x Town Square (Private)
Total Town Square (Private) Area Required	2,000m <sup>2</sup>
Maximum Future Yield	Lot 80032 – 5 Lots in Sub-Precinct 8.1
Lot Design	No minimum lot size.
Road Hierarchy	Roads are designed in accordance with <a href="#">Appendix L</a> of this PoD.
Car parking	On-site parking and service vehicles are provided in accordance with <a href="#">Appendix H</a> .
PDA Guidelines and Practice Notes	<ul style="list-style-type: none"> <li>• <a href="#">Guideline No.8</a> – Medium and High Rise Buildings (May 2015)</li> <li>• <a href="#">Guideline No.11</a> – Community facilities (May 2015)</li> <li>• <a href="#">Guideline No.13</a> – Engineering Standards (May 2015).</li> <li>• <a href="#">Guideline No.18</a> – Development Interfaces (May 2015).</li> <li>• <a href="#">Practice Note No.11</a> – Parking Analysis Plans (July 2012).</li> <li>• The executed Local Government and DTMR Infrastructure Agreements.</li> </ul>

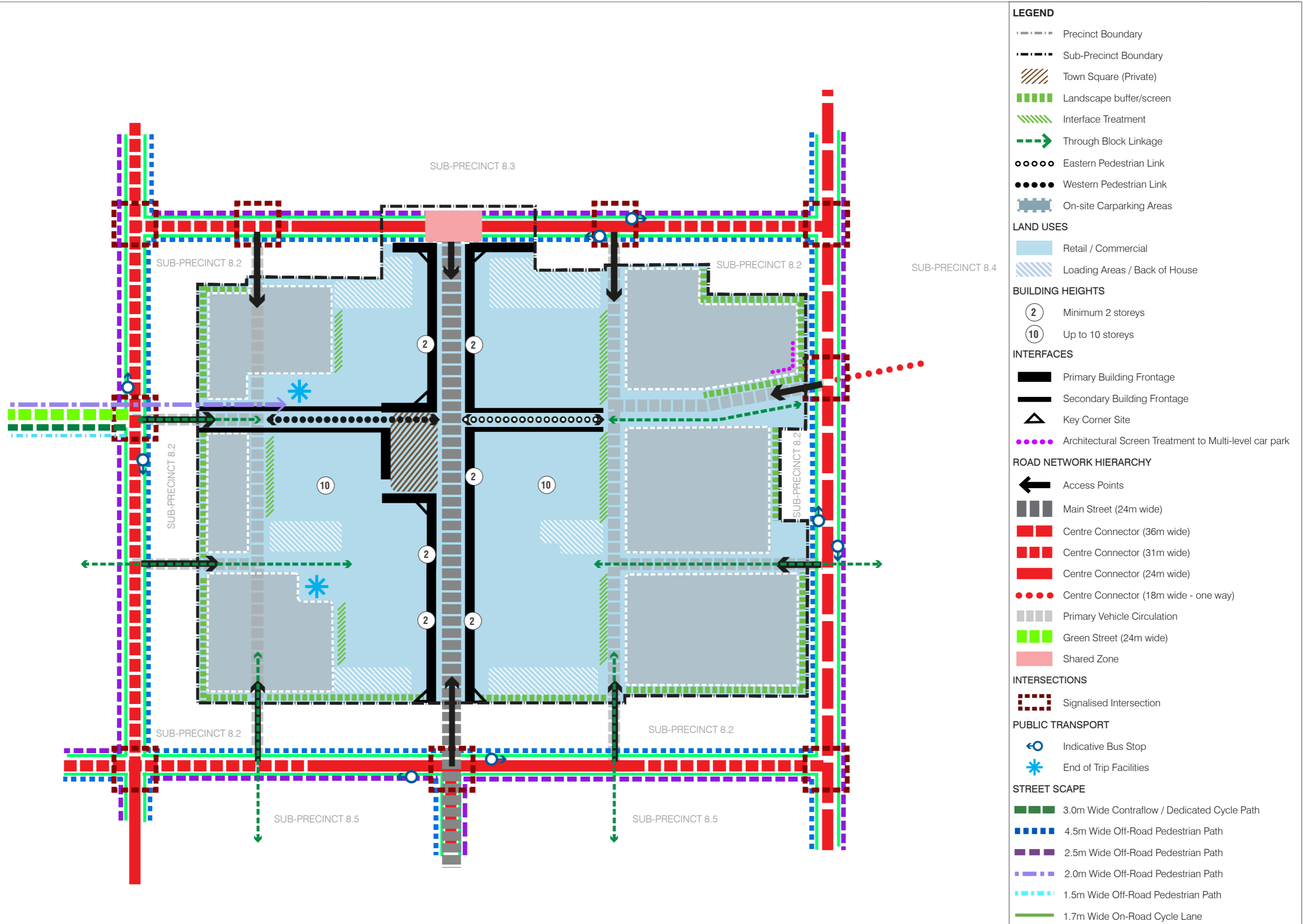
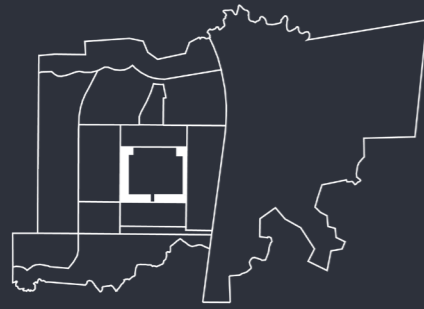


FIGURE 17: SUB-PRECINCT 8.1 FIXED ELEMENTS

## 3.7 SUB-PRECINCT 8.2

### TOWN CENTRE CORE FRAME



#### 3.7.1 SUB-PRECINCT INTENT

This Sub-Precinct delivers medium to high density residential development with commercial and or retail at the lower levels within smaller tenancies with residential above. Housing density is maximised within this Sub-Precinct to make best use of its proximity to the Centre Core and amenity attributes whilst minimising conflict with incompatible land uses. Retail and commercial development is to be integrated with residential development in this Sub-Precinct. This Sub-Precinct can accommodate commercial uses.

The built form of this Sub-Precinct plays a transitional role from the intensity of the Retail Core through to the surrounding urban environment and provides the visual 'sleeving' of the Retail Core. This Sub-Precinct provides a range of built form typologies that intersperse views through and into the Core. Building heights reflect and offer a transition from the Core. Built form helps create distinctive urban edged and arrival nodes at key intersections.

Development is oriented to face streets and maximise views to the Glass House Mountains, People's Place or Central Park. Development contributes to the creation of a shady streetscape that achieves a green, attractive and walkable environment that facilitates pedestrian movement to adjoining Sub-Precincts.

Development utilises shared access and waste management facilities to reduce impacts onto the streetscape. Similarly, car parking is not to be a dominant feature of the development from the street and should be located either behind buildings, within podiums, or basements to achieve an appropriately sleeved design response.

*Figure 18: Sub-Precinct 8.2 Illustrative Intent Plan* provides an illustrative representation of the desired outcome for the Sub-Precinct.

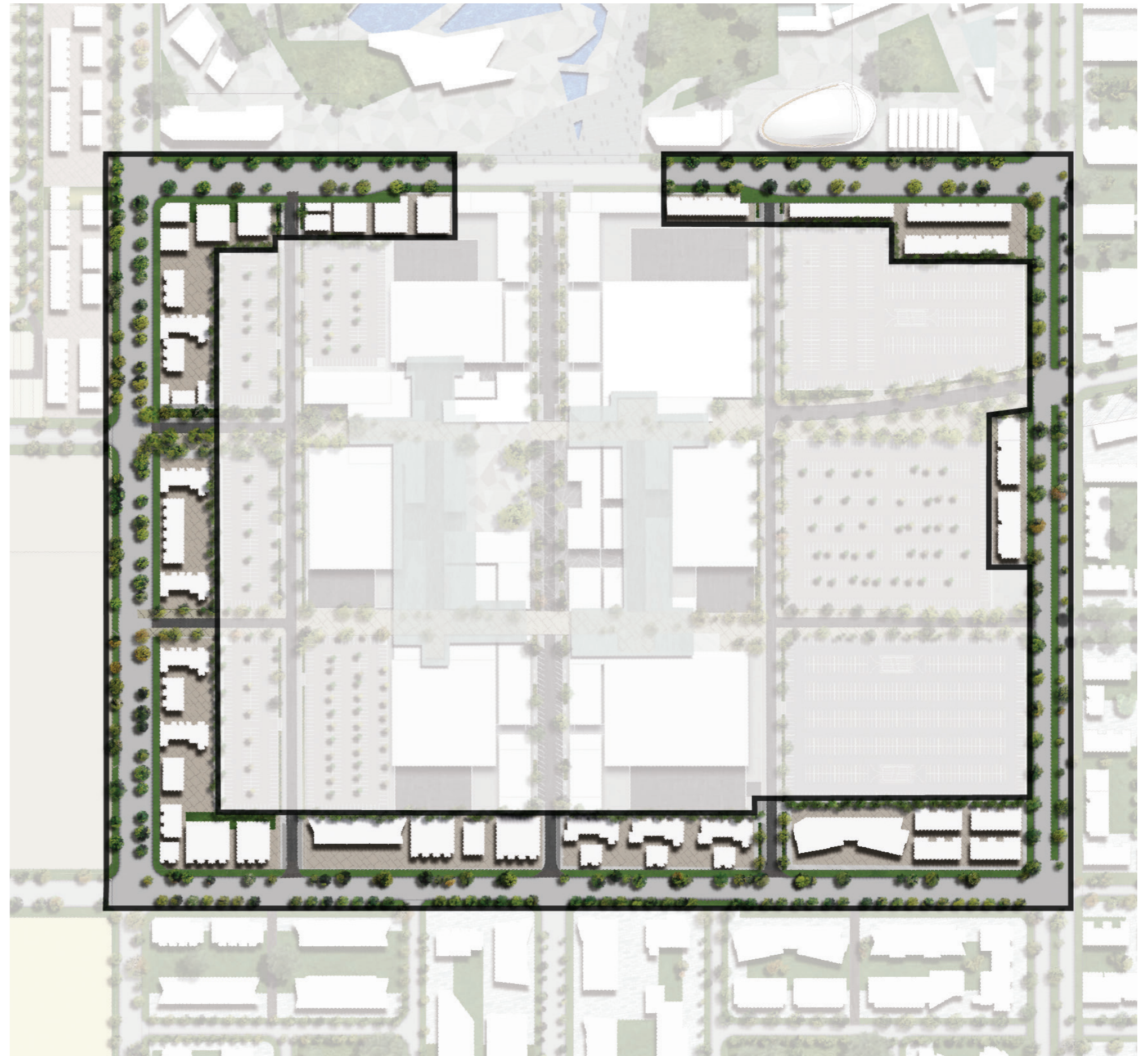


FIGURE 18: SUB-PRECINCT 8.2 ILLUSTRATIVE INTENT PLAN

### 3.7.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 8.2 are outlined in **Table 22: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 22: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
Uses Subject to Compliance Assessment
<ul style="list-style-type: none"> <li>• Business (where in the Mixed Use Retail land use in <b>Figure 19</b>).</li> <li>• Car Park</li> <li>• Food Premises</li> <li>• Health Care Services</li> <li>• Home Based Business</li> <li>• Indoor Entertainment</li> <li>• Indoor Sport and Recreation (where excluding premises for conducting large scale functions, i.e. Convention Centre, Amusement and Leisure Centre)</li> <li>• Multiple Residential</li> <li>• Other Residential</li> <li>• Sales Office</li> <li>• Short Term Accommodation</li> <li>• Shop</li> <li>• Utility Installation</li> </ul>

### 3.7.3 SPECIFIC DESIGN CRITERIA

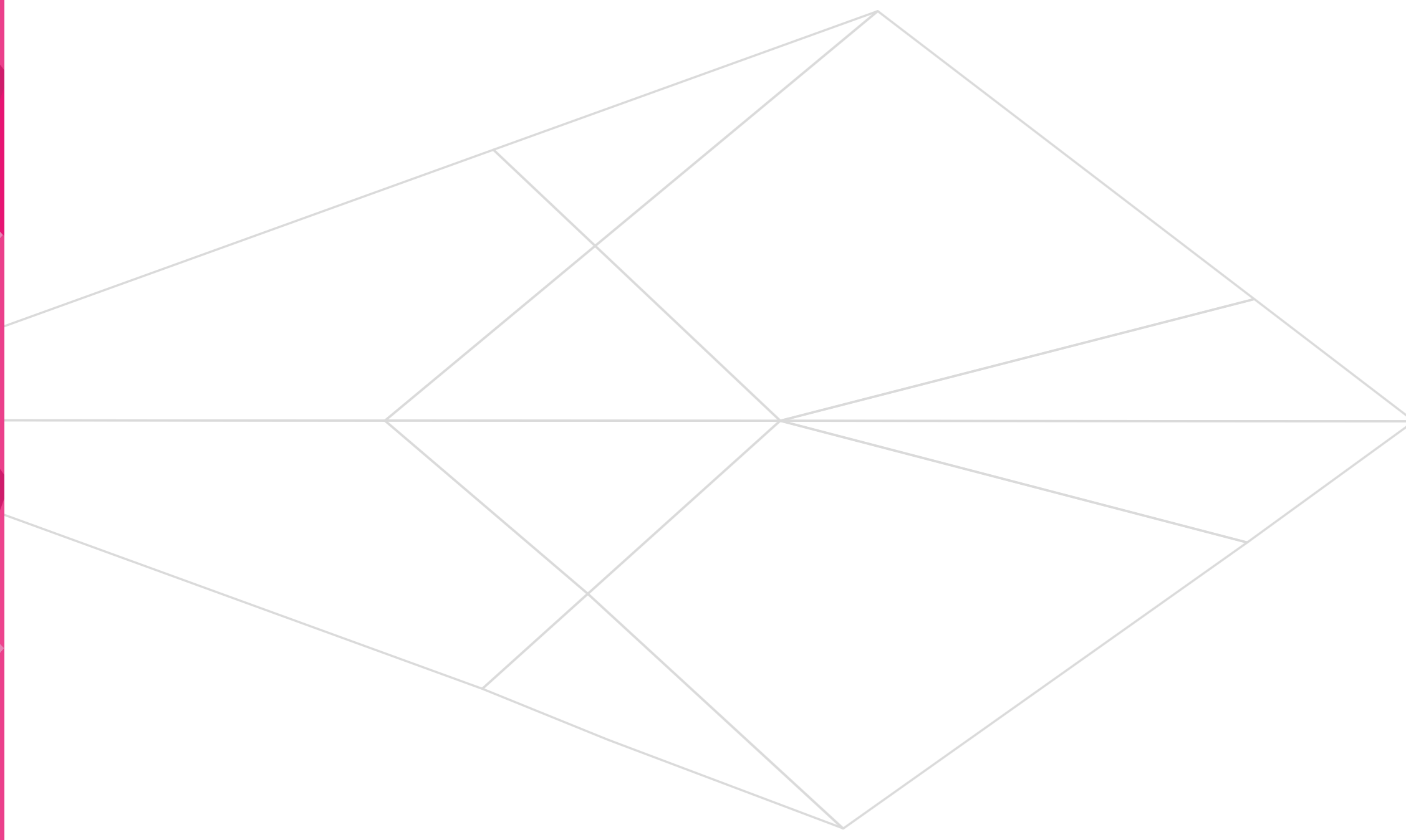
Applications for Compliance Assessment in Sub-Precinct 8.2 are required to be assessed against and fulfil the Design Standards identified in **Table 23: Sub-Precinct 8.2 Design Standards**.

**TABLE 23: SUB-PRECINCT 8.2 DESIGN STANDARDS**

DESIGN STANDARD	
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 22</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The GFA of uses in accordance with <b>Table 9: Compliance Assessible Uses</b>.</p> <p><b>DS2.2</b> Building height does not exceed the maximum building height shown in <b>Figure 19</b>.</p> <p><b>DS2.3</b> Development provides podiums that have a maximum height of 2 storeys on 'Primary Frontage' sites.</p> <p><b>DS2.4</b> Where for Multiple Residential (other than Duplex and Triplex), the minimum setback from the outermost projection of buildings are in accordance with Section 3.17 <b>Table 49</b> and the following:</p> <ol style="list-style-type: none"> <li>a. Built to boundary (0m) on all sides where located on 'Primary Frontage' sites; and</li> <li>b. Point DS2.7 below where located on 'Secondary Frontage' sites.</li> </ol> <p><b>DS2.5</b> Where for Multiple Residential (other than Duplex and Triplex), development provides the following minimum building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.17 <b>Table 50</b></p> <p><b>DS2.6</b> Where development on a Primary Frontage identified by <b>Figure 19</b>, a building must:</p> <ol style="list-style-type: none"> <li>a. Present a minimum of 70% of the building as active frontage;</li> <li>b. Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct;</li> <li>c. Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided;</li> <li>d. Address the street frontage or frontages by:             <ul style="list-style-type: none"> <li>- Providing clear, legible entry points for both pedestrians and vehicles;</li> <li>- Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths;</li> </ul> </li> <li>e. Provide an awning to the street 4m in width.</li> </ol>

DESIGN STANDARD	
	<p><b>DS2.7</b> Where development on a Secondary Frontage identified by <b>Figure 19</b>, a building must:</p> <ol style="list-style-type: none"> <li>a. Present a minimum of 70% of the building as active frontage;</li> <li>b. Include a combination of design elements such as projections, recesses and openings to enhance the character of the precinct;</li> <li>c. Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features; and</li> <li>d. Not have blank walls or loading bays on this frontage.</li> </ol> <p><b>DS2.8</b> Development on a Key Corner Site identified by <b>Figure 19</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>a. Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>b. Built form, is provided to this corner and is articulated through use of glass, openings, and recesses; and</li> <li>c. 4m wide awnings and public realm treatments at the ground plan to celebrate the corner and contributed to the public realm.</li> </ol>
Public Realm	<p><b>DS3.1</b> Development ensures that a 'Through Block Link' with a minimum pedestrian corridor width of 4m is provided in accordance with <b>Figure 19</b> which may be enclosed, open to the sky and may be in private or public ownership.</p> <p><b>DS3.2</b> 'On-Road Cycle Lane' is provided in accordance with <b>Figure 19</b>.</p> <p><b>DS3.3</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 19</b>.</p> <p><b>DS3.4</b> Development provides 'Loading and Servicing Areas' in accordance with <b>Figure 19</b> which are adequately screened.</p> <p><b>DS3.5</b> Development provides a 'Shared Zone' which incorporates</p> <ol style="list-style-type: none"> <li>a. Variation in road surface treatment;</li> <li>b. Priority pedestrian crossing; and</li> <li>c. Signage and landscape treatment to maximise pedestrian safety.</li> </ol>

DESIGN STANDARD	
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 19</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix H</b>.</p> <p><b>DS4.3</b> Access Points are provided in accordance with <b>Figure 19</b>. <i>Note: locations shown are indicative and may vary along the road provided road safety is not compromised.</i></p> <p><b>DS4.4</b> On-site vehicle car parking areas are generally located within a basement, behind the building or within a Podium.</p> <p><b>DS4.5</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.6</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p> <p><b>DS4.7</b> Access to Multiple Residential sites will be granted through rear access as demonstrated on <b>Figure 17</b> and <b>Figure 19</b> and access easements provided as required.</p>



**3.7.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 8.2**

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 8.2 must be in accordance with the Plans and Design Standards outlined in this section.

*Figure 19* identifies those fixed elements of the PoD that cannot be adversely impacted or changed. *Table 24: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 8.2* identifies the applicable Design Standards for a lot layout in Sub-Precinct 8.2.

**TABLE 24: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 8.2**

DESIGN STANDARD	
Maximum Yield	Lot 80032 – 12 Lots in Sub-Precinct 8.2
Lot Design	No minimum lot size
Road Hierarchy	Roads are designed in accordance with <a href="#">Appendix L</a> of this PoD.
Car parking	On-site parking and service vehicles are provided in accordance with <a href="#">Appendix H</a> .
PDA Guidelines and Practice Notes	<ul style="list-style-type: none"> <li>• <a href="#">Guideline No.8</a> – Medium and High Rise Buildings (May 2015)</li> <li>• <a href="#">Guideline No.9</a> – Centres (May 2015)</li> <li>• <a href="#">Guideline No.13</a> – Engineering Standards (May 2015)</li> <li>• <a href="#">Guideline No.18</a> – Development Interfaces (May 2015)</li> <li>• <a href="#">Practice Note No.11</a> – Parking Analysis Plans (July 2012)</li> <li>• The executed Local Government and DTMR Infrastructure Agreements.</li> </ul>

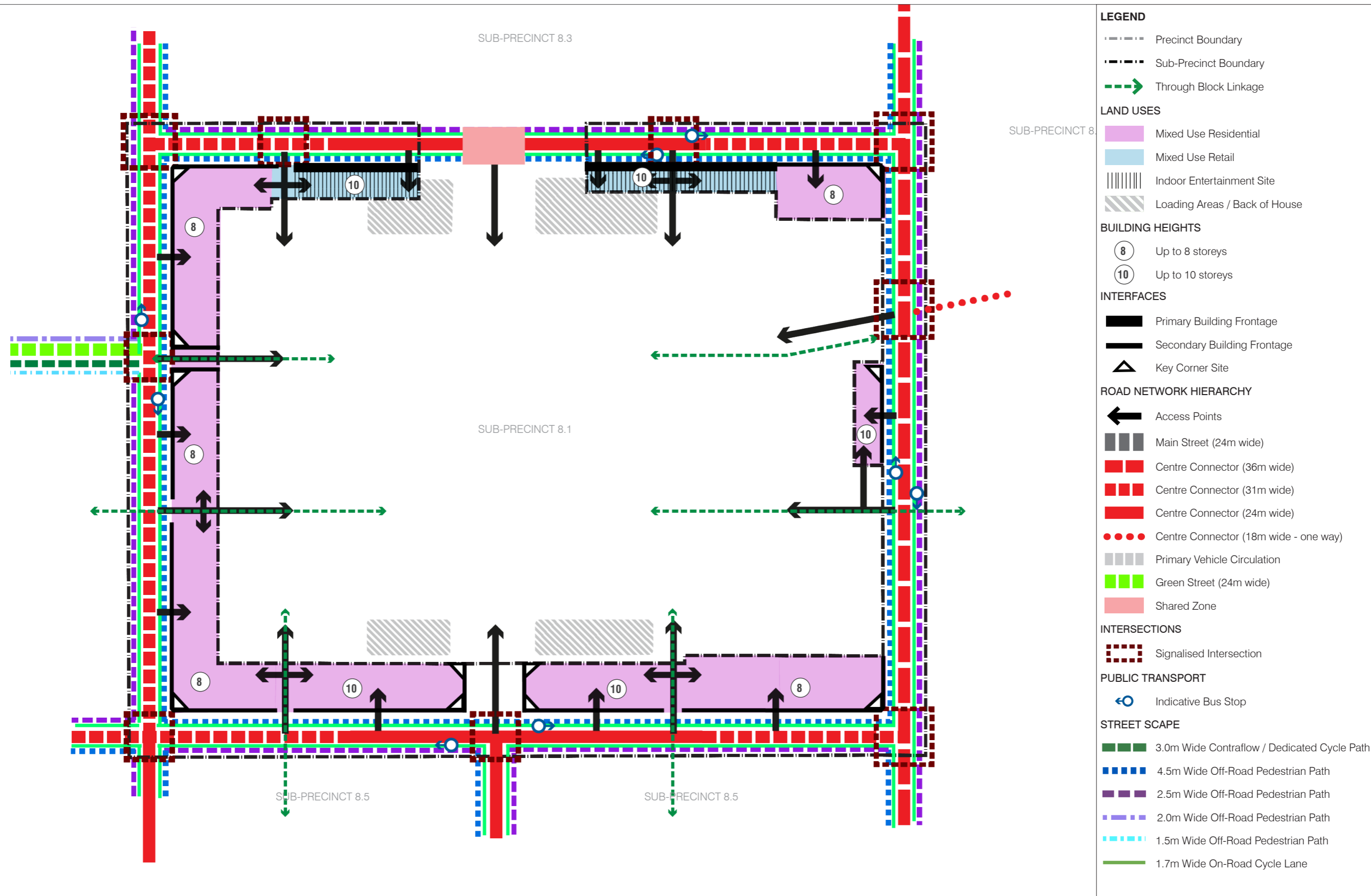
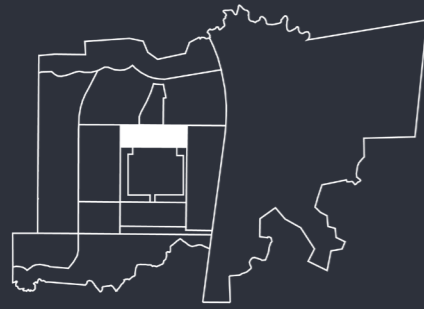


FIGURE 19: SUB-PRECINCT 8.2 FIXED ELEMENTS

## 3.8 SUB-PRECINCT 8.3

PEOPLES PLACE SOUTH



### 3.8.1 SUB-PRECINCT INTENT

This Sub-Precinct is to cater for a mixture of recreational opportunities including formal gardens, major community facilities, aquatic facilities and events spaces. This Sub-precinct provides the location for a 6.8 hectare 'People's Place' which will provide Caloundra South with a higher order entertainment, leisure and cultural hub providing a community focus for:

- Potential creative, cultural and community meeting spaces; and
- Potential aquatic and water play facilities.

Uses within this Sub-Precinct may also include commercial, residential and educational (preferably tertiary) development where located on the edges of this Sub-Precinct and where not compromising the primary role and function of this sub precinct as the People's Place. Retail use category uses will be supported and commercial use categories will be supported where not located in the Peoples Place.

The built form within this Sub-Precinct is to be located and penetrate into the space along the edges of the Sub-Precinct in tall slim forms that promote the People's Place and its significance within the Town Centre.

Sub-Precinct are to present an 'iconic' built form outcome that signals arrival to the Caloundra South Community. Buildings may comprise mixed use development consisting of retail and commercial development on ground floor with residential uses above.

The People's Place within this Sub-Precinct forms the primary community space within Caloundra South. Development ensures that the design of buildings reflects an urban built form while incorporating open space and landscaping appropriate to the use and scale of the development which contributes to the Sub-Precinct character and identity.

Pedestrian access to and through this Sub-Precinct is encourage from all edges of the precinct. Vehicular access is to be limited to key access points only so as to preserve the continuity of the streetscape for pedestrian movement.

**Figure 20: Sub-Precinct 8.3 Illustrative Intent Plan** provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 20: SUB-PRECINCT 8.3 ILLUSTRATIVE INTENT PLAN

### 3.8.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 8.3 are outlined in **Table 25: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 25: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
Uses Subject to Compliance Assessment
<p><b>Where in People's Place South:</b></p> <ul style="list-style-type: none"> <li>• Community Facility</li> <li>• Indoor Entertainment</li> <li>• Indoor Sport and Recreation</li> <li>• Market</li> <li>• Outdoor Sport and Recreation</li> <li>• Tourist Attraction</li> </ul> <p><b>Where not in People's Place South:</b></p> <ul style="list-style-type: none"> <li>• Business</li> <li>• Car Park</li> <li>• Child Care Centre</li> <li>• Education Establishment (where located on "University Campus" site)</li> <li>• Emergency Services</li> <li>• Food Premises</li> <li>• Health Care Services</li> <li>• Multiple Residential (where located on a 'Multiple Density Residential' site as identified on <b>Figure 21</b>).</li> <li>• Sales Office</li> <li>• Shop</li> <li>• Short Term Accommodation (where located on a 'Multiple Density Residential' site as identified on <b>Figure 21</b>)</li> <li>• Utility Installation</li> </ul>

### 3.8.3 SPECIFIC DESIGN CRITERIA

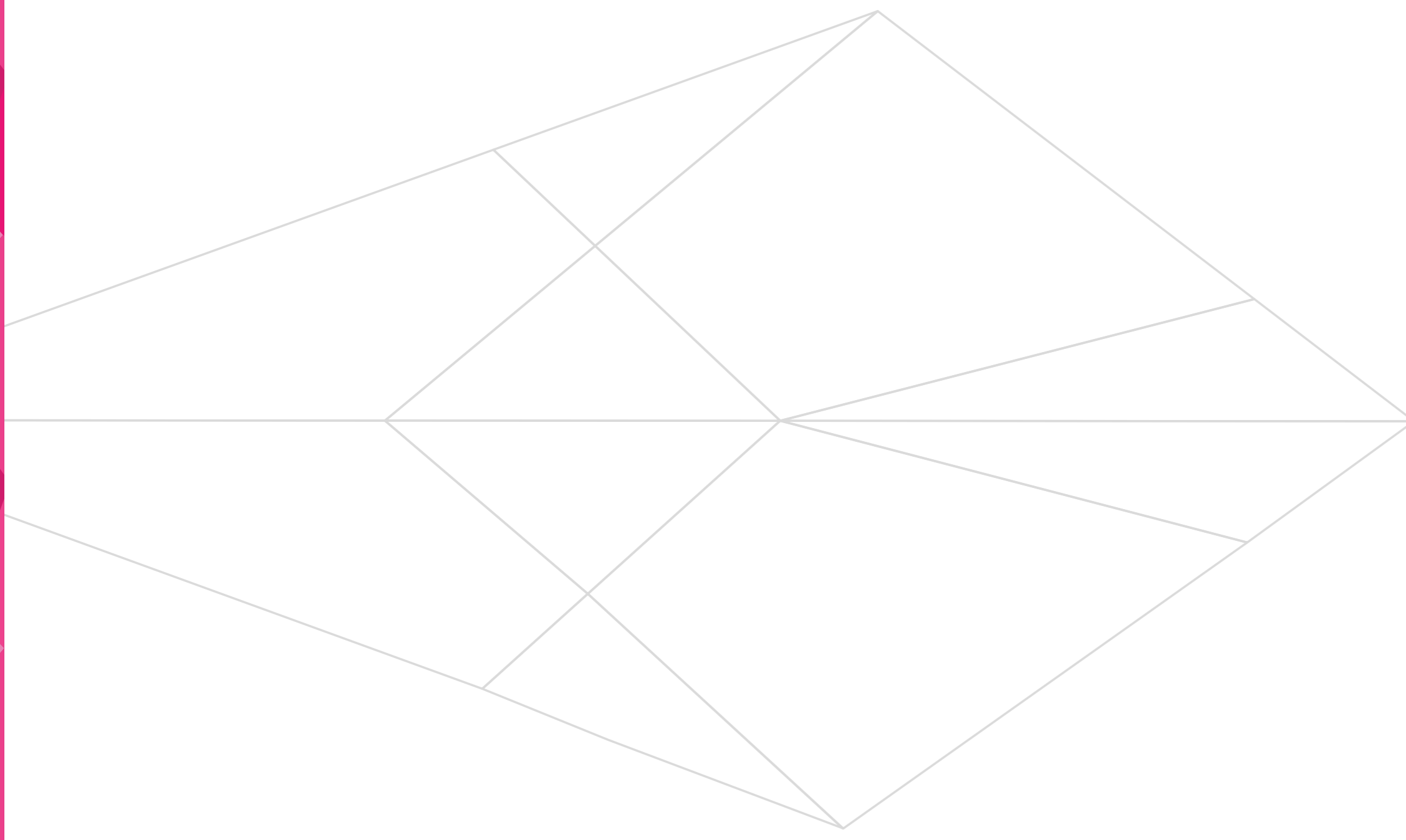
Applications for Compliance Assessment in Sub-Precinct 8.3 are required to be assessed against and fulfil the Design Standards identified in **Table 26: Sub-Precinct 8.3 Design Standards**.

**TABLE 26: SUB-PRECINCT 8.3 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 25</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The GFA of uses in accordance with <b>Table 9: Compliance Assessable Uses</b>.</p> <p><b>DS2.2</b> Building height does not exceed the maximum building height shown in <b>Figure 21</b>.</p> <p><b>DS2.3</b> Development provides podiums that are a maximum height of 2 storeys.</p> <p><b>DS2.4</b> Where for Multiple Residential (Other than a Duplex and Triplex), the minimum setbacks from the outermost projection of buildings are in accordance with Section 3.17 <b>Table 49</b></p> <p><b>DS2.5</b> Multiple Residential (Other than a Duplex and Triplex), development provides the following minimum building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.17 <b>Table 50</b></p> <p><b>DS2.6</b> Where development on a Primary Frontage identified by <b>Figure 21</b>, a building must:</p> <ol style="list-style-type: none"> <li>Present a minimum of 70% of the building as active frontage;</li> <li>Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct;</li> <li>Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided;</li> <li>Address the street frontage or frontages by: <ul style="list-style-type: none"> <li>- Providing clear, legible entry points for both pedestrians and vehicles;</li> <li>- Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths;</li> </ul> </li> <li>Provide an awning to the street 4m in width.</li> </ol> <p><b>DS2.7</b> Where development on a Secondary Frontage identified by <b>Figure 21</b>, a building must:</p> <ol style="list-style-type: none"> <li>Present a minimum of 70% of the building as active frontage;</li> <li>Include a combination of design elements such as projections, recesses and openings to enhance the character of the precinct;</li> <li>Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features; and</li> <li>Not have blank walls or loading bays on this frontage.</li> </ol>

ELEMENT	DESIGN STANDARD
Built Form (cont.)	<p><b>DS2.8</b> Development on a Key Corner Site identified by <b>Figure 21</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>Service stations and fast food outlets are not located on these corners;</li> <li>Built form, is provided to this corner and is articulated through use of glass, openings, and recesses; and</li> <li>4m wide awnings and public realm treatments at the ground plan to celebrate the corner and contributed to the public realm.</li> </ol> <p><b>DS2.9</b> The scale of development protects 'View Lines' through the site as identified by <b>Figure 21</b>.</p>
Public Realm	<p><b>DS3.1</b> 'People's Place Plaza' with a minimum size of 3,000m<sup>2</sup> is located as shown on the <b>Figure 21</b> and provides:</p> <ol style="list-style-type: none"> <li>A minimum of 70% open to the sky;</li> <li>A minimum 60m frontage to the Main Street;</li> <li>A mix of informal plaza space and outdoor dining uses; and</li> <li>Embellishments may include public art, landscaping and street furniture.</li> </ol> <p><b>DS3.2</b> A 'Plaza (within University Campus / Commercial / Retail land use)' is located as shown on <b>Figure 21</b> and provides:</p> <ol style="list-style-type: none"> <li>A minimum of 50% open to the sky;</li> <li>A minimum 40m frontage to the internal or external thoroughfare;</li> <li>A mix of informal plaza space and dedicated outdoor dining uses; and</li> <li>Embellishments may include public art, landscaping and street furniture.</li> </ol> <p><b>DS3.3</b> A potential Aquatic play node is delivered through the development of the People's Place in accordance with <b>Figure 21</b>.</p> <p><b>DS3.4</b> A 'Grade Separated Pedestrian Cycle Link' is provided in accordance with <b>Figure 21</b> to connect the People's Place South to the northern continuation of People's Place in the North within the adjoining Sub-Precinct.</p> <p><b>DS3.5</b> Development ensures that a 'Through Block Link' with a minimum pedestrian corridor width of 4m is provided in accordance with <b>Figure 21</b> which may be enclosed, open to the sky and may be in private or public ownership.</p> <p><b>DS3.6</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 21</b>.</p> <p><b>DS3.7</b> Development provides a 'Shared Zone' which incorporates</p> <ol style="list-style-type: none"> <li>Variation in road surface treatment;</li> <li>Priority pedestrian crossing; and</li> <li>Signage and landscape treatment to maximise pedestrian safety.</li> </ol>

ELEMENT	DESIGN STANDARD
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 21</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix H</b>.</p> <p><b>DS4.3</b> Access locations are provided in accordance with <b>Figure 21</b>. <i>Note locations shown are indicative and may vary along the road provided road safety is not compromised.</i></p> <p><b>DS4.4</b> On-site at-grade car parking areas are to provide bus layby areas and generally be screened from view from surrounding streets by a combination of built form and planted buffers.</p> <p><b>DS4.5</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.6</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p>



### 3.8.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 8.3

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 8.3 must be in accordance with the Plans and Design Standards outlined in this section.

*Figure 21* identifies those fixed elements of the PoD that cannot be adversely impacted or changed. *Table 27: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 8.3* identifies the applicable Design Standards for a lot layout in Sub-Precinct 8.3.

**TABLE 27: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 8.3**

DESIGN STANDARD	
Plazas	1 x People's Place Plaza 1 x Plaza (within University Campus / Commercial / Retail land use)
Total Area Required	People's Place Plaza - 3,000m <sup>2</sup> Major Civic Centre - 1.5 ha
Total Park Area	6.8ha People's Place South (includes Major Civic Centre and People's Place Plaza)
Maximum Future Yield	Lot 80028 – 3 Lots Lot 80030 – 2 Lots Lot 80031 – 2 Lots
Lot Design	No minimum lot size
Road Hierarchy	Roads are designed in accordance with <a href="#">Appendix L</a> of this PoD.
Car parking	On-site parking and service vehicles are provided in accordance with <a href="#">Appendix H</a> .
PDA Guidelines and Practice Notes	<ul style="list-style-type: none"> <li>• <a href="#">Guideline No.8</a> – Medium and High Rise Buildings (May 2015)</li> <li>• <a href="#">Guideline No.11</a> – Community Facilities (May 2015)</li> <li>• <a href="#">Guideline No.12</a> – Park Planning and Design (May 2015)</li> <li>• <a href="#">Guideline No.13</a> – Engineering Standards (May 2015)</li> <li>• <a href="#">Guideline No.18</a> – Development Interfaces (May 2015)</li> <li>• <a href="#">Practice Note No.11</a> – Parking Analysis Plans (July 2012)</li> <li>• The executed Local Government and DTMR Infrastructure Agreements</li> </ul>

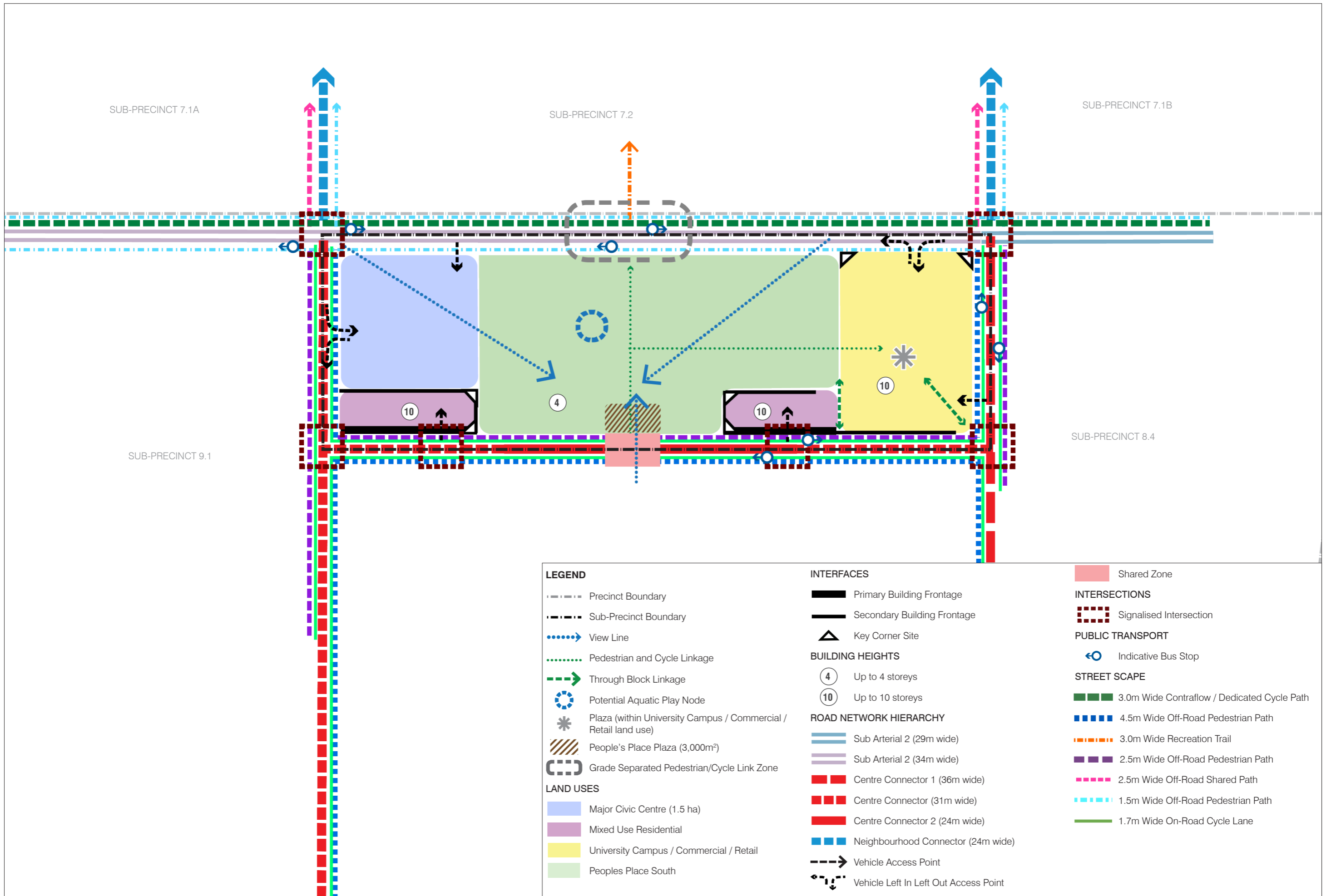
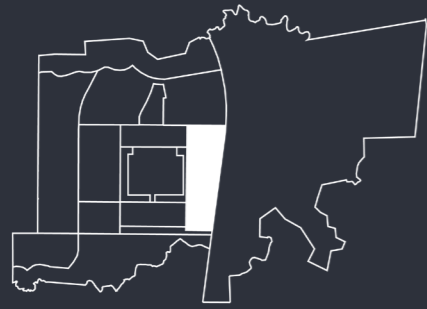


FIGURE 21: SUB-PRECINCT 8.3 FIXED ELEMENTS

## 3.9 SUB-PRECINCT 8.4

MIXED USE EDGE



### 3.9.1 SUB-PRECINCT INTENT

This Sub-Precinct is to cater for a mixture of education, business, small scale retail, health and community uses, residential, and short term accommodation. Commercial use categories are supported by this Sub-precinct. Land uses within this Sub-Precinct do not compromise the intended role or successful functioning of the Town Centre Core (Sub-Precinct 8.1). Land uses cannot include full line supermarkets, discount department stores or department stores within this Sub-Precinct. Uses such as showrooms and outdoor sales may occur. Community uses such as health facilities, emergency services and police station are also compatible within this Sub-Precinct and are envisaged to be located in the southern portion of this Sub-Precinct to benefit from ease of access to the transit hub and key roads. Two parks are provided throughout this precinct to enhance community amenity and recreation.

Built form and landscaping create an attractive, pedestrian oriented streetscape, and visual amenity along the interface with the Bells Creek Arterial is enhanced through the use of landscape planting. Building height reinforces the transition from the core by stepping building height and intensity down from the Town Centre. This transition is to be reinforced by the design of development to provide for a transition from a strong urban edge on the western boundary of this Sub-Precinct, through to pavilion buildings within a landscaped setting on the eastern edge of the Sub-Precinct ensuring an attractive edge is presented to the Bells Creek Arterial. Where they occur, residential uses are designed to minimise adverse impacts on occupants as a result of noise and other characteristics of the local environment.

This Sub-Precinct presents as one of the key entry gateways to Caloundra South. Development is to be designed to encourage a consolidation of built form and activities.

Public realm within the Sub-Precinct is designed to facilitate movement of pedestrians in a comfortable environment with a focus on creating strong links to the People's Place, Transit Interchange and Retail Core.

Vehicle access through the site links with important visual gateways that are to be treated through building design, whilst not compromising on vehicle movement. The accessibility of this Sub-Precinct may also make it suitable for heavily trafficked (vehicle or pedestrian) uses such as tertiary education, display spaces, home maker centre or commercial office for example.

*Figure 22: A Illustrative Concept Plan* provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 22: A ILLUSTRATIVE CONCEPT PLAN

### 3.9.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 8.4 are outlined in **Table 28: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 28: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
Uses Subject to Compliance Assessment
<ul style="list-style-type: none"> <li>• Business</li> <li>• Car Park</li> <li>• Child Care Centre</li> <li>• Community Facility</li> <li>• Educational Establishment</li> <li>• Emergency Services</li> <li>• Fast Food Premises</li> <li>• Food Premises</li> <li>• Health Care Services</li> <li>• Home Based Business</li> <li>• Hospital</li> <li>• Indoor Entertainment</li> <li>• Indoor Sport and Recreation</li> <li>• Market</li> <li>• Multiple Residential (where located on 'Preferred Residential Node' sites as identified on <b>Figure 23</b>)</li> <li>• Other Residential</li> <li>• Outdoor Sales</li> <li>• Outdoor Sport and Recreation</li> <li>• Place of Assembly</li> <li>• Sales Office</li> <li>• Service Station</li> <li>• Service Industry</li> <li>• Shop</li> <li>• Short Term Accommodation</li> <li>• Telecommunications Facility</li> <li>• Tourist Attraction</li> <li>• Utility Installation</li> <li>• Veterinary hospital</li> </ul>

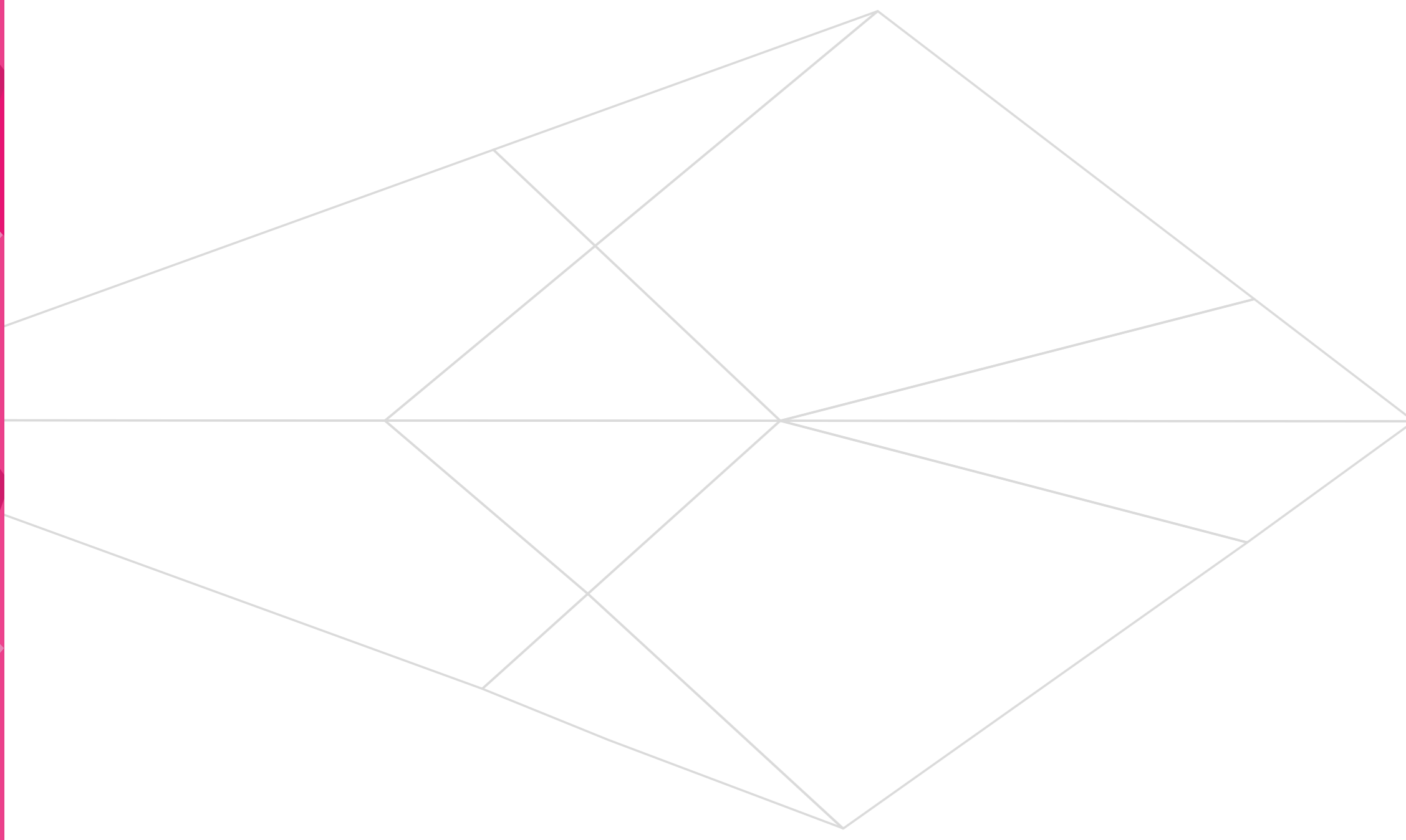
### 3.9.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 8.4 are required to be assessed against and fulfil the Design Standards identified in **Table 29: Sub-Precinct 8.4 Design Standards**.

**TABLE 29: SUB-PRECINCT 8.4 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 28</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The GFA of uses in accordance with <b>Table 9: Compliance Assessable Uses</b>.</p> <p><b>DS2.2</b> Building height does not exceed the maximum building height shown in <b>Figure 23</b>.</p> <p><b>DS2.3</b> Development provides podiums for non-residential elements which have a maximum height of 2 storeys.</p> <p><b>DS2.4</b> Where for Multiple Residential (other than Duplex and Triplex), the minimum setback from the outermost projection of buildings are in accordance with Section 3.17 <b>Table 49</b>.</p> <p><b>DS2.5</b> Where for Multiple Residential (other than Duplex and Triplex), development provides the following minimum building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.17 <b>Table 50</b>.</p> <p><b>DS2.6</b> Where development on a Secondary Frontage identified by <b>Figure 23</b>, a building must:</p> <ol style="list-style-type: none"> <li>a. Present a minimum of 70% of the building as active frontage;</li> <li>b. Include a combination of design elements such as projections, recesses and openings to enhance the character of the precinct;</li> <li>c. Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features; and</li> <li>d. Not have blank walls or loading bays on this frontage.</li> </ol> <p><b>DS2.7</b> Development on a Key Corner Site identified by <b>Figure 23</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>a. Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>b. Service stations and fast food outlets are not located on these corners;</li> <li>c. Built form, is provided to this corner and is articulated through use of glass, openings, and recesses; and</li> <li>d. 4m wide awnings and public realm treatments at the ground plan to celebrate the corner and contributed to the public realm.</li> </ol>

ELEMENT	DESIGN STANDARD
Public Realm	<p><b>DS3.1</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 23</b>.</p> <p><b>DS3.2</b> Development along 'Bells Creek Arterial Landscape Edge' as identified by <b>Figure 23</b> creates a pleasant green landscaped edge to the Bells Creek Arterial corridor which:</p> <ol style="list-style-type: none"> <li>a. Provides an attractive gateway statement; and</li> <li>b. Presents development to the road as being pavilion buildings within a green landscaped setting.</li> </ol> <p><b>DS3.3</b> Development fronting 'Gateway Landscape Edge' as identified by <b>Figure 23</b> provides a landscape treatment that offers:</p> <ol style="list-style-type: none"> <li>a. A high quality landscape treatment;</li> <li>b. Dense groundcover planting;</li> <li>c. Advanced tree planting;</li> <li>d. Feature tree species;</li> <li>e. Minimum 3m wide landscape strip; and</li> <li>f. Buildings are to be orientated to the internally away from Bells Creek Arterial Road.</li> </ol> <p><b>DS3.4</b> A 3m landscape buffer/screen is provided on property frontage as shown in <b>Figure 23</b>.</p>
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 23</b>.</p> <p><b>DS4.2</b> 'Primary Vehicle Circulation' is provided in accordance with the indicative layout shown on <b>Figure 23</b>.</p> <p><b>DS4.3</b> On-site parking and service vehicles are provided in accordance with <b>Appendix H</b>.</p> <p><b>DS4.4</b> Access and prohibited access locations are provided in accordance with <b>Figure 23</b>. Note locations shown are indicative and may vary along the road provided road safety is not compromised.</p> <p><b>DS4.5</b> On-site at-grade car parking areas are generally screened from view from surrounding streets by a combination of built form and planted buffers.</p> <p><b>DS4.6</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.7</b> Direct vehicular access to Bell's Creek Arterial Road is prohibited.</p>



### 3.9.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 8.4

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 8.4 must be in accordance with the Plans and Design Standards outlined in this section.

**Figure 23** identifies those fixed elements of the PoD that cannot be adversely impacted or changed. **Table 30: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 8.4** identifies the applicable Design Standards for a lot layout in Sub-Precinct 8.4.

**TABLE 30: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 8.4**

DESIGN STANDARD	
Number of Local/Neighbourhood Parks	2 x Local Parks
Total Park Area Required	5,000m <sup>2</sup>
Maximum Future Yield	Lot 80027 – 28 Lots Lot 80026 – 27 Lots Lot 80025 - 16 lots
Lot Design	No minimum lot size
Road Hierarchy	Roads are designed in accordance with <a href="#">Appendix L</a> of this PoD.
Car parking	On-site parking and service vehicles are provided in accordance with <a href="#">Appendix H</a> .
PDA Guidelines and Practice Notes	<ul style="list-style-type: none"> <li>• <a href="#">Guideline No.8</a> – Medium and High Rise Buildings (May 2015)</li> <li>• <a href="#">Guideline No.11</a> – Community Facilities (May 2015)</li> <li>• <a href="#">Guideline No.12</a> – Park Planning and Design (May 2015)</li> <li>• <a href="#">Guideline No.13</a> – Engineering Standards (May 2015)</li> <li>• <a href="#">Guideline No.18</a> – Development Interfaces (May 2015)</li> <li>• <a href="#">Practice Note No.11</a> – Parking Analysis Plans (July 2012)</li> <li>• The executed Local Government and DTMR Infrastructure Agreements</li> </ul>

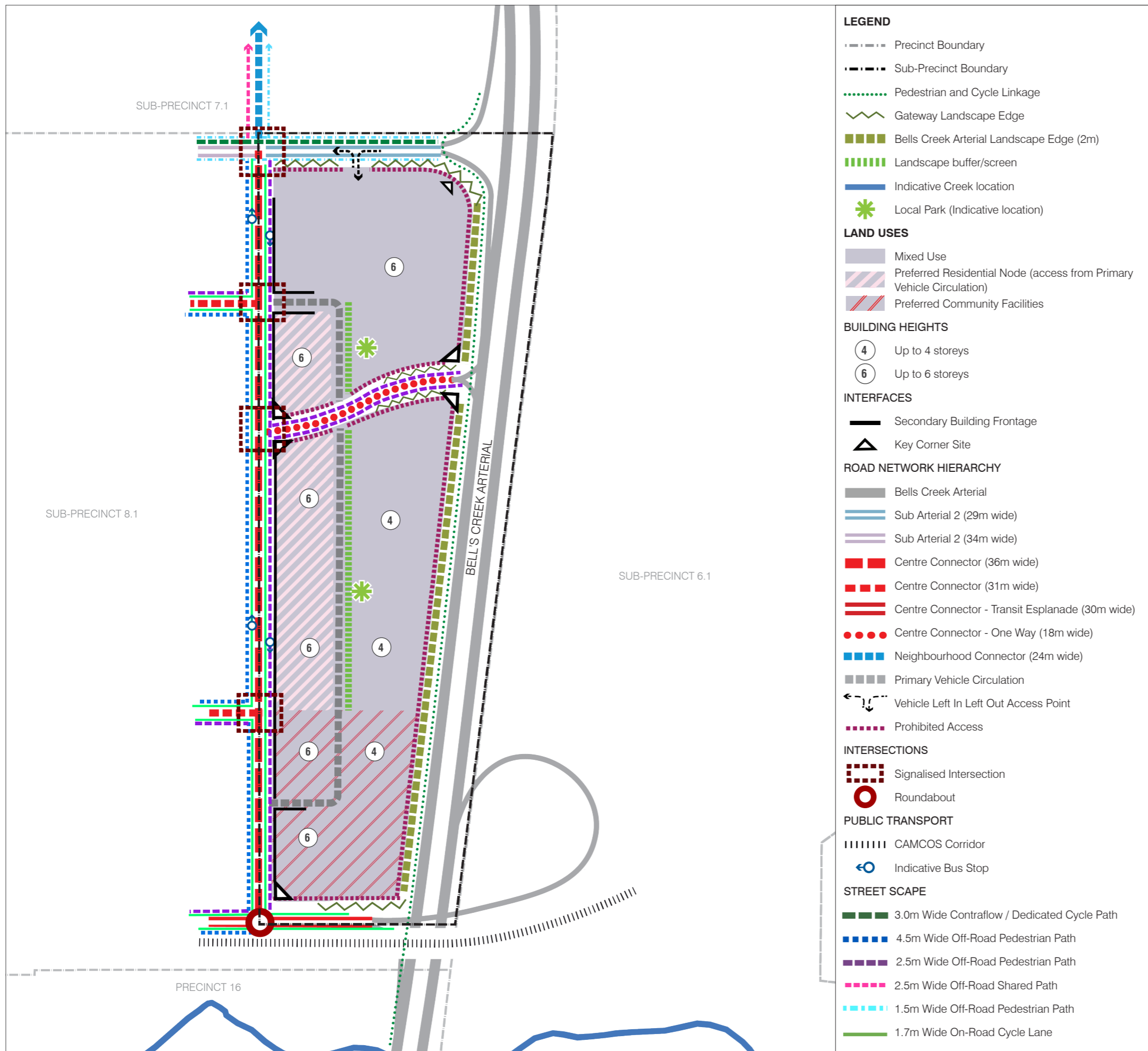
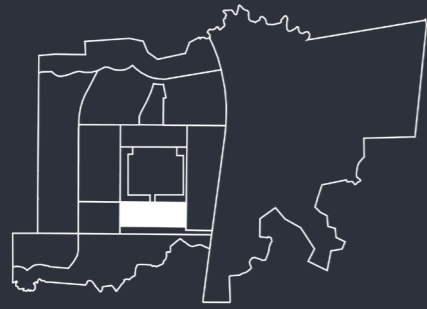


FIGURE 23: SUB-PRECINCT 8.4 FIXED ELEMENTS

## 3.10 SUB-PRECINCT 8.5

### TRANSIT PRECINCT



#### 3.10.1 SUB-PRECINCT INTENT

This Sub-Precinct is located within easy walking distance of the Transit Interchange and accommodates primarily residential uses in a mixed density urban environment. A mixture of housing density is provided within the Sub-precinct primarily in a mid to high rise form. Attached terrace housing on the edges of this Sub-Precinct may also be provided. Buildings fronting the Main Street incorporate fine-grain retail and commercial uses to generate activity along these pedestrian spines and to capitalise on the accessibility to public transport. Mixed use development may also occur on the edges of this Sub-Precinct.

The Main Street will offer high intensity development with building heights transitioning down towards the east and west.

Development comprises tower and podium form where fronting the Main Street. The podium element of a tower is to have a strong interface with the street and create a consistent active frontage at a human scale along the street that is supported by landscaping at the street frontage to enhance the pedestrian environment and reinforce the residential nature of this Sub-Precinct. A building in planted streetscape treatment is otherwise achieved in the balance of the Sub-Precinct.

Public realm within the Sub-Precinct comprises a number of local neighbourhood parks located throughout the residential neighbourhoods which provide for passive recreation opportunities.

The entrance to the Transit Interchange from the Main Street is prominent in the streetscape and provides for convenient and legible paths for pedestrians and cyclists to access the Transit Interchange and provides a transit plaza to facilitate pedestrian access.

*Figure 24: Sub-Precinct 8.5 Illustrative Intent Plan* provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 24: SUB-PRECINCT 8.5 ILLUSTRATIVE INTENT PLAN

### 3.10.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 8.5 are outlined in **Table 31: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 31: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
<b>Uses Subject to Compliance Assessment</b>
<ul style="list-style-type: none"> <li>• Business (where located in a 'Focus Mixed Use' site as identified on <b>Figure 25</b>)</li> <li>• Food Premises</li> <li>• Indoor Sport and Recreation</li> <li>• Multiple Residential</li> <li>• Other Residential</li> <li>• Outdoor Sport and Recreation</li> <li>• Sales Office</li> <li>• Shop</li> <li>• Short Term Accommodation</li> <li>• Utility Installation</li> </ul>

### 3.10.3 SPECIFIC DESIGN CRITERIA

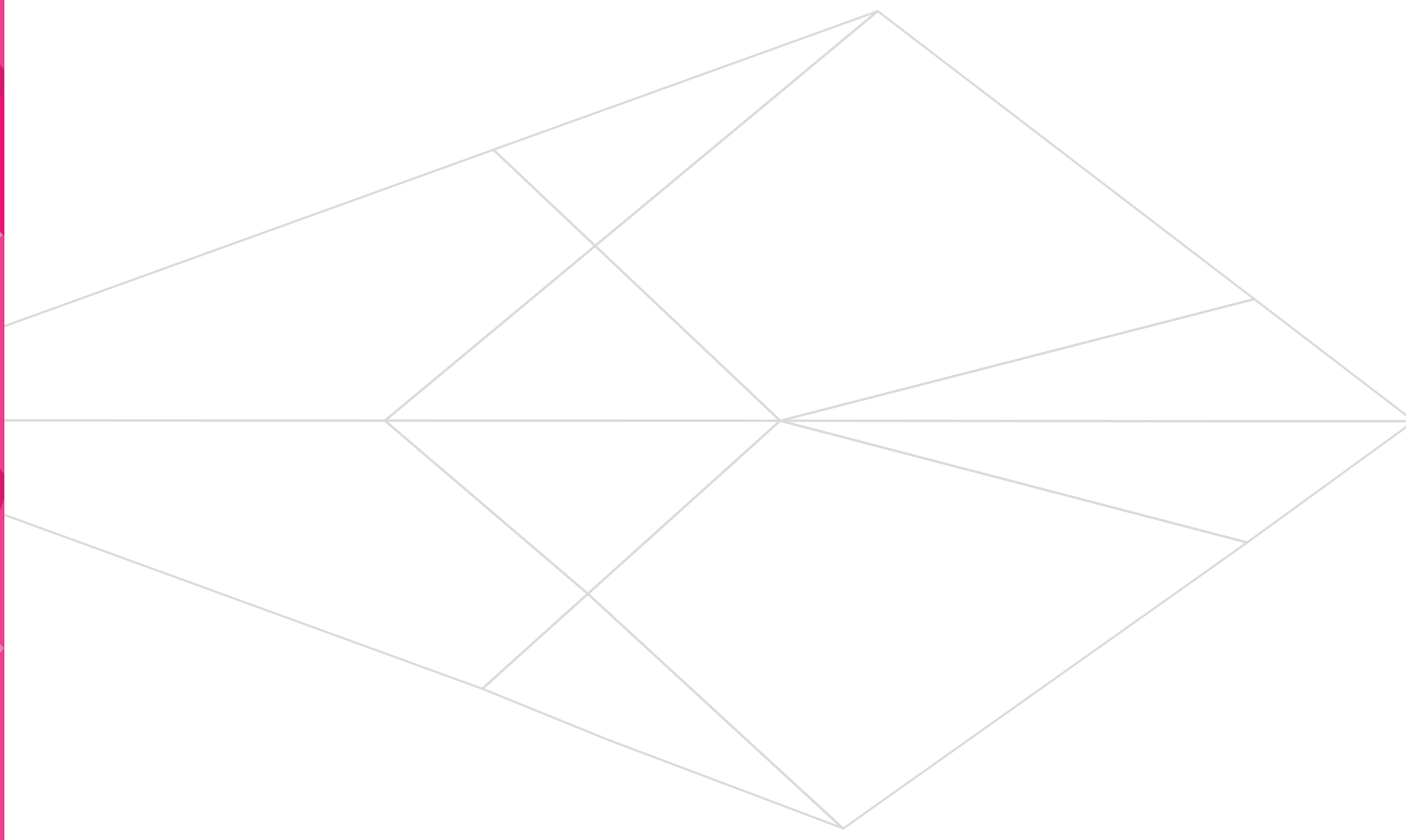
Applications for Compliance Assessment in Sub-Precinct 8.5 are required to be assessed against and fulfil the Design Standards identified in **Table 32: Sub-Precinct 8.5 Design Standards**.

**TABLE 32: SUB-PRECINCT 8.5 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 31</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The GFA of uses in accordance with <b>Table 9: Compliance Assessible Uses</b>.</p> <p><b>DS2.2</b> Building height does not exceed the maximum building height shown in <b>Figure 25</b>.</p> <p><b>DS2.3</b> Development provides podiums that have a maximum height of:</p> <ol style="list-style-type: none"> <li>3 storeys on 'Primary Frontage'; or</li> <li>1 storey on other sites.</li> </ol>

ELEMENT	DESIGN STANDARD
Built Form (cont.)	<p><b>DS2.4</b> Where for Multiple Residential (other than Duplex and Triplex), the minimum setback from the outermost projection of buildings where are in accordance with Section 3.17 <b>Table 49</b>.</p> <p><b>DS2.5</b> Where for Multiple Residential (other than Duplex and Triplex), development provides the following minimum building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.17 <b>Table 50</b>.</p> <p><b>DS2.6</b> Where development on a Primary Frontage identified by <b>Figure 25</b>, a building must:</p> <ol style="list-style-type: none"> <li>Present a minimum of 70% of the building as active frontage;</li> <li>Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct;</li> <li>Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features. Blank walls are avoided;</li> <li>Address the street frontage or frontages by: <ul style="list-style-type: none"> <li>- Providing clear, legible entry points for both pedestrians and vehicles;</li> <li>- Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths;</li> </ul> </li> <li>Provide an awning to the street 4m in width.</li> </ol> <p><b>DS2.7</b> Where development on a Secondary Frontage identified by <b>Figure 25</b>, a building must:</p> <ol style="list-style-type: none"> <li>Present a minimum of 70% of the building as active frontage;</li> <li>Include a combination of design elements such as projections, recesses and openings to enhance the character of the precinct;</li> <li>Generate visual interest at the street level, having regard to the proportion of openings, windows, materials and features; and</li> <li>Not have blank walls or loading bays on this frontage.</li> </ol> <p><b>DS2.8</b> Development on a Key Corner Site identified by <b>Figure 25</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>Service stations and fast food outlets are not located on these corners;</li> <li>Built form, is provided to this corner and is articulated through use of glass, openings, and recesses; and</li> <li>4m wide awnings and public realm treatments at the ground plan to celebrate the corner and contributed to the public realm.</li> </ol>

ELEMENT	DESIGN STANDARD
Public Realm	<p><b>DS3.1</b> A 'Transit Plaza' with a minimum size of 1,000m<sup>2</sup> is located as shown on <b>Figure 25</b> and provides:</p> <ol style="list-style-type: none"> <li>A minimum of 70% open to the sky;</li> <li>A direct view line to the transit interchange;</li> <li>A minimum 40m frontage to the Main Street;</li> <li>A mix of informal plaza space and outdoor dining uses; and</li> <li>Embellishments including public art, landscaping and street furniture.</li> </ol> <p><b>DS3.2</b> Development ensures that a 'Through Block Link' with a minimum pedestrian corridor width of 4m is provided in accordance with <b>Figure 25</b> which may be enclosed, open to the sky and may be in private or public ownership.</p> <p><b>DS3.3</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 25</b>.</p>
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 25</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix H</b>.</p> <p><b>DS4.3</b> Access and 'Primary Vehicle Circulation' are provided in accordance with <b>Figure 25</b>. Note locations shown are indicative and may vary along the road provided road safety is not compromised.</p> <p><b>DS4.4</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.5</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p>



### 3.10.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 8.5

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 8.5 must be in accordance with the Plans and Design Standards outlined in this section.

*Figure 25* identifies those fixed elements of the PoD that cannot be adversely impacted or changed. *Table 33: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 8.5* identifies the applicable Design Standards for a lot layout in Sub-Precinct 8.5.

**TABLE 33: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 8.5**

DESIGN STANDARD	
<b>Number of Local/Neighbourhood Parks</b>	1 x Neighbourhood Park 1 x Local Park
<b>Total Park Area Required</b>	7,000m <sup>2</sup>
<b>Transit Plaza</b>	1,000m <sup>2</sup> transit plaza
<b>Maximum Future Yield (+/-10%)</b>	Lot 80022 – 27 Lots Lot 80023 – 16 Lots Lot 80024 – 16 Lots
<b>Lot Design</b>	No minimum lot size
<b>Road Hierarchy</b>	Roads are designed in accordance with <a href="#">Appendix L</a> .
<b>Car parking</b>	On-site parking and service vehicles are provided in accordance with <a href="#">Appendix H</a> .
<b>PDA Guidelines and Practice Notes</b>	<ul style="list-style-type: none"> <li>• <a href="#">Guideline No.6</a> – Street and Movement Network (April 2012)</li> <li>• <a href="#">Guideline No.8</a> – Medium and High Rise Buildings (May 2015)</li> <li>• <a href="#">Guideline No.9</a> – Centres (May 2015)</li> <li>• <a href="#">Guideline No.12</a> – Park Planning and Design (May 2015)</li> <li>• <a href="#">Guideline No.13</a> – Engineering Standards (May 2015)</li> <li>• <a href="#">Guideline No.18</a> – Development Interfaces (May 2015)</li> <li>• <a href="#">Practice Note No.11</a> – Parking Analysis Plans (July 2012)</li> <li>• The executed Local Government and DTMR Infrastructure Agreements</li> </ul>

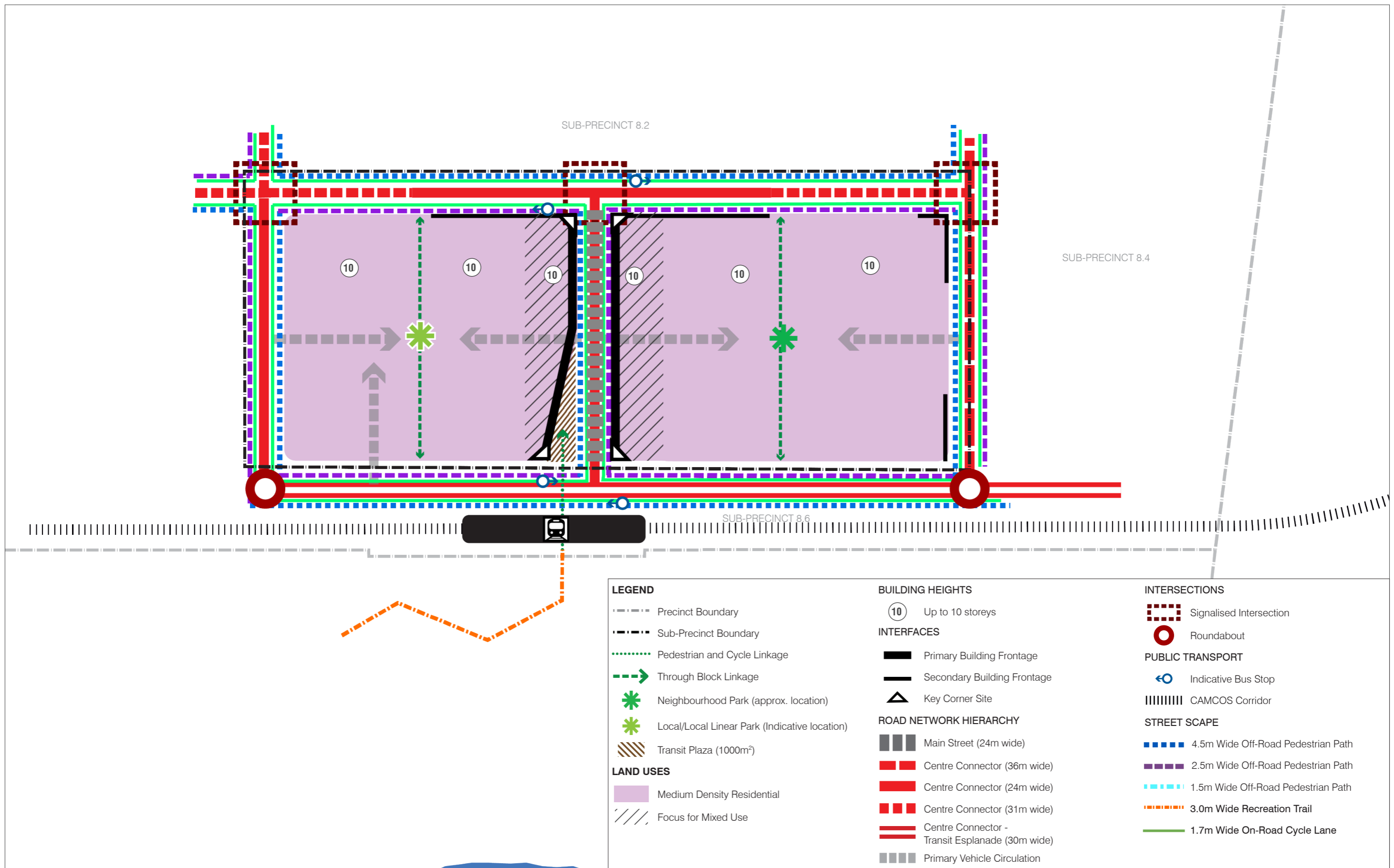


FIGURE 25: SUB-PRECINCT 8.5 FIXED ELEMENTS

## 3.11 SUB-PRECINCT 8.6

### TRANSIT INTERCHANGE



#### 3.11.1 SUB-PRECINCT INTENT

This Sub-Precinct forms the key Transit Interchange for Caloundra South. The ultimate use of the Sub-Precinct is envisaged to be for a rail corridor and rail/bus interchange. Interim arrangements may include a bus transit station until such time as more intensive infrastructure is provided.

The built form of this Sub-Precinct is limited to public transit infrastructure which delivers an feature to the public realm.

The Public realm provides a grade separated access linking the Transit Interchange to the Transit Plaza in the adjoining Sub-Precinct.

The street frontage facilitates ease of movement for private vehicles and buses.

*Figure 26: Sub-Precinct 8.6 Illustrative Intent Plan* provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 26: SUB-PRECINCT 8.6 ILLUSTRATIVE INTENT PLAN

### 3.11.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 8.6 are outlined in **Table 34: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 34: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
Uses Subject to Compliance Assessment
<ul style="list-style-type: none"> <li>• Car Park</li> <li>• Community Facility</li> <li>• Emergency Services</li> <li>• Telecommunications Facility</li> <li>• Utility Installation</li> </ul>

### 3.11.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 8.6 are required to be assessed against and fulfil the Design Standards identified in **Table 35: Sub-Precinct 8.6 Design Standards**.

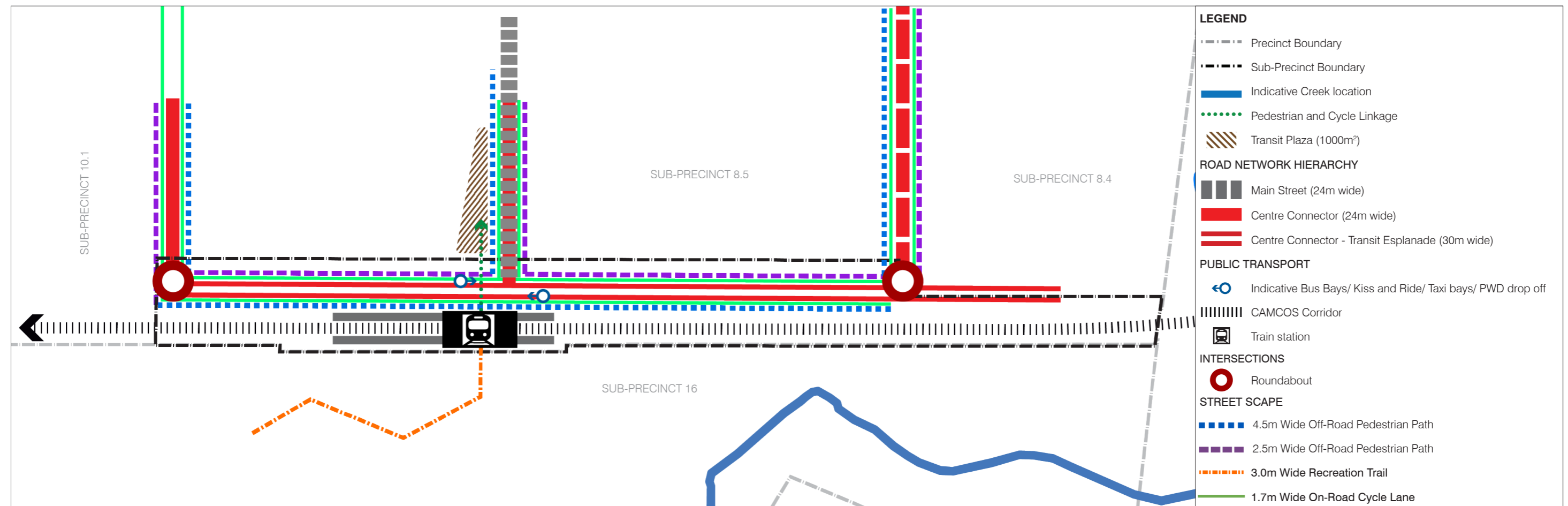
**TABLE 35: SUB-PRECINCT 8.6 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 34</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<b>DS2.1</b> Building height does not exceed 6 storeys.
Public Realm	<b>DS3.1</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 27</b> .
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 27</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix H</b>.</p>

### 3.11.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 8.6

Variation to the lot layout within Sub-Precinct 8.6 is not intended under this PoD.

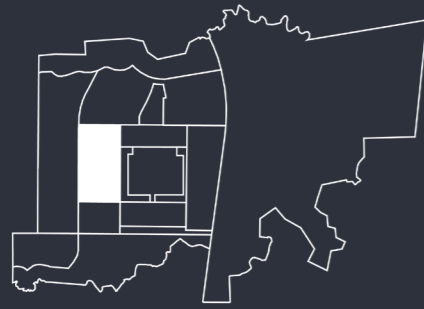
Sub-Precinct 8.6 is intended to be used for public transportation purposes. It is not intended that any variation to the lot layout within Sub-Precinct 8.6 take place under this PoD.



**FIGURE 27: SUB-PRECINCT 8.6 FIXED ELEMENTS**

## 3.12 SUB-PRECINCT 9.1

### TOWN CENTRE VILLAGE WEST



#### 3.12.1 SUB-PRECINCT INTENT

The Sub-Precinct comprises a range of residential dwelling types, including detached, attached dwellings and a retirement village that take advantage of the location of the Sub-Precinct in close proximity to the Town Centre Core. Small scale non-residential and community uses are also located throughout this Sub-Precinct however these uses are of a size which does not compete with the role and function of the Town Centre Core.

The Sub-Precinct comprises medium density residential dwellings fronting the eastern and part of the western edges of the Sub-Precinct. Non-residential uses are of a size which does not compete with the role and function of the Town Centre Core. A commercial hub accommodating commercial category uses is located in this Sub-Precinct.

The Sub-Precinct comprises medium density residential dwellings along the northern and eastern edges. A retirement village is provided in the southern part and is also supported by a commercial hub. Non-residential uses are of a size which does not comprise the function of the town centre core.

The built form of the Sub-Precinct reflects the residential nature of the area and is low-medium rise. Taller development is concentrated along the edge of the Town Centre Core and at key locations at the junction of major roads. Urban design and built form outcomes are to create a functional and attractive streetscape with buildings addressing the street and promoting overlooking of the street to maximise casual surveillance.

Public realm with the Sub-Precinct comprises one Neighbourhood Park located throughout the residential neighbourhoods which provide for passive recreation opportunities.

Vehicular access to the neighbourhoods within the Sub-Precinct is limited to a small number of locations to ensure the streets are promoted for use by pedestrian and cyclists. Vehicular access and car parking for non-residential uses ensure its location and design to not create amenity impacts on surrounding residential dwellings.

*Figure 28: Sub-Precinct 9.1 Illustrative Intent Plan* provides an illustrative representation of the desired outcome for the Sub-Precinct.

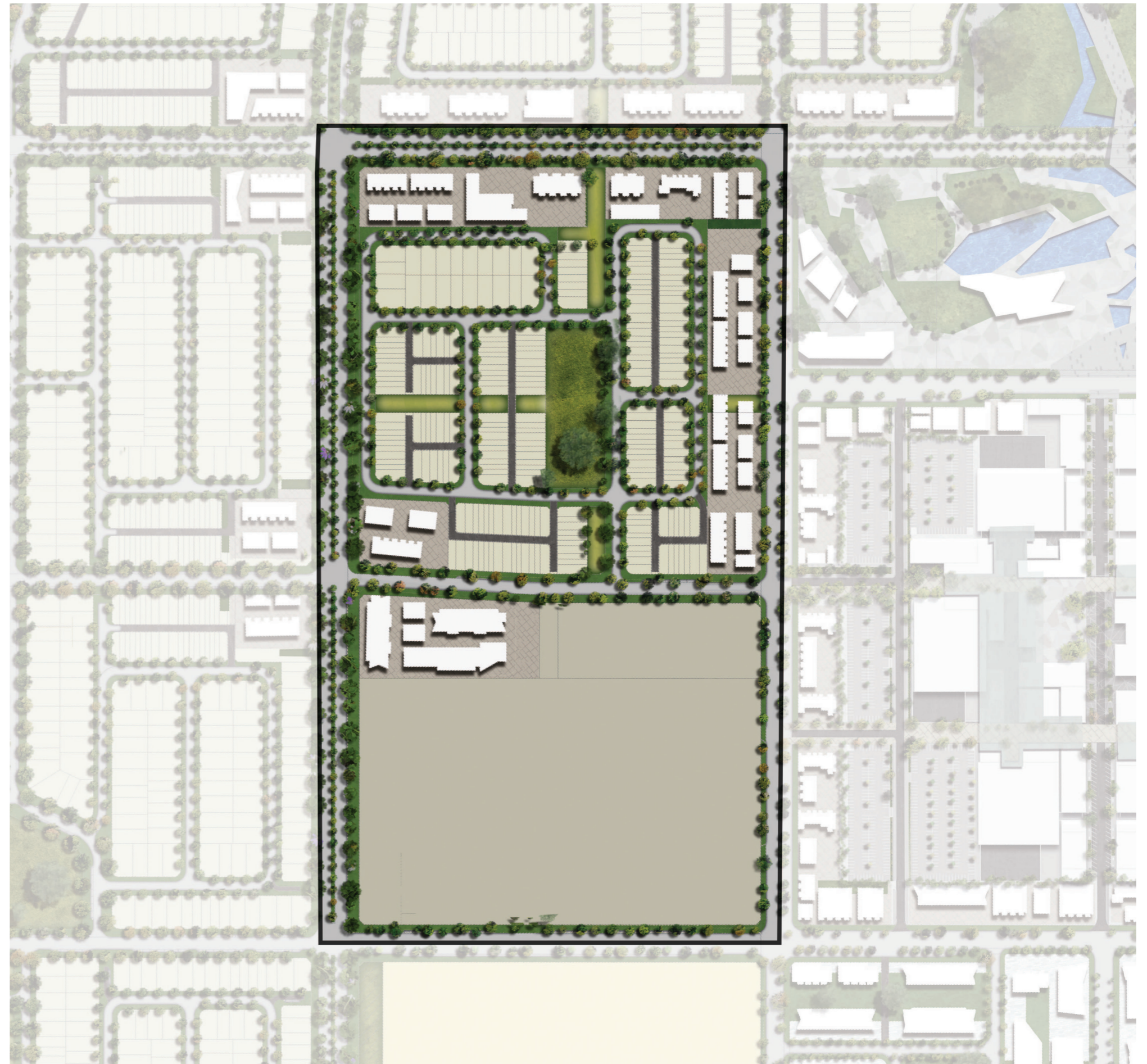


FIGURE 28: SUB-PRECINCT 9.1 ILLUSTRATIVE INTENT PLAN

### 3.12.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 9.1 are outlined in **Table 36: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 36: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
Uses Subject to Compliance Assessment
<ul style="list-style-type: none"> <li>• Business Use Category (where located on Commercial Uses Hub as identified on <b>Figure 29</b>).</li> <li>• Community Facility</li> <li>• Display Home</li> <li>• Food Outlet (where located within Commercial Uses Hub as identified on <b>Figure 29</b>).</li> <li>• Home Based Business</li> <li>• House</li> <li>• Multiple Residential (where located on a 'Medium Density Residential' site as identified on <b>Figure 29</b>)</li> <li>• Other Residential (where located on a 'Medium Density Residential' site as identified on <b>Figure 29</b>)</li> <li>• Other Residential (where located on a 'Retirement Village Residential' site as identified on <b>Figure 29</b>)</li> </ul>

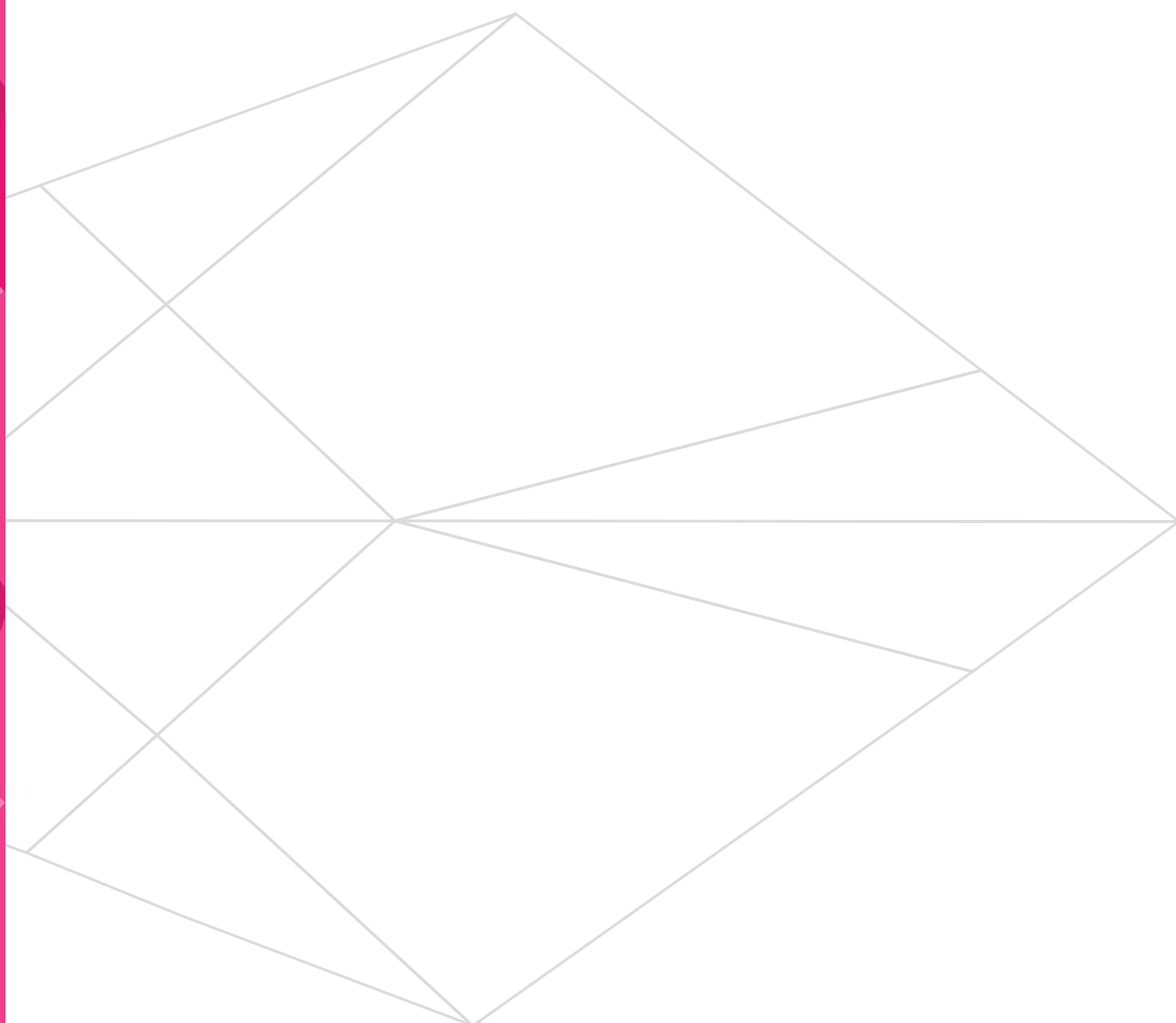
### 3.12.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 9.1 are required to be assessed against and fulfil the Design Standards identified in **Table 37: Sub-Precinct 9.1 Design Standards**.

**TABLE 37: SUB-PRECINCT 9.1 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 36</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> The GFA of uses in accordance with <b>Table 9: Compliance Assessable Uses</b>.</p> <p><b>DS2.2</b> Building height does not exceed the maximum building height shown in <b>Figure 29</b>.</p> <p><b>DS2.3</b> Where for Multiple Residential (other than Duplex and Triplex), the minimum setback from the outermost projection is in accordance with Section 3.17 <b>Table 49</b>.</p> <p><b>DS2.4</b> Where for Multiple Residential (other than Duplex and Triplex), development provides the following minimum building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.17 <b>Table 50</b>.</p> <p><b>DS2.5</b> Where development is located on a Secondary Frontage identified by <b>Figure 29</b>:</p> <ol style="list-style-type: none"> <li>A building must: <ul style="list-style-type: none"> <li>• Include a combination of design elements such as projections, recesses and openings to enhance the character of the precinct;</li> <li>• Incorporate horizontal and vertical variations in the façade through use of various finishes such as timber, glass and tin; and</li> <li>• Not have blank walls or loading bays on this street frontage.</li> </ul> </li> <li>A car park must: <ul style="list-style-type: none"> <li>• Provide a soft landscaped strip of at least 2m wide along the boundary.</li> </ul> </li> </ol> <p><b>DS2.6</b> Development on a Key Corner Site identified by <b>Figure 29</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>Built form, is provided to this corner and is articulated through use of glass, openings, and recesses; and</li> <li>4m wide awnings and public realm treatments at the ground plan to celebrate the corner and contributed to the public realm.</li> </ol>

ELEMENT	DESIGN STANDARD
Public Realm	<p><b>DS3.1</b> 'Local / Local Linear Park' and 'Neighbourhood Parks' are provided in accordance with <b>Figure 29</b>.</p> <p><b>DS3.2</b> Green links are provided in accordance with <b>Figure 29</b> and show the intent of a pedestrian / cycle friendly connection through the neighbourhood to the higher order green space network.</p> <p><b>DS3.3</b> Development ensures that 'Through Block Links' with minimum pedestrian corridor widths of 4m are provided in accordance with <b>Figure 29</b> which may be enclosed, open to the sky and may be in private or public ownership.</p> <p><b>DS3.4</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 29</b>.</p>
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 29</b>.</p> <p><b>DS4.2</b> Direct vehicle access is prohibited as per <b>Figure 29</b>.</p> <p><b>DS4.3</b> On-site parking and service vehicles are provided in accordance with <b>Appendix H</b>.</p> <p><b>DS4.4</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.5</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p>



### 3.12.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 9.1

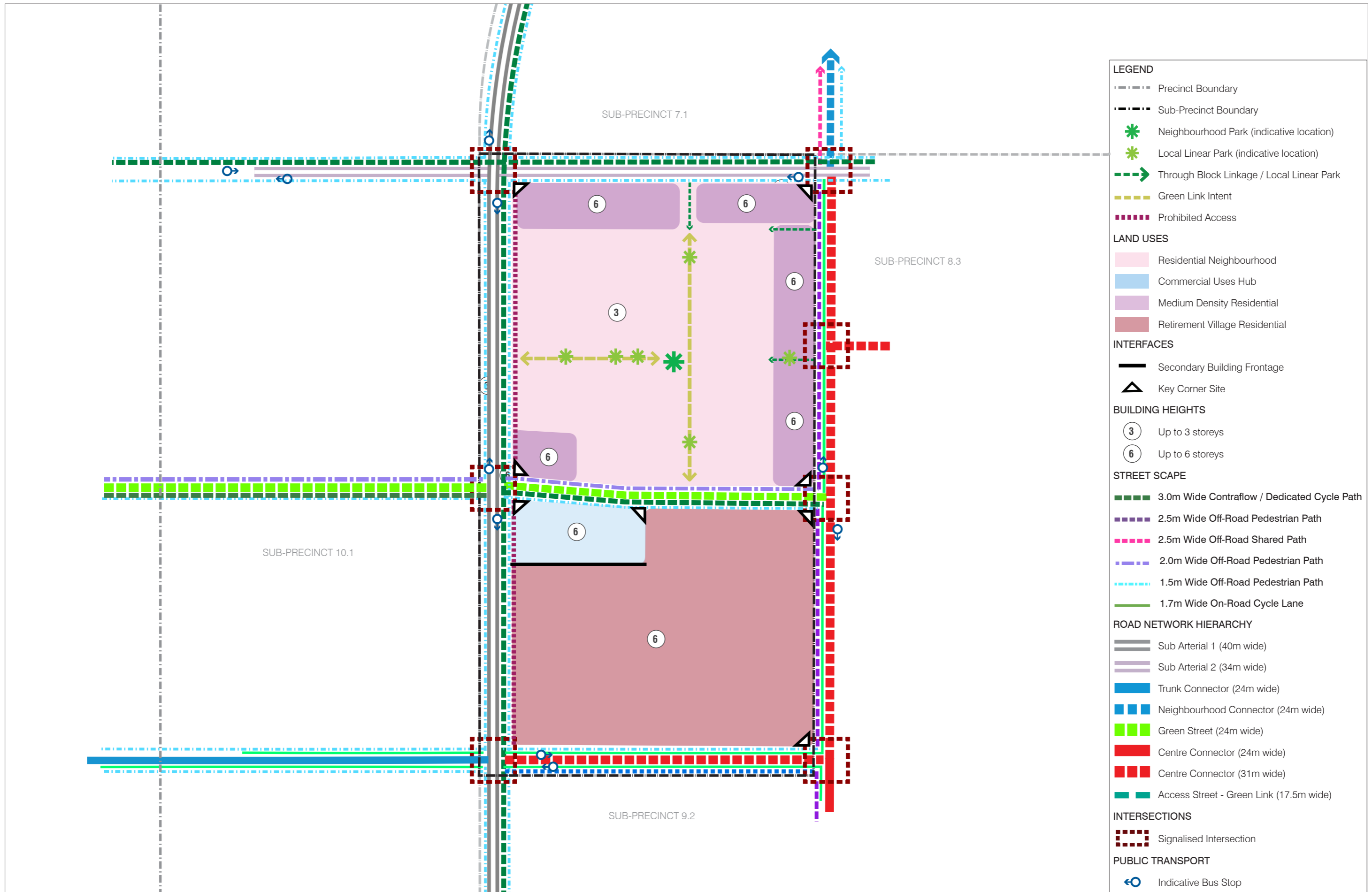
Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 9.1 must be in accordance with the Plans and Design Standards outlined in this section.

Figure 29 identifies those fixed elements of the PoD that cannot be adversely impacted or changed. Table 38: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 9.1 identifies the applicable Design Standards for a lot layout in Sub-Precinct 9.1.

TABLE 38: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 9.1

DESIGN STANDARD	
<b>Number of Local/Neighbourhood Parks</b>	1 x Neighbourhood Park 6 x Local Linear Parks (indicative number only)
<b>Total Park Area Required</b>	1.21 ha (including any Local Linear Parks)
<b>Maximum Yield Excluding Multiple Residential Sites (+/-10%)</b>	246 Lots 240 dwellings for Retirement (no Multiple Residential Allotments)
<b>Maximum Future Multiple Residential Sites</b>	Lot 80011 – 3 Lots Lot 80010 – 3 Lots Lot 80009 – 3 Lots Lot 80008 – 5 Lots Lot 80012 – 2 Lots Lot 80015 - 4 Lots
<b>Lot Design</b>	Size <ul style="list-style-type: none"> <li>No minimum lot size</li> </ul> Shape <ul style="list-style-type: none"> <li>Typical depth 20 – 40m, but can be less in urban neighbourhoods. Width in multiples of 2.5m and 5.0m consistent with typical lot dimensions</li> <li>Urban lots are typical depth of 13.5 to 15m</li> </ul> Slope <ul style="list-style-type: none"> <li>Platform construction required when finished slope on lot is 16% or greater</li> </ul>
<b>Block Size</b>	<ul style="list-style-type: none"> <li>Length 100 - 200m</li> <li>Depth 40 - 80m</li> </ul>
<b>Lot Layout</b>	<ul style="list-style-type: none"> <li>No more than eight narrow (less than 10m) frontage lots in a row</li> <li>No more than six lots with a width of 7.5m in a row unless serviced by a rear lane</li> <li>Lot corners match or are within 1m of corners of adjoining lots</li> </ul>
<b>Access</b>	<ul style="list-style-type: none"> <li>Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA <b>Guideline No.12</b> Park planning and design)</li> <li>Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop</li> </ul>
<b>Street Network</b>	<ul style="list-style-type: none"> <li>Grid pattern or modified grid responsive to site characteristics</li> <li>Where slope allows, orientation within 15 degrees of north-south or east-west</li> <li>Connector and main streets of centres orientated to landmarks</li> <li>To minimise cut &amp; fill, streets follow ridges, gullies, and/or are perpendicular to slope</li> <li>Minimise cul-de-sacs and limit length to no greater than 10 lots</li> </ul>

DESIGN STANDARD	
<b>Streets</b>	Street network includes: <ul style="list-style-type: none"> <li>Neighbourhood connector streets providing connections to neighbourhood destinations</li> <li>Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and</li> <li>Neighbourhood lanes – provide direct property access either at the front or rear of lots.</li> </ul>
<b>Road Hierarchy</b>	Roads are designed in accordance with <b>Appendix L</b> .
<b>Car parking</b>	On-site parking and service vehicles are provided in accordance with <b>Appendix H</b> .
<b>PDA Guidelines and Practice Notes</b>	<ul style="list-style-type: none"> <li><b>Guideline No.5</b> – Neighbourhood Planning and Design (May 2015)</li> <li><b>Guideline No.6</b> – Street and Movement Network (April 2012)</li> <li><b>Guideline No.9</b> – Centres (May 2015)</li> <li><b>Guideline No.11</b> – Community Facilities (May 2015)</li> <li><b>Guideline No.12</b> – Park Planning and Design (May 2015)</li> <li><b>Guideline No.13</b> – Engineering Standards (May 2015)</li> <li><b>Guideline No.18</b> – Development Interfaces (May 2015)</li> <li><b>Practice Note No.7</b> – Designing for Small Lots (March 2014)</li> <li><b>Practice Note No.11</b> – Parking Analysis Plans (July 2012)</li> <li><b>Practice Note No.12</b> – Rear Lanes: Design and Development (March 2014)</li> <li><b>Guideline No.8</b> – Medium and High Rise Buildings (May 2015)</li> <li>The executed Local Government and DTMR Infrastructure Agreements</li> </ul>



- LEGEND**
- Precinct Boundary
  - - - Sub-Precinct Boundary
  - \* Neighbourhood Park (indicative location)
  - \* Local Linear Park (indicative location)
  - Through Block Linkage / Local Linear Park
  - Green Link Intent
  - Prohibited Access
- LAND USES**
- Residential Neighbourhood
  - Commercial Uses Hub
  - Medium Density Residential
  - Retirement Village Residential
- INTERFACES**
- Secondary Building Frontage
  - Key Corner Site
- BUILDING HEIGHTS**
- 3 Up to 3 storeys
  - 6 Up to 6 storeys
- STREET SCAPE**
- 3.0m Wide Contraflow / Dedicated Cycle Path
  - 2.5m Wide Off-Road Pedestrian Path
  - 2.5m Wide Off-Road Shared Path
  - 2.0m Wide Off-Road Pedestrian Path
  - 1.5m Wide Off-Road Pedestrian Path
  - 1.7m Wide On-Road Cycle Lane
- ROAD NETWORK HIERARCHY**
- Sub Arterial 1 (40m wide)
  - Sub Arterial 2 (34m wide)
  - Trunk Connector (24m wide)
  - Neighbourhood Connector (24m wide)
  - Green Street (24m wide)
  - Centre Connector (24m wide)
  - Centre Connector (31m wide)
  - Access Street - Green Link (17.5m wide)
- INTERSECTIONS**
- Signalised Intersection
- PUBLIC TRANSPORT**
- Indicative Bus Stop

FIGURE 29: SUB-PRECINCT 9.1 FIXED ELEMENTS

## 3.13 SUB-PRECINCT 9.2

TOWN CENTRE WEST SCHOOL



### 3.13.1 SUB-PRECINCT INTENT

This Sub-Precinct accommodates a major educational establishment use in Caloundra South.

The built form of the Sub-Precinct respects the residential nature of the balance of the Sub-Precinct. Building heights within the Sub-Precinct are medium rise and deliver an urban outcome. Urban design and built form outcomes are to create a functional and attractive streetscape with buildings addressing the street.

Vehicular access to the Sub-Precinct is minimised and access locations are provided only where required.

*Figure 30: Sub-Precinct 9.2 Illustrative Intent Plan* provides an illustrative representation of the desired outcome for the Sub-Precinct.

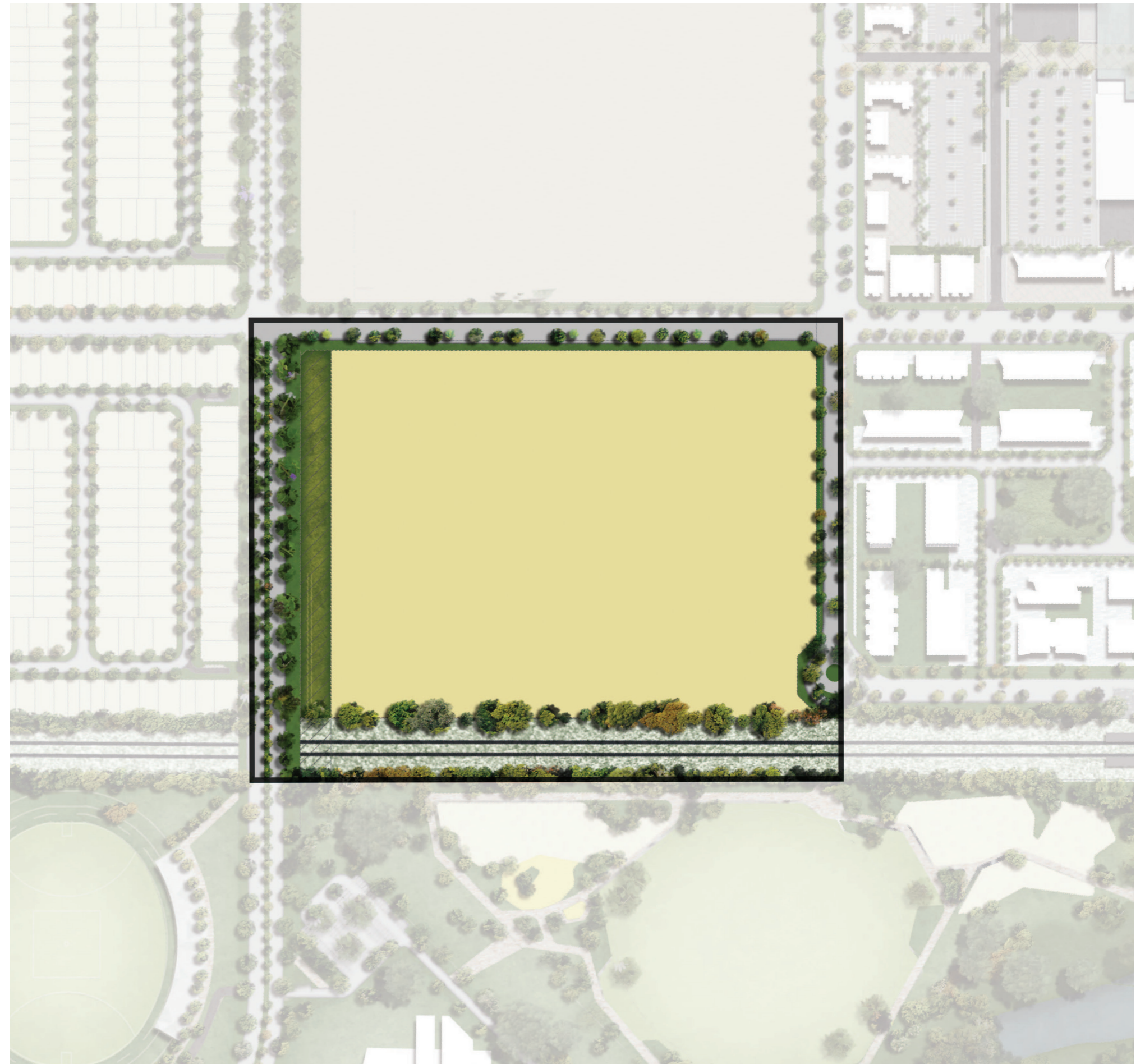


FIGURE 30: SUB-PRECINCT 9.2 ILLUSTRATIVE INTENT PLAN

### 3.13.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 9.2 are outlined in **Table 39: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 39: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES	
Uses Subject to Compliance Assessment	
<ul style="list-style-type: none"> <li>Educational Establishment</li> </ul>	

### 3.13.3 SPECIFIC DESIGN CRITERIA

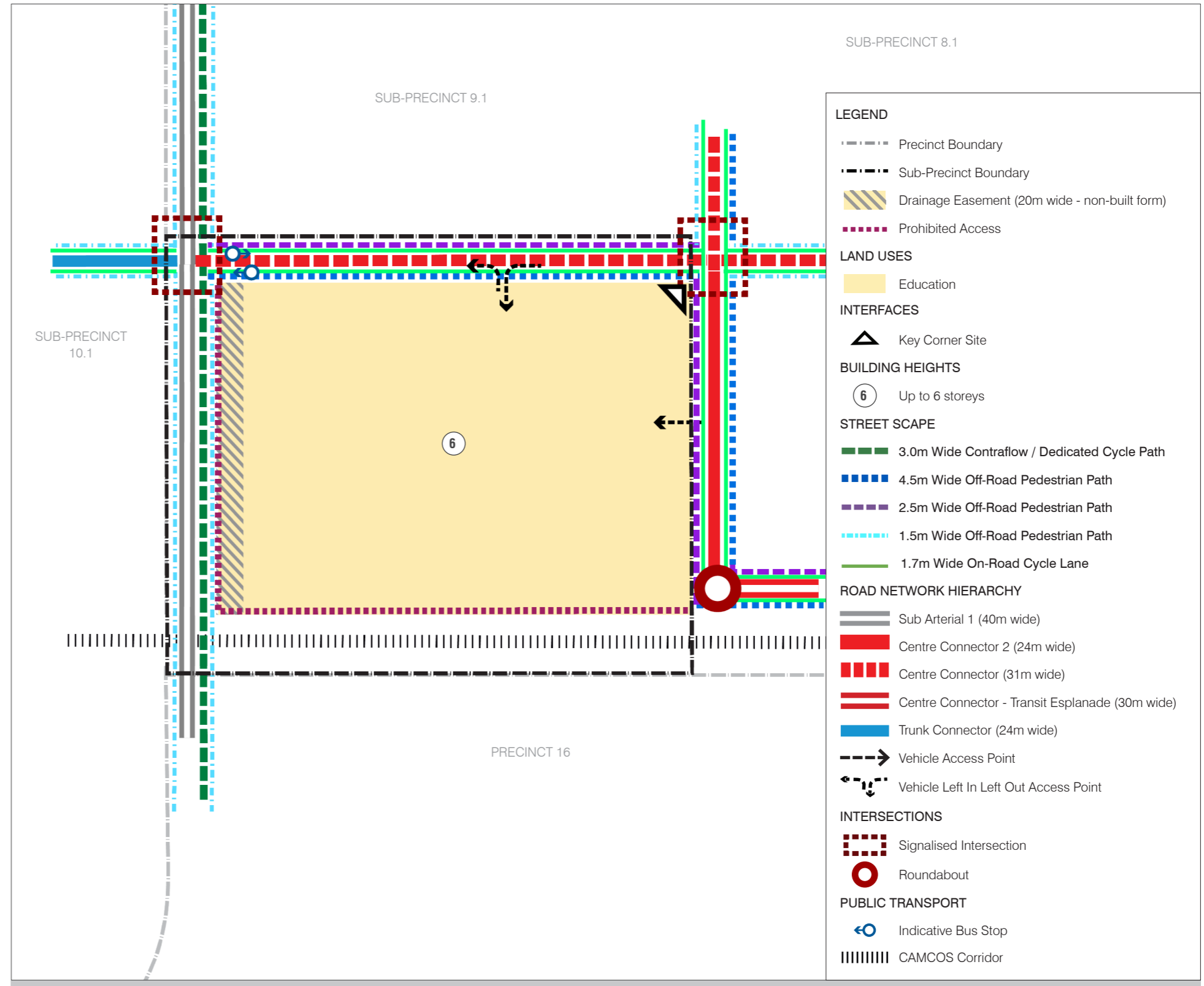
Applications for Compliance Assessment in Sub-Precinct 9.2 are required to be assessed against and fulfil the Design Standards identified in **Table 40: Sub-Precinct 9.2 Design Standards**.

**TABLE 40: SUB-PRECINCT 9.2 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 39</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p> <p><b>DS1.3</b> Capacity of the Education Establishment is limited to 1,100 enrollments. Enrollments may exceed this capacity only if supported by a Transport Impact Assessment Report, that has consideration of the Town Centre Traffic Model (vissum).</p>
Built Form	<p><b>DS2.1</b> Building height does not exceed 6 storeys.</p> <p><b>DS2.2</b> Development on a Key Corner Site identified by <b>Figure 31</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>Ensures that blank walls of buildings or back of house areas are not located on these corners; and</li> <li>Built form, is provided to this corner and is articulated through use of glass, openings, and recesses.</li> </ol>
Public Realm	<p><b>DS3.1</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 31</b>.</p>
Parking and Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 31</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix H</b>.</p> <p><b>DS4.3</b> Access and prohibited access locations are provided in accordance with <b>Figure 31</b>. Note locations shown are indicative and may vary along the road provided road safety is not compromised.</p> <p><b>DS4.4</b> On-site at-grade car parking areas are generally screened from view from surrounding streets by a combination of built form and planted buffers.</p> <p><b>DS4.5</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p>

### 3.13.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 9.2

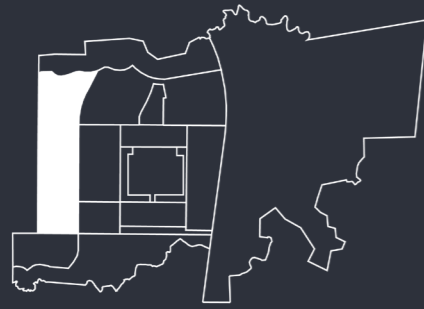
The majority of the land within Sub-Precinct 9.2 is to be used for education purposes. As such, variation to the lot layout within Sub-Precinct 9.2 is not intended under this PoD.



**FIGURE 31: SUB-PRECINCT 9.2 FIXED ELEMENTS**

## 3.14 SUB-PRECINCT 10.1

### RESIDENTIAL COMMUNITY



#### 3.14.1 SUB-PRECINCT INTENT

The Sub-Precinct is to provide for a diverse mix of housing, comprised predominantly of dwelling houses, which are supported by a range of community uses and small-scale non-residential uses including Business, Shop and Food Premises.

The built form of the Sub-Precinct reflects the residential nature of the area and is low rise. Urban design and built form outcomes are to create a functional and attractive streetscape with buildings addressing the street and promoting overlooking of the street to maximise casual surveillance.

Public realm with the Sub-Precinct comprises two Neighbourhood Parks and two local parks located throughout the residential neighbourhoods which provide for passive recreation opportunities.

Vehicular access to the street within the Sub-Precinct is limited to a small number of locations to ensure the streets are promoted for use by pedestrian and cyclists. Vehicular access and car parking for non-residential uses ensure its location and design to not create amenity impacts on surrounding residential.

*Figure 32: Sub-Precinct 31 Illustrative Intent Plan* provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 32: SUB-PRECINCT 31 ILLUSTRATIVE INTENT PLAN

### 3.14.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 10.1 are outlined in **Table 41: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 41: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
<b>Uses Subject to Compliance Assessment</b>
<ul style="list-style-type: none"> <li>• Child Care Facility</li> <li>• Display Home</li> <li>• Home Based Business</li> <li>• House</li> <li>• Multiple Residential (where located on 'Medium Density Residential' site as indicated on <b>Figure 33</b>)</li> <li>• Multiple Residential (Duplex and Triplex) on sites identified in <b>Appendix E</b></li> <li>• Sales Office</li> </ul>

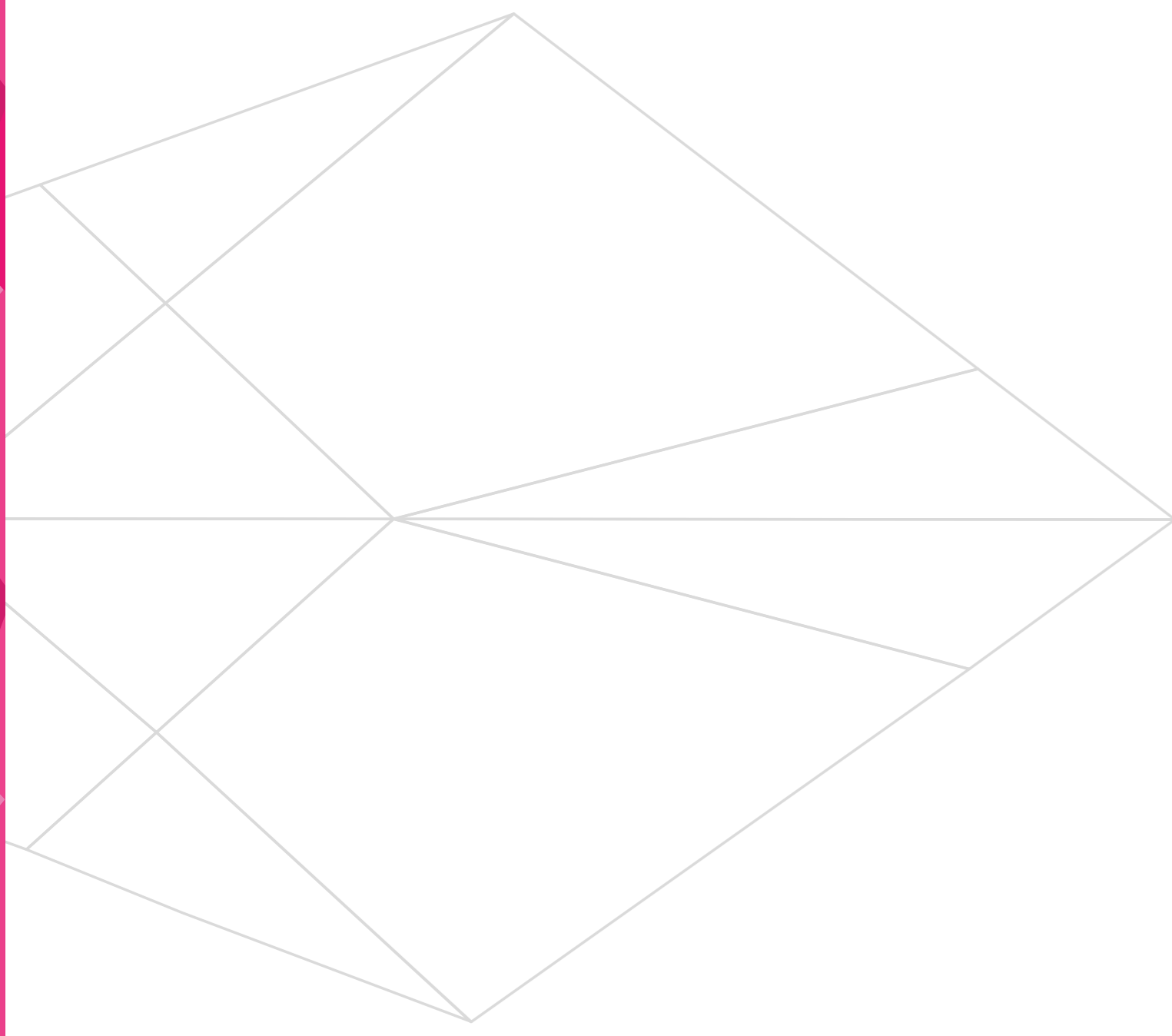
### 3.14.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 10.1 are required to be assessed against and fulfil the Design Standards identified in Section 3.17.

**TABLE 42: SUB-PRECINCT 10.1 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 41</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> Building height does not exceed the maximum building height shown in <b>Figure 33</b>.</p> <p><b>DS2.2</b> Where for Multiple Residential (other than Duplex and Triplex), the minimum setback from the outermost projection is in accordance with Section 3.17 <b>Table 49</b>.</p> <p><b>DS2.3</b> Where for Multiple Residential (other than Duplex and Triplex), development provides the following minimum building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.17 <b>Table 50</b>.</p> <p><b>DS2.4</b> Development on a Key Corner Site identified by <b>Figure 33</b> provides a landscape or built form statement to this corner which:</p> <ol style="list-style-type: none"> <li>Ensures that blank walls of buildings or back of house areas are not located on these corners;</li> <li>Built form, is provided to this corner and is articulated through use of glass, openings, and recesses; and</li> <li>4m wide awnings and public realm treatments at the ground plan to celebrate the corner and contributed to the public realm.</li> </ol>
Public Realm	<p><b>DS3.1</b> 'Local Park' and 'Neighbourhood Parks' are provided in accordance with <b>Figure 33</b>.</p> <p><b>DS3.2</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified in <b>Figure 33</b>.</p> <p><b>DS3.3</b> Development ensures that 'Recreation Pathways' are provided in the general locations as identified in <b>Figure 33</b>.</p> <p><b>DS3.4</b> Green links are provided in accordance with <b>Figure 33</b> and show the intent of a pedestrian / cycle friendly connection through the neighbourhood to the higher order green space network.</p> <p><b>DS3.5</b> A 2,000m<sup>2</sup> park is provided with the redevelopment of lot 80020 (Retirement Village Residential).</p>

ELEMENT	DESIGN STANDARD
Parking And Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 33</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix H</b>.</p> <p><b>DS4.3</b> Access and prohibited access locations are provided in accordance with <b>Figure 33</b>. Note locations shown are indicative and may vary along the road provided road safety is not compromised.</p> <p><b>DS4.4</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p>
Environment	<p><b>DS5.1</b> Lifestyle Buffers are provided generally in the locations identified on <b>Figure 33</b> and designed in accordance with the Acid Frog Management Code in <b>Appendix N</b>.</p> <p><i>Note: In some areas the 30m Lifestyle Buffer is not applied due to the recreational areas or road reserves addressing the same need.</i></p>



### 3.14.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 10.1

Applications for Compliance Assessment to vary the lot layout in Sub-Precinct 10.1 must be in accordance with the Plans and Design Standards outlined in this section.

**Figure 33** identifies those fixed elements of the PoD that cannot be adversely impacted or changed. **Table 43: Design Standards For Change To Reconfiguring A Lot In Sub-Precinct 10.1** identifies the applicable Design Standards for a lot layout in Sub-Precinct 10.1.

**TABLE 43: DESIGN STANDARDS FOR CHANGE TO RECONFIGURING A LOT IN SUB-PRECINCT 10.1**

DESIGN STANDARD	
<b>Number of Local/Neighbourhood Parks</b>	3 x Neighbourhood Parks 4 x Local / Local Linear Parks
<b>Total Park Area Required</b>	4.56 ha
<b>Lifestyle Buffer</b>	A 'Lifestyle Buffer' is provided generally in accordance with <b>Figure 33</b> .
<b>Maximum Yield (+/-10%)</b>	1,065 dwellings including Multiple Residential dwellings. (999 Standard Residential Lots plus 22 Multiple Residential Allotments (66 Duplex or Triplex dwellings max.))
<b>Maximum Future Multiple Residential Sites (excludes Retirement Living and Future Residential)</b>	Lot 80006 – 2 Lots Lot 80007 – 2 Lots Lot 80013 – 2 Lots Lot 80014 – 2 Lots
<b>Lot Design</b>	Size <ul style="list-style-type: none"> <li>No minimum lot size</li> </ul> Shape <ul style="list-style-type: none"> <li>Typical depth 20 – 40m, but can be less in urban neighbourhoods. Width in multiples of 2.5m and 5.0m consistent with typical lot dimensions</li> <li>Urban lots are typical depth of 13.5 to 15m</li> </ul> Slope <ul style="list-style-type: none"> <li>Platform construction required when finished slope on lot is 16% or greater</li> </ul>
<b>Block Size</b>	<ul style="list-style-type: none"> <li>Length 100 - 200m</li> <li>Depth 40 - 80m</li> </ul>
<b>Lot Layout</b>	<ul style="list-style-type: none"> <li>No more than eight narrow (less than 10m) frontage lots in a row</li> <li>No more than six lots with a width of 7.5m in a row unless serviced by a rear lane</li> <li>Lot corners match or are within 1m of corners of adjoining lots</li> </ul>
<b>Access</b>	<ul style="list-style-type: none"> <li>Maximum 400 metres walk to neighbourhood recreation park or equivalent (see PDA <b>Guideline No.12</b> Park planning and design)</li> <li>Ninety percent of all dwellings are within 400 metres of an existing or planned public transport stop</li> </ul>

DESIGN STANDARD	
<b>Street Network</b>	<ul style="list-style-type: none"> <li>Grid pattern or modified grid responsive to site characteristics</li> <li>Where slope allows, orientation within 15 degrees of north-south or east-west</li> <li>Connector and main streets of centres orientated to landmarks</li> <li>To minimise cut &amp; fill, streets follow ridges, gullies, and/or are perpendicular to slope</li> <li>Minimise cul-de-sacs and where used and limit length to desirably no greater than 10 lots</li> </ul>
<b>Streets</b>	Street network includes: <ul style="list-style-type: none"> <li>Neighbourhood connector streets providing connections to neighbourhood destinations</li> <li>Neighbourhood access streets provide direct access to properties and neighbourhood lanes; and</li> <li>Neighbourhood lanes – provide direct property access either at the front or rear of lots.</li> </ul>
<b>Road Hierarchy</b>	Roads are designed in accordance with <b>Appendix L</b> .
<b>Car parking</b>	On-site parking and service vehicles are provided in accordance with <b>Appendix H</b> .
<b>PDA Guidelines and Practice Notes</b>	<ul style="list-style-type: none"> <li><b>Guideline No 5</b> – Neighbourhood Planning and Design (May 2015)</li> <li><b>Guideline No.6</b> – Street and Movement Network (April 2012)</li> <li><b>Guideline No.11</b> – Community Facilities (May 2015)</li> <li><b>Guideline No.12</b> – Park Planning and Design (May 2015)</li> <li><b>Guideline No.13</b> – Engineering Standards (May 2015)</li> <li><b>Guideline No.18</b> – Development Interfaces (May 2015)</li> <li><b>Practice Note No.7</b> – Designing for Small Lots (March 2014)</li> <li><b>Practice Note No.11</b> – Parking Analysis Plans (July 2012)</li> <li><b>Practice Note No.12</b> – Rear Lanes: Design and Development (March 2014)</li> <li><b>Guideline No.8</b> – Medium and High Rise Buildings (May 2015)</li> <li>The executed Local Government and DTMR Infrastructure Agreements</li> </ul>

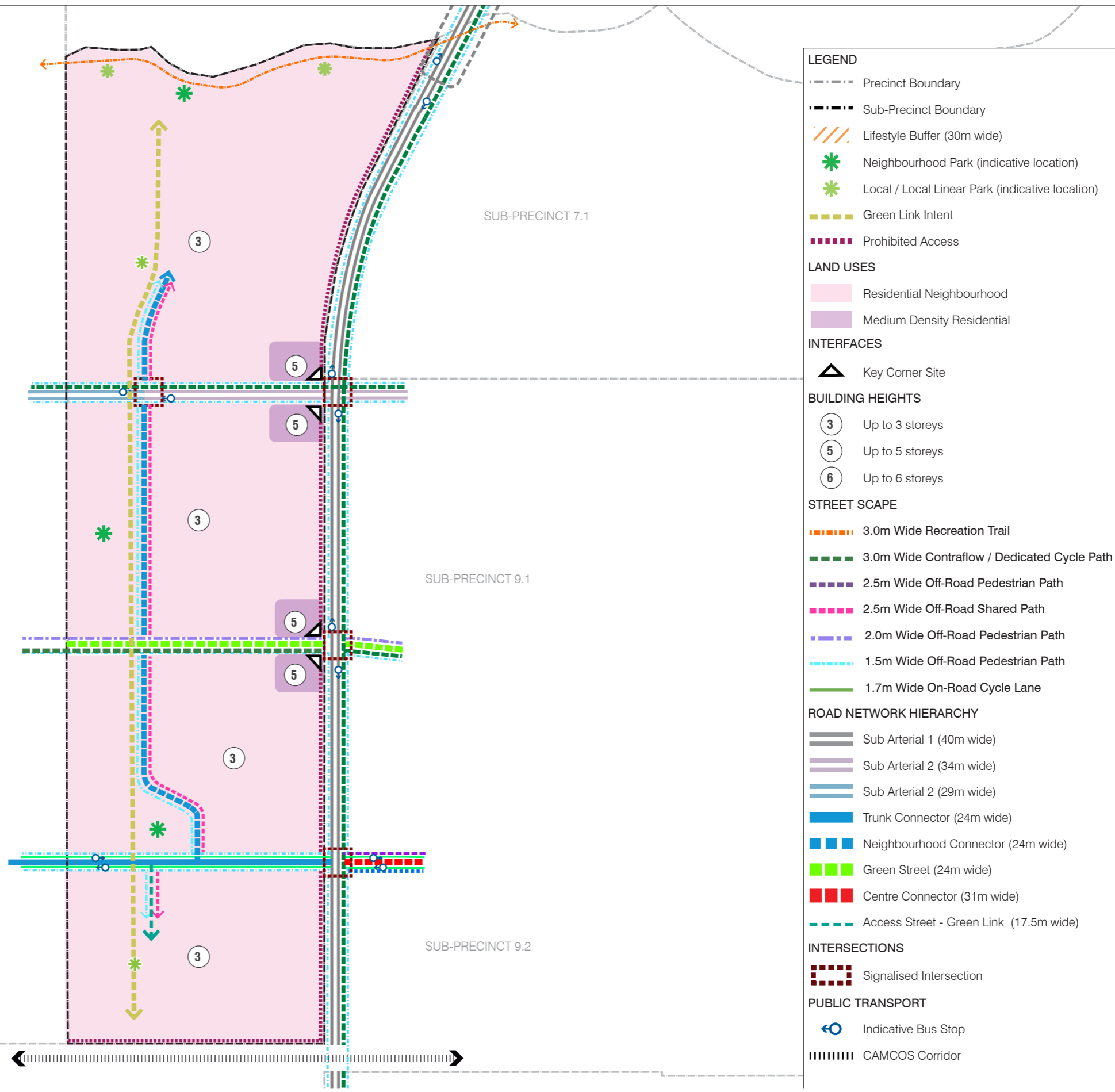
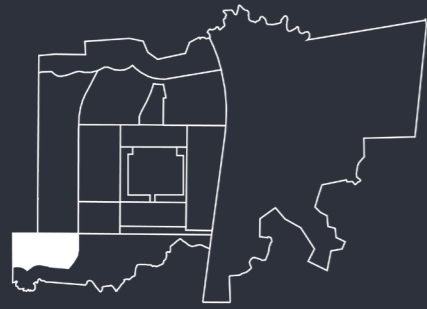


FIGURE 33: SUB-PRECINCT 10.1 FIXED ELEMENTS

## 3.15 SUB-PRECINCT 10.2

### MAJOR SPORTS FACILITY



#### 3.15.1 SUB-PRECINCT INTENT

This Sub-Precinct incorporates a Major Sports Facility, which provide for a range of sporting, recreation, leisure, cultural and educational facilities and community meeting spaces that provide for a diverse and active lifestyle.

The Sub-Precinct allows only a limited range of low impact, low-intensity land uses which are developed as part of the Major Sports facility. Building height and structures support the establishment of major sports infrastructure.

Vehicular access to the site is limited to one location. Pedestrian and cyclist connections are established through the site to provide connections to Precinct 16, Town Centre and the Transit Interchange.

*Figure 34: Sub-Precinct 10.2 Illustrative Intent Plan* provides an illustrative representation of the desired outcome for the Sub-Precinct.

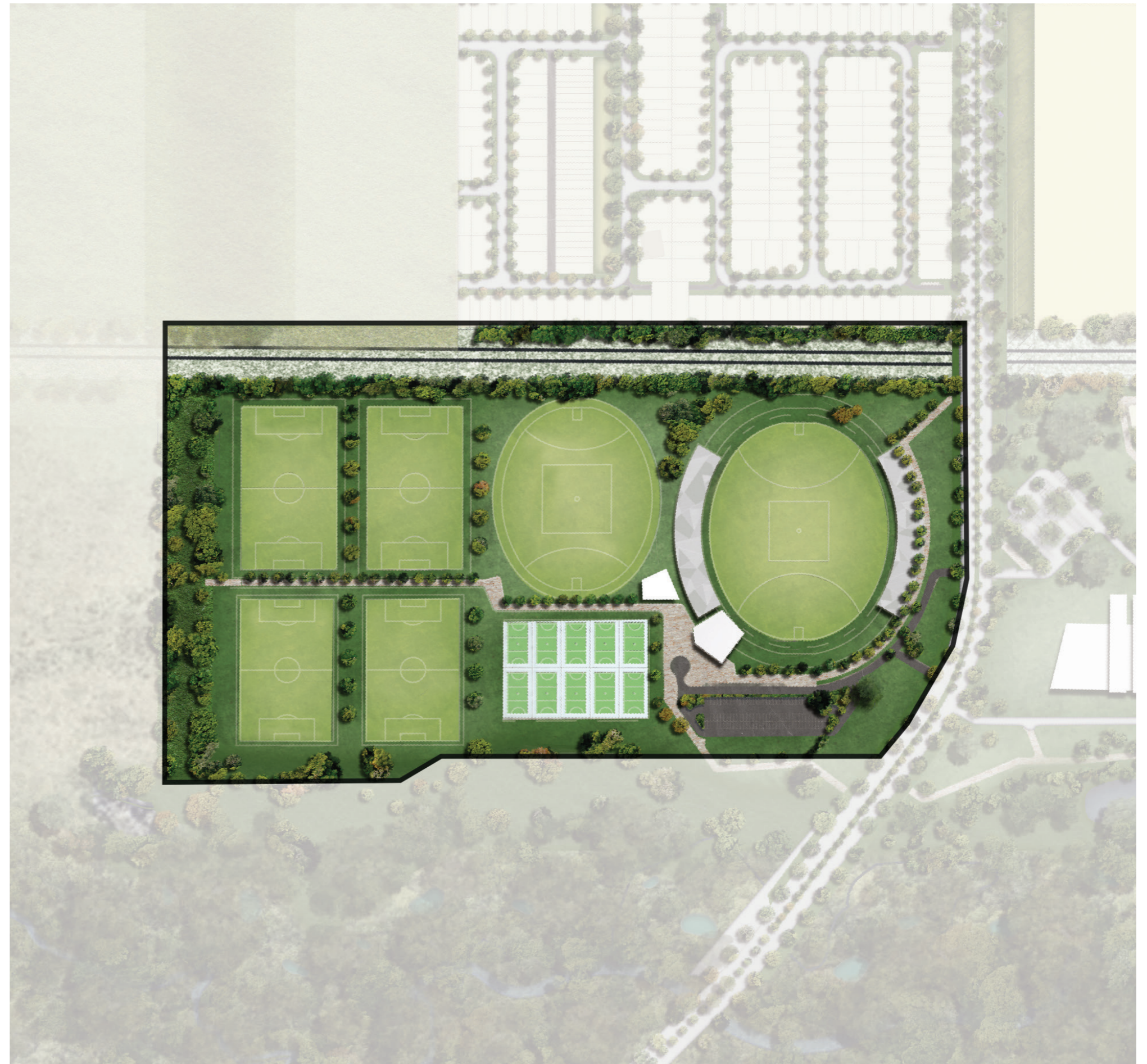


FIGURE 34: SUB-PRECINCT 10.2 ILLUSTRATIVE INTENT PLAN

### 3.15.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 10.2 are outlined in **Table 44: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 44: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
Uses Subject to Compliance Assessment
<ul style="list-style-type: none"> <li>Community Facility</li> <li>Indoor Sport and Recreation</li> <li>Outdoor Sport and Recreation</li> <li>Utility Installation</li> </ul>

### 3.15.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 10.2 are required to be assessed against and fulfil the Design Standards identified in **Table 45: Sub-Precinct 10.2 Design Standards**.

**TABLE 45: SUB-PRECINCT 10.2 DESIGN STANDARDS**

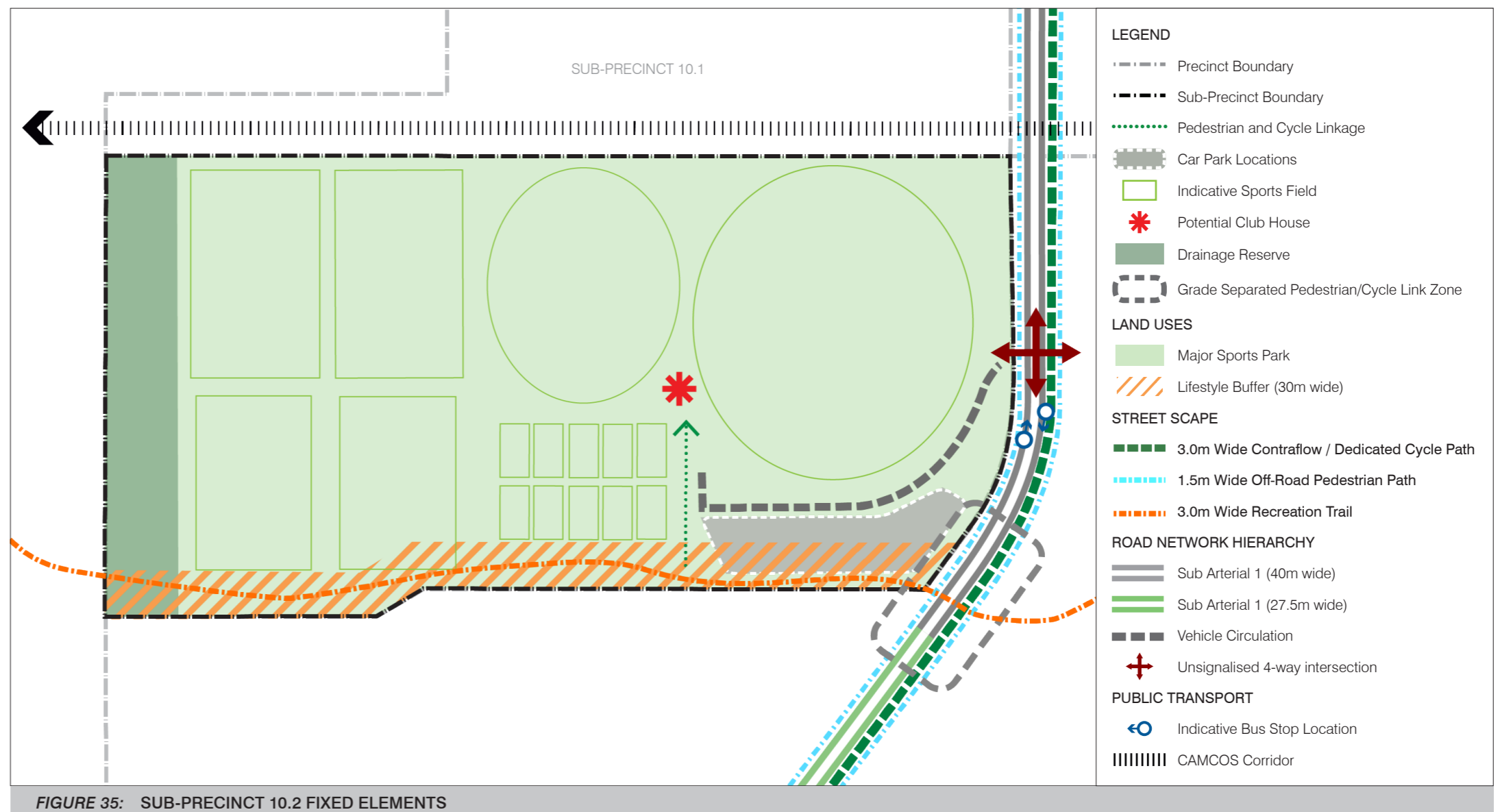
ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 44</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> A 'Major Sports Park' with a minimum size of 15ha is located as generally shown on <b>Figure 35</b>.</p> <p><b>DS2.2</b> A 'Potential Club House' is located as generally shown on <b>Figure 35</b>.</p> <p><b>DS2.3</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general location as identified on <b>Figure 35</b>.</p> <p><b>DS2.4</b> Building height is limited to 30m maximum.</p>
Public Realm	<p><b>DS3.1</b> 'Indicative Sports Fields' are located as generally shown in the Sports Network Plan in the executed Local Government Infrastructure Agreement.</p> <p><b>DS3.2</b> Development ensures that 'Recreation Pathways' are provided in the general locations as identified in <b>Figure 35</b>.</p> <p><b>DS3.3</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general locations as identified in <b>Figure 35</b>.</p>

ELEMENT	DESIGN STANDARD
Parking And Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 35</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix H</b>.</p> <p><b>DS4.3</b> Access locations are provided in accordance with <b>Figure 35</b>. Note locations shown are indicative and may vary along the road provided road safety is not compromised.</p> <p><b>DS4.4</b> 'Car Parking Locations' are generally located as identified on <b>Figure 35</b>.</p> <p><b>DS4.5</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.6</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p>
Environment	<p><b>DS5.1</b> A 'Drainage Reserve' is provided in accordance with <b>Figure 35</b>.</p>

### 3.15.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 10.2

Variation to the lot layout within Sub-Precinct 10.2 is not intended under this PoD.

The majority of the land within sub precinct 10.2 is to be used as a Major Sports Park. As such, variation to the lot layout within Sub-Precinct 10.2 is not intended under this PoD.



**FIGURE 35: SUB-PRECINCT 10.2 FIXED ELEMENTS**

## 3.16 PRECINCT 16

### CENTRAL PARK



#### 3.16.1 SUB-PRECINCT INTENT

This Sub-Precinct incorporates active and passive recreation spaces, which provide for a range of sporting, recreation, leisure, cultural and educational facilities and community meeting spaces that provide for a diverse and active lifestyle. The Conservation buffer areas protect areas identified as having significant values for biological diversity, water catchment, ecological functioning or cultural values.

The Sub-Precinct allows only a limited range of low impact, low-intensity land uses. Building height is limited to a low rise form typically not exceeding two storeys.

Vehicular access to the site is limited to one location. Pedestrian and cyclist connections are established through the site to provide connections to the Town Centre and the Transit Interchange.

*Figure 36: Sub-Precinct 16 Illustrative Intent Plan* provides an illustrative representation of the desired outcome for the Sub-Precinct.



FIGURE 36: SUB-PRECINCT 16 ILLUSTRATIVE INTENT PLAN

### 3.16.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

The uses that comprise Approved Development subject to Compliance Assessment for Sub-Precinct 16 are outlined in **Table 46: Uses Subject To Compliance Assessment (Where Not Exempt Or Where Not Meeting Exempt Criteria Under Section 2)** below.

**TABLE 46: USES SUBJECT TO COMPLIANCE ASSESSMENT (WHERE NOT EXEMPT OR WHERE NOT MEETING EXEMPT CRITERIA UNDER SECTION 2)**

LAND USES
Uses Subject to Compliance Assessment
<ul style="list-style-type: none"> <li>Community Facility</li> <li>Indoor Sport and Recreation</li> <li>Outdoor Sport and Recreation</li> <li>Utility Installation</li> </ul>

### 3.16.3 SPECIFIC DESIGN CRITERIA

Applications for Compliance Assessment in Sub-Precinct 16 are required to be assessed against and fulfil the Design Standards identified in **Table 47: Sub-Precinct 16 Design Standards**.

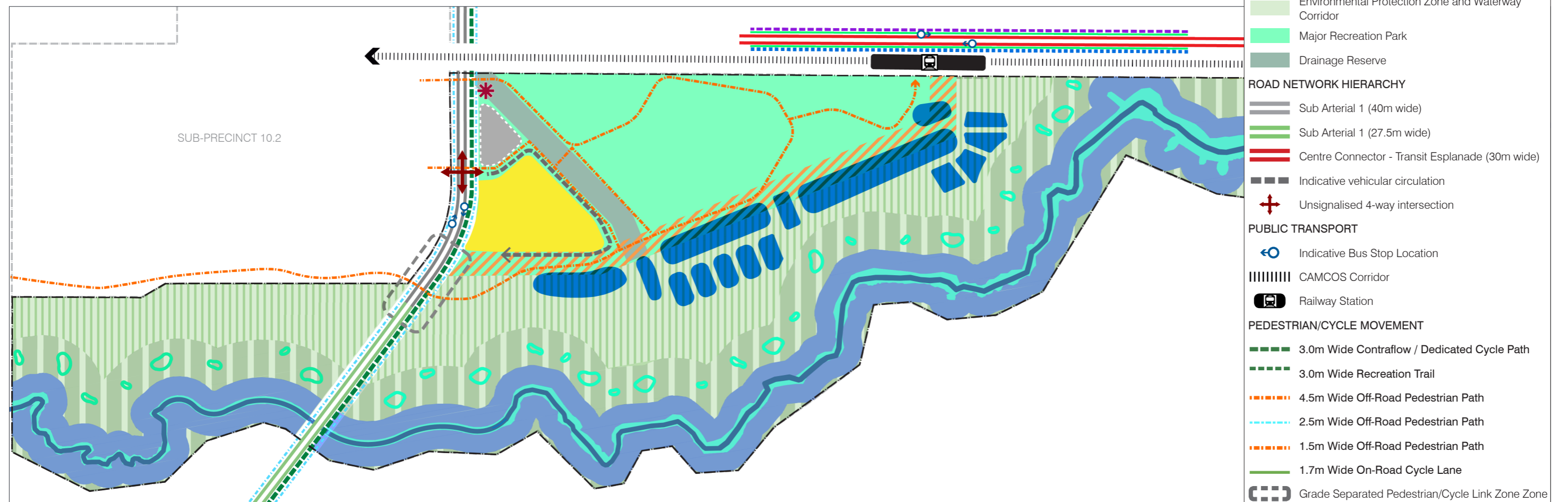
**TABLE 47: SUB-PRECINCT 16 DESIGN STANDARDS**

ELEMENT	DESIGN STANDARD
Use	<p><b>DS1.1</b> Land uses comprise the uses specified for the Sub-Precinct in <b>Table 46</b>.</p> <p><b>DS1.2</b> In addition to the following Sub-Precinct design standards, the use is in accordance with the relevant provisions of Section 3.17 Specific Use Criteria and relevant Appendices.</p>
Built Form	<p><b>DS2.1</b> Building height does not exceed the maximum building of 4 storeys.</p>
Public Realm	<p><b>DS3.1</b> An 'Major Sports Facility' is located as generally shown on <b>Figure 37</b> with a site area of 1.8ha.</p> <p><b>DS3.2</b> A 'Major Recreation Park' of 10ha is provided exclusive of Indoor Sports Facility.</p> <p><b>DS3.3</b> Development ensures that 'Pedestrian and Cycle Links' are provided in the general locations as identified in <b>Figure 37</b>.</p> <p><b>DS3.4</b> Development ensures that a 'Grade Separated Pedestrian/Cycle Link Zone' is provided in the general locations as identified on <b>Figure 37</b>.</p> <p><b>DS3.5</b> Development ensures that 'Recreation Pathways' are provided in the general locations as identified in <b>Figure 37</b>.</p>

ELEMENT	DESIGN STANDARD
Parking And Access	<p><b>DS4.1</b> Development facilitates delivery of a road network hierarchy in accordance with <b>Figure 37</b>.</p> <p><b>DS4.2</b> On-site parking and service vehicles are provided in accordance with <b>Appendix H</b>.</p> <p><b>DS4.3</b> Access locations are provided in accordance with <b>Figure 37</b>. Note locations shown are indicative and may vary along the road provided road safety is not compromised.</p> <p><b>DS4.4</b> 'Car Parking Locations' are generally located as identified on <b>Figure 37</b>.</p> <p><b>DS4.5</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS4.6</b> Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.</p>
Environment	<p><b>DS5.1</b> Buffers are provided generally in the locations identified in <b>Figure 37</b> and designed in accordance with the Acid Frog Management Code in <b>Appendix N</b>.</p> <p><b>DS5.2</b> Wetlands/Bio-retention Basins are provided in <b>Figure 37</b> and are subject to detailed design and compliance approval.</p>
Infrastructure	<p><b>DS6.1</b> A 'Drainage Reserve' is provided in accordance with <b>Figure 37</b>.</p>

### 3.16.4 CRITERIA FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT FOR SUB-PRECINCT 16

Compliance Assessment to vary the lot layout in Sub-Precinct 16 is not intended under this PoD.



**FIGURE 37: SUB-PRECINCT 16 FIXED ELEMENTS**

## 3.17 SPECIFIC USE CRITERIA

ALL PRECINCTS



In addition to the detailed provisions for each precinct, the following land use specific provisions in **Table 48: Specific Use Design Standards** below are applicable to development undertaking the Compliance Assessment process under Section 1.5.2.2 of the Plan of Development. These provisions are only applicable as relevant to the specific use being assessed. It is noted that where provisions under Section 3.17 conflict with provisions under the design standards of the relevant Sub-Precincts, the Sub-Precinct design standards prevail to the extent of the conflict.

**TABLE 48: SPECIFIC USE DESIGN STANDARDS**

DESIGN STANDARD	
General	
<b>Built Form</b>	<p><b>DS1.1</b> Building design is climatically responsive. Buildings include the following:</p> <ul style="list-style-type: none"> <li>• Buildings have cross ventilation through habitable rooms</li> <li>• Buildings are orientated to promote seasonal solar heat gain or loss taking into consideration major site views and vistas</li> <li>• Large building facades incorporate architectural wall shading to reduce solar heat gain</li> <li>• External windows have sun shading</li> </ul> <p><b>DS1.2</b> Mechanical plant, equipment and storage areas equipment are:</p> <ul style="list-style-type: none"> <li>• If on the roof: <ul style="list-style-type: none"> <li>- Screened and designed as an architectural feature of buildings; and</li> <li>- Incorporated into the roof form.</li> </ul> </li> <li>• Effectively screened from view from adjoining streets so as to provide an attractive address to streets and adjoining properties.</li> </ul> <p><b>DS1.3</b> Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street.</p> <p><b>DS1.4</b> External facade materials include a mix of two or more of the following:</p> <ol style="list-style-type: none"> <li>a. Glazing clear tinted or colour backed;</li> <li>b. Brickwork;</li> <li>c. Timber;</li> <li>d. Coloured rendered/bagged finish or split face concrete block work;</li> <li>e. Precast concrete panels;</li> <li>f. Economical panel systems including prefinished metal panels, tiles, stones; or</li> <li>g. Recycled materials (e.g. timber).</li> </ol> <p><b>DS1.5</b> The maximum length of a uniform elevation treatment above ground storey without variation or articulation is 40m.</p> <p><b>DS1.6</b> Buildings are designed to have balconies, windows and building openings oriented and/or overlook streets and other areas which are accessible to the public to provide casual surveillance.</p> <p><b>DS1.7</b> Car parking may be located on ground or above ground where sleeved or screened.</p>
<b>Public Realm</b>	<p><b>DS2.1</b> A minimum of 10% of the site is comprised of planted landscapes.</p> <p><b>DS2.2</b> Street frontages are unfenced or where street frontage fencing is required for security and CPTED purposes, it should be transparent (minimum 70% open).</p>
<b>Parking and Access</b>	<p><b>DS3.1</b> On site vehicle parking is provided at the rates outlined in <a href="#">Appendix H</a>.</p>

DESIGN STANDARD	
<b>Parking and Access (cont.)</b>	<p><b>DS3.2</b> Parking bays, manoeuvring areas, queuing areas, set down/pickup areas, aisles and driveways are designed in accordance with the dimensions and to the standards specified in:</p> <ul style="list-style-type: none"> <li>• AS2890.1 Parking Facilities – Off-street Car Parking, as amended; and</li> <li>• AS2890.2 Parking Facilities – Off-street Commercial Vehicle facilities.</li> </ul> <p><b>DS3.3</b> The location of visitor or customer parking is not behind a security barrier.</p> <p><b>DS3.4</b> On-site parking and manoeuvring areas provide for all vehicles to enter and leave in a forward motion.</p> <p><b>DS3.5</b> The lot has physical access to a road.</p> <p><b>DS3.6</b> Access to the site provides separation of a minimum 10m to an intersecting street where the driveway is on the same side of the street.</p> <p><b>DS3.7</b> Where an on-site waste collection area is provided, access and manoeuvring areas must provide for the specified vehicle.</p> <p><b>DS3.8</b> Bicycle parking spaces are provided in accordance with <a href="#">Appendix H</a>.</p> <p><b>DS3.9</b> Bicycle parking and storage facilities are easily accessible and provided in the building, or on-site within 100 metres of an entrance to the building, in accordance with five percent (5%) of the number of employees, based on workforce numbers.</p> <p><b>DS3.10</b> End of trip facilities for bicycles, involving dedicated amenities that are publicly accessible for bike storage areas, lockers, toilets and change facility, must be provided in accordance with <a href="#">Appendix H</a>.</p> <p><b>DS3.11</b> For buildings less than 1,000m<sup>2</sup>, engineering design of all parking and manoeuvring areas is in accordance with Councils adopted standards.</p>
<b>Environment</b>	<p><b>DS4.1</b> Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.</p> <p><b>DS4.2</b> Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.</p> <p><b>DS4.3</b> Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.</p> <p><b>DS4.4</b> Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 –Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, as amended.</p> <p><b>DS4.5</b> Any reflective glass material has:</p> <ol style="list-style-type: none"> <li>a. A level of light reflectivity of not greater than 20%; and</li> <li>b. A level of heat transmission of not less than 20%.</li> </ol>

DESIGN STANDARD									
<b>Environment (cont.)</b>	<p><b>DS4.6</b> Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.</p> <p><b>DS4.7</b> All rain water tanks to non-residential buildings are designed to ensure 75% roof capture and reuse, with collected water used for all suitable applications within the property.</p> <p><b>DS4.8</b> For non-residential sites, each site demonstrates how it can satisfy best practice pollutant load removal targets.</p>								
<b>Infrastructure</b>	<b>DS5.1</b> All development is connected to reticulated water supply, sewerage, stormwater drainage and telecommunication infrastructure and has an electricity supply.								
Uses									
<b>Child Care Centre</b>	<p><b>DS6.1</b> Where a standalone use, the Child care centre has a maximum site cover of 50%.</p> <p><b>DS6.2</b> Child care centres are to be located on a Connector or Access Street.</p> <p><b>DS6.3</b> Child care centres are to be located on a site having:</p> <ol style="list-style-type: none"> <li>A slope of not more than 10%;</li> <li>A regular shape; and</li> <li>A minimum area of 1,500m<sup>2</sup></li> </ol> <p><b>DS6.4</b> All buildings, structures and outdoor play areas are set back at least 3 metres from all site boundaries adjoining a residential use (or future residential use).</p> <p><b>DS6.5</b> A minimum 1.8m high solid acoustic screen fence is erected along the full length of all site boundaries adjoining a residential use (or future residential use).</p> <p><b>DS6.6</b> The Child care centre is setback from the most proximate boundary of an electricity transmission line easement as follows:</p> <ol style="list-style-type: none"> <li>A 20 metre separation distance for transmission lines between 33kV and 132kV;</li> <li>A 30 metre separation distance for transmission lines between 133kV and 275kV; and</li> <li>A 40 metre separation distance for transmission lines greater than 275kV.</li> </ol> <p><b>DS6.7</b> Convenient, safe and clearly visible pedestrian access is available within and to the site which does not cross across driveways.</p> <p><b>DS6.8</b> Where adjoining a residential use (or future residential use), the minimum setback from the outermost projection of any building is in accordance with following table:</p> <table border="1"> <thead> <tr> <th colspan="2">Setbacks (Minimum)</th> </tr> </thead> <tbody> <tr> <td>Front (Primary frontage)</td> <td>6m</td> </tr> <tr> <td>Side</td> <td>2m</td> </tr> <tr> <td>Rear</td> <td>4.5m</td> </tr> </tbody> </table>	Setbacks (Minimum)		Front (Primary frontage)	6m	Side	2m	Rear	4.5m
Setbacks (Minimum)									
Front (Primary frontage)	6m								
Side	2m								
Rear	4.5m								

DESIGN STANDARD	
<b>Community Facility</b>	<p><b>DS7.1</b> Where a standalone use and not located in Precinct 8, the community activity has a maximum site cover of 50%.</p> <p>OR</p> <p>Where not a standalone use or where located in Precinct 8 - no acceptable outcome provided.</p> <p><b>DS7.2</b> Where adjoining a residential use, a minimum 1.8m high solid acoustic screen fence is provided along the full length of all common site boundaries.</p> <p><b>DS7.3</b> Intrusive outdoor activities are located and orientated away from residential premise.</p> <p><b>DS7.4</b> The Community facility is setback from the most proximate boundary of an electricity transmission line easement as follows:</p> <ol style="list-style-type: none"> <li>A 20 metre separation distance for transmission lines between 33kV and 132kV;</li> <li>A 30 metre separation distance for transmission lines between 133kV and 275kV; and</li> <li>A 40 metre separation distance for transmission lines greater than 275kV.</li> </ol> <p><b>DS7.5</b> A minimum 2m wide landscaping strip is to be provided along the site frontage.</p>
<b>Emergency Services</b>	<p><b>DS8.1</b> Emergency Services are located to enable easy access to a Sub-arterial or Connector Road.</p> <p><b>DS8.2</b> Where adjoining a residential use, a minimum 1.8 metre high solid acoustic screen fence and a 2 metre wide landscape strip is provided along the full length of all common site boundaries.</p>
<b>Fast Food Premises</b>	<p><b>DS9.1</b> Loading areas are not able to be viewed from the road or any public space and are appropriately screened.</p> <p><b>DS9.2</b> Vehicle queuing for 10 cars is provided within a drive-through facility. The location of the vehicle queuing does not impact on internal vehicle movements or access to the site.</p>
<b>Home Based Business</b>	<p><b>DS10.1</b> For a Home Based Business, other than a bed and breakfast, the hours of operation are limited to:</p> <ol style="list-style-type: none"> <li>8.00am and 6.00pm, Mondays to Saturdays; and</li> <li>Not at all on Sundays or public holidays.</li> </ol> <p><i>Note – office administration functions and activities that do not involve visitors by customers or clients, deliveries or noise related activities may occur outside of the hours of operation.</i></p>

DESIGN STANDARD	
<b>Home Based Business (cont.)</b>	<p><b>DS10.2</b> For a Home Based Business, the standards of operation the following standards of operation apply:</p> <ol style="list-style-type: none"> <li>The floor area used specifically for the home business does not exceed 50m<sup>2</sup>.</li> <li>Any visitor accommodation does not exceed 4 visitors.</li> <li>There is no hiring out of materials, goods, appliances or vehicles.</li> <li>There is only one sign related to the Home business, located within the premises or on a fence facing the road.</li> <li>There is no repairing or servicing of vehicles not normally associated with a residential use.</li> <li>There is no industrial use of premises.</li> <li>The maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties.</li> <li>Car parking is in accordance with <a href="#">Appendix H</a>.</li> <li>There is no display of goods.</li> <li>Number of employees does not exceed 4.</li> </ol>
<b>Indoor Entertainment (Tavern/Hotel)</b>	<b>DS11.1</b> Indoor Entertainment (Tavern/Hotel) uses are located only within Mixed Use designated lots.
<b>Indoor Sport and Recreation</b>	<b>DS12.1</b> Indoor Sport and Recreation uses exclude premises for conducting large scale functions.
<b>Market</b>	<p><b>DS13.1</b> Where market stalls are proposed to be located adjacent to existing shops the market is not held on more than 1 day per week.</p> <p><b>DS13.2</b> The market is conducted, including setup and pack-up time, between the hours of 5.00am and 10.00pm.</p> <p><b>DS13.3</b> A clear movement path, at least 3 metres in width, is maintained through or around the market to allow emergency vehicle access.</p> <p><b>DS13.4</b> Public toilets:</p> <ul style="list-style-type: none"> <li>Are provided within the area of the market, or are located within 250 metres of the market; and</li> <li>Remain open and accessible for use during market hours.</li> </ul> <p><b>DS13.5</b> Directional signage is provided to identify the location of, and entry to, public toilet facilities.</p>

DESIGN STANDARD	
<b>Multiple Residential (other than Duplex and Triplex)</b>	<p><b>DS14.1</b> For all Multiple Residential uses involving more than two units, the building is sited and designed such that:</p> <ol style="list-style-type: none"> <li>The main pedestrian entrance to the building (or group of buildings) is located on the higher order street;</li> <li>Access from the street to the entrance of the building(s) or individual dwellings is easily discerned;</li> <li>Vehicular access to the site is separate from the pedestrian access;</li> <li>Street and parkland frontages comprise 'semi-active uses/spaces' such as habitable rooms of dwellings or rooming units, common recreation areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance;</li> <li>The number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.</li> </ol> <p><b>DS14.2</b> Non-habitable rooms of one dwelling are not located opposite windows of another dwelling unless views are controlled by screening devices, distance, landscaping or design of the opening.</p> <p><b>DS14.3</b> Where habitable room windows look directly at habitable room windows and adjacent dwelling within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by:</p> <ol style="list-style-type: none"> <li>Window sill heights being a minimum of 1.5 metres above floor level; or</li> <li>Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or</li> <li>Fixed external screens; or</li> <li>If at ground level screen fencing to a minimum height of 1.8 metres.</li> </ol> <p><b>DS14.4</b> The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.</p> <p><b>DS14.5</b> Any car parking area or other associated structures are integrated into the design of the development such that:</p> <ol style="list-style-type: none"> <li>They are screened from view from frontages to streets, parks and adjoining land; and</li> <li>They are not located between the building and the street address.</li> </ol> <p><b>DS14.6</b> Building setbacks comply with those specified in any applicable Sub-Precinct which it is located and <b>Table 49</b> and <b>Table 50</b>.</p>

DESIGN STANDARD	
<b>Multiple Residential (other than Duplex and Triplex) (cont.)</b>	<p><b>DS14.7</b> Except where specified otherwise in a Sub-Precinct provision:</p> <ol style="list-style-type: none"> <li>A 2 metre wide landscaped buffer strip is provided along the full frontage of the site;</li> <li>At least 10% of the site area is provided as communal open space exclusive required buffer strips and clothes drying areas;</li> <li>A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary;</li> </ol> <p><b>DS14.8</b> For all Multiple Residential uses involving more than two units:</p> <ol style="list-style-type: none"> <li>Each ground floor dwelling has a courtyard or similar private open space of not less than 15m<sup>2</sup> with a minimum dimension of 3m directly accessible from the main living area;</li> <li>Each dwelling above ground level has a balcony or similar private open space area of not less than 9m<sup>2</sup> for a 1 bedroom unit, and 16m<sup>2</sup> for 2+ bedroom units (with a minimum dimension of 3m) directly accessible from the living area of the dwelling or rooming unit.</li> </ol> <p><b>DS14.9</b> The site cover for Multiple Residential buildings does not exceed:</p> <ol style="list-style-type: none"> <li>60% if within Precincts 7, 9, &amp; 10 and</li> <li>80% if within Precinct 8.</li> </ol> <p><b>DS14.10</b> For multiple residential uses front fences and walls:</p> <ol style="list-style-type: none"> <li>Have a maximum height of not more than:</li> <li>1.8 metres if 50% transparent; or</li> <li>1.2 metres if solid.</li> </ol> <p><b>DS14.11</b> Building bulk is reduced by incorporating a combination of the following elements in building design:</p> <ol style="list-style-type: none"> <li>Variations in plan shape, such as curves, steps, recesses, projections or splays;</li> <li>Variations in vertical profile, with steps or slopes at different levels;</li> <li>Variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure;</li> <li>Balconies, verandahs or terraces; and</li> <li>Planting, particularly on podiums, terraces and low level roof decks.</li> </ol> <p><b>DS14.12</b> Entry areas for the residents and visitors are provided separately from entrances for other building users and provide:</p> <ol style="list-style-type: none"> <li>For safe entry from streets, car parking areas and servicing areas;</li> <li>Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for other building users; and</li> <li>Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors.</li> </ol>

DESIGN STANDARD	
<b>Other Residential (retirement living)</b>	<p><b>DS15.1</b> Except where otherwise specified in an approved PoD, the site cover of the buildings does not exceed 60%.</p> <p><b>DS15.2</b> The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.</p> <p><b>DS15.3</b> Building bulk is reduced by incorporating a combination of the following elements in building design:</p> <ol style="list-style-type: none"> <li>Verandahs;</li> <li>Recesses;</li> <li>Variation in materials, colours and/or textures including between levels; and</li> <li>Variation in building form.</li> </ol> <p>Screening of balconies is limited to the side and rear of boundaries, and the sides of balconies where needed, to prevent noise and overlooking of other dwellings and recreation areas.</p> <p>f. Any building does not exceed 40 metres in length, with separation between buildings, for the purposes of cross ventilation, articulation and light, of at least 6 metres.</p> <p><b>DS15.4</b> Any car parking area or other associated structures are integrated into the design of the development such that they are screened from view from frontages to streets, parks and adjoining land.</p> <p><b>DS15.5</b> At least 10% of the area of the site is provided as communal and private open space, with :</p> <ol style="list-style-type: none"> <li>Each ground floor dwelling having a courtyard or similar private open space area, not less than 15m<sup>2</sup> and with a minimum dimension of 3 metres, directly accessible from the living area of the dwelling;</li> <li>Each dwelling above ground level having a balcony or similar private open space area, not less than 9m<sup>2</sup> and with a minimum dimension of 2.5 metres, directly accessible from the living area of the dwelling.</li> </ol> <p><b>DS15.6</b> A landscape strip at least 2 metres wide is provided within the boundaries of the site, adjacent to the full frontage of the site.</p> <p><b>DS15.7</b> A 1.8 metre high solid screen fence is provided along the full length of all side and rear boundaries of the site.</p> <p><b>DS15.8</b> Unless required to ameliorate traffic noise or headlight flare, high solid fences or walls are avoided along street frontages.</p>

DESIGN STANDARD	
<b>Other Residential (retirement living) (cont.)</b>	<p><b>DS15.9</b> The development provides management facilities, supervised care facilities and social and recreational facilities in the form of:</p> <ol style="list-style-type: none"> <li>A live-in manager's residence and office;</li> <li>24 hour nursing station and/or 24 hour monitored alert system;</li> <li>Communal dining room;</li> <li>Communal indoor social/recreation space; and</li> <li>A diversity of informal indoor and outdoor social spaces.</li> </ol> <p><b>DS15.10</b> Communal buildings are easily accessible and centrally located, and residents are able to easily navigate the site on foot or with the assistance of mobility aids.</p> <p><b>DS15.11</b> No dwelling is more than 250 metres walking distance from a site entry or exit point, or any central community facilities building.</p> <p><b>DS15.12</b> All pathways and land use for outdoor recreation have grades of 5% or less, with paths having hard, slip resistant surfaces.</p> <p><b>DS15.13</b> Internal paths, ramps and hallways are capable of accommodating two wheelchairs (side by side) at any one time.</p> <p><b>DS15.14</b> The development has access to a reliable alternative power supply in the event of prolonged power outage or disconnection from grid supplied electricity.</p> <p><b>DS15.15</b> Dwellings are configured in clusters with each cluster having a clearly defined street address or access corridor and each dwelling having clearly defined private open space and a prominent front door.</p> <p><b>DS15.16</b> 2 Clusters of dwellings are supported by unique design features that help identify and individualise them and assists residents and visitors to easily find their way.</p> <p><b>DS15.17</b> Logical, direct and separated pedestrian and vehicle routes are provided between dwellings, communal buildings and other on-site facilities and facilities in the neighbourhood.</p> <p><b>DS15.18</b> Building setbacks comply with those specified in any applicable Sub-Precinct which it is located in <b>Table 49</b> and <b>Table 50</b>.</p>

DESIGN STANDARD															
<b>Outdoor Sport and Recreating (excluding Golf Course)</b>	<p><b>DS16.1</b> The use is located and designed so as to be:</p> <ol style="list-style-type: none"> <li>Convenient to users; and</li> <li>Compatible with the preferred character of the local area.</li> </ol> <p><b>DS16.2</b> The use:</p> <ol style="list-style-type: none"> <li>Is effectively designed to meet the needs of users, having regard to the scale and nature of the use;</li> <li>Has buildings and structures that are fit for purpose; and</li> <li>Has buildings and structures that incorporate passive design responses that acknowledge and reflect the region's sub-tropical climate.</li> </ol>														
<b>Sales Office</b>	<p><b>DS17.1</b> The hours of operation of the sales office do not commence before 8.00am or extend later than 6.00pm.</p> <p><b>DS17.2</b> The maximum GFA for a Sales Office is 400m<sup>2</sup>.</p> <p><b>DS17.3</b> A minimum of 2 on-site car parking spaces are provided.</p> <p><b>DS17.4</b> Private and public open space areas are turfed and landscaped.</p> <p><b>DS17.5</b> A 1.8 metre high solid screen fence is provided to each side and rear boundary that has residential uses adjoining.</p> <p><b>DS17.6</b> If the sales office is in conjunction with a Display Village which comprises 4 or more Display Homes, public toilet facilities are to be provided.</p> <p><b>DS17.7</b> Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.</p>														
<b>Service Station</b>	<p><b>DS18.1</b> The service station site is located on a site that:</p> <ol style="list-style-type: none"> <li>Is at least 1,500m<sup>2</sup> in area;</li> <li>Does not adjoin a sensitive use, as defined in <b>Appendix A</b>; and has a street frontage of at least: <ul style="list-style-type: none"> <li>- 35 metres where the site is a corner site; or</li> <li>- 40 metres otherwise.</li> </ul> </li> </ol> <p><b>DS18.2</b> The minimum setbacks for all buildings and other structures are in accordance with following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Setbacks (Minimum)</th> </tr> </thead> <tbody> <tr> <td rowspan="2"><b>Front (Primary frontage)</b></td> <td>Fuel Pumps and Canopies</td> <td>4.5m</td> </tr> <tr> <td>Buildings and Structures</td> <td></td> </tr> <tr> <td><b>Side</b></td> <td colspan="2">2m</td> </tr> <tr> <td><b>Rear</b></td> <td colspan="2">2m</td> </tr> </tbody> </table> <p><b>DS18.3</b> The gross floor area used for the associated retail sale of goods is limited to 150m<sup>2</sup>.</p> <p><b>DS18.4</b> Separate entrances to and exits from the site are provided, and these are clearly marked for their intended use.</p>	Setbacks (Minimum)			<b>Front (Primary frontage)</b>	Fuel Pumps and Canopies	4.5m	Buildings and Structures		<b>Side</b>	2m		<b>Rear</b>	2m	
Setbacks (Minimum)															
<b>Front (Primary frontage)</b>	Fuel Pumps and Canopies	4.5m													
	Buildings and Structures														
<b>Side</b>	2m														
<b>Rear</b>	2m														

DESIGN STANDARD	
<b>Service Station (cont.)</b>	<p><b>DS18.5</b> No part of a vehicle crossover is closer than:</p> <ol style="list-style-type: none"> <li>14 metres from any other vehicle crossover on the same site;</li> <li>12 metres from an intersection; and</li> <li>3 metres from any property boundary.</li> </ol> <p><b>DS18.6</b> Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur.</p> <p><b>DS18.7</b> Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.</p> <p><b>DS18.8</b> Fuel pumps are located in accordance with Australian Standard AS1940 – The storage and handling of flammable and combustible liquids.</p> <p><b>DS18.9</b> Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground.</p>
<b>Shop, Business, Health Care Services and Food Premises</b>	<p><b>DS19.1</b> Buildings setbacks for Shops, Businesses, Health Care Services and Food Premises comply with those prescribed for the Sub-Precinct which it is located.</p> <p><b>DS19.2</b> The site cover of a Shops, Businesses, Health Care Services and Food Premises does not exceed:</p> <ol style="list-style-type: none"> <li>70% for that part of a building up to 2 storeys in height; and</li> <li>50% for that part of a building exceeding 2 storeys in height.</li> </ol> <p><b>DS19.3</b> The building incorporates vertical and horizontal articulation such that no blank wall is longer than 15 metres.</p> <p><b>DS19.4</b> Where a building exceeds 2 storeys in height, the building is designed so as to avoid the creation of adverse micro-climatic impacts on any nearby public space by way of overshadowing, wind tunnelling or reflective glare.</p> <p><b>DS19.5</b> Building materials and hard surfaces used in landscape works are not highly reflective, or likely to create glare, slippery or otherwise hazardous conditions.</p> <p><b>DS19.6</b> Any outdoor public or semi-public open space has a minimum of 50% of its area covered or shaded.</p> <p><b>DS19.7</b> Development provides for a minimum of 70% of the building frontage to a public street, or other public or semi-public space, to present with clear or relatively clear windows and glazed doors.</p>

DESIGN STANDARD	
<b>Shop, Business, Health Care Services and Food Premises (cont.)</b>	<p><b>DS19.8</b> The building has articulated and textured facades that incorporate some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows:</p> <ol style="list-style-type: none"> <li>Wide colonnades, verandahs, awnings, balconies and eaves;</li> <li>Recesses, screens and shutters; and</li> </ol> <p><b>DS19.9</b> Landscapes are provided on-site in accordance with the following:</p> <ol style="list-style-type: none"> <li>Shade trees, low planting and hard landscapes are provided along street frontages not occupied by building or driveways;</li> <li>Shade trees are provided in car parks;</li> <li>A landscape strip is provided between the business use and any adjacent residential use which: <ul style="list-style-type: none"> <li>- Is planted with a variety of screening trees and shrubs; and</li> <li>- Incorporates a minimum 1.8 metre high solid screen fence where acoustic attenuation is required; and</li> <li>- Planting is provided on top of podium levels.</li> </ul> </li> </ol> <p><b>DS19.10</b> Undesirable visual, noise and odour impacts on public spaces and residential uses are avoided or minimised by:</p> <ol style="list-style-type: none"> <li>Where appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the site's context and setting;</li> <li>Providing vehicle loading/unloading and refuse storage/collection facilities within enclosed serviced yards or courtyards; and</li> <li>Locating site service facilities and areas such that they are not adjacent to the frontage of a street or public space.</li> </ol> <p><b>DS19.11</b> Glare conditions or excessive 'light spill' on to adjacent sites and public spaces are avoided or minimised through measures such as:</p> <ol style="list-style-type: none"> <li>Careful selection and location of light fixtures;</li> <li>Use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and</li> <li>Alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation.</li> </ol>
<b>Short Term Accommodation</b>	<p><b>DS20.1</b> For Short Term Accommodation involving more than two units, density is to be a minimum of 35 dwellings/ha, calculated over the site on which it is located.</p> <p><b>DS20.2</b> For all Short Term Accommodation uses involving more than two units, the building is sited and designed such that:</p> <ol style="list-style-type: none"> <li>The main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage;</li> <li>Access from the street to the entrance of the building(s) or individual dwellings is easily discerned;</li> <li>Vehicular access to the site is separate from the pedestrian access;</li> </ol>

DESIGN STANDARD	
<b>Short Term Accommodation (cont.)</b>	<ol style="list-style-type: none"> <li>Street and parkland frontages comprise 'semi-active uses/spaces such as habitable rooms of dwellings or rooming units, common recreating areas (indoor and outdoor) and landscaped areas, to facilitate casual surveillance; and</li> <li>The number of dwellings, rooming units, windows and balconies of habitable rooms that address adjoining streets communal recreation areas and open spaces is optimised.</li> </ol> <p><b>DS20.3</b> Non-habitable room widows of one rooming unit is not located opposite windows of another dwelling or rooming unit unless views are controlled by screening devices, distance, landscaping or design of the opening.</p> <p><b>DS20.4</b> Where habitable room windows look directly at habitable room windows in an adjacent rooming unit within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by:</p> <ol style="list-style-type: none"> <li>Window sill heights being a minimum of 1.5 metres above floor level; or</li> <li>Fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or</li> <li>Fixed external screens; or</li> <li>If at ground level, screen fencing to a minimum height of 1.8 metres.</li> </ol> <p><b>DS20.5</b> The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.</p> <p><b>DS20.6</b> Any car parking area or other associated structures are integrated into the design of the development such that:</p> <ol style="list-style-type: none"> <li>They are screened from view from frontages to streets, parks and adjoining land;</li> <li>They are not located between the building and the street address; and</li> <li>A basement or undercroft car parking area does not protrude above the adjacent ground level by more than 1m.</li> </ol> <p><b>DS20.7</b> The site cover of Short Term Accommodation buildings does not exceed 70%.</p> <p><b>DS20.8</b> Building setbacks comply with those specified for the Precinct which it is located and <b>Table 49, 50</b>.</p> <p><b>DS20.9</b> Except where specified otherwise in a Sub-Precinct specific provisions;</p> <ol style="list-style-type: none"> <li>A 2 metre wide landscaped buffer strip is provided along the full frontage of the site;</li> <li>At least 10% of the site area is provided as communal open space exclusive of required buffer strips and clothes drying areas; and</li> <li>A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary.</li> </ol>

DESIGN STANDARD	
<b>Short Term Accommodation (cont.)</b>	<p><b>DS20.10</b> For all Short Term Accommodation involving more than two units:</p> <ol style="list-style-type: none"> <li>Each ground floor rooming unit has a courtyard or similar private open space or not less than 15m<sup>2</sup> with a minimum dimension of 3m directly accessible from the main living area;</li> <li>Each rooming unit above ground level has a balcony or similar private open space area of not less than 9m<sup>2</sup> with a minimum dimension of 3m directly accessible from the living area of the dwelling or rooming unit.</li> </ol> <p><b>DS20.11</b> Building bulk is reduced by incorporating a combination of the following elements in building design:</p> <ol style="list-style-type: none"> <li>Variations in plan shape, such as curves, steps, recesses, projections or splays;</li> <li>Variations in vertical profile, with steps or slopes at different levels;</li> <li>Variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure;</li> <li>Balconies, verandahs or terraces; and</li> <li>Planning, particularly on podiums, terraces and low level roof decks.</li> </ol> <p><b>DS20.12</b> Entry areas for the residents and visitors are provided separately from entrances for other building users and provide:</p> <ol style="list-style-type: none"> <li>For safe entry from streets, car parking areas and servicing areas;</li> <li>Clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for other building users; and</li> <li>Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors.</li> </ol>
<b>Showroom</b>	<p><b>DS21.1</b> Where in a complex, not more than 20% of the gross floor area is occupied by uses other than showrooms.</p> <p><b>DS21.2</b> Where addressing a Primary Frontage the ground level:</p> <ol style="list-style-type: none"> <li>Presents a minimum 50% of the building as openings and windows; and</li> <li>Provides an awning to the street 3m in width.</li> </ol> <p><b>DS21.3</b> Where addressing a Secondary Frontage the ground level:</p> <ol style="list-style-type: none"> <li>Presents a minimum 50% of the building as openings and windows; and</li> <li>Provides an awning to the street 3m in width.</li> </ol>

DESIGN STANDARD	
<b>Tele-communications Facility</b>	<b>DS22.1</b> Telecommunications facilities co-locations are to be located on an existing or proposed building and to be integrated within the building and are not to adjoin a residential use.
<b>Utility Installation</b>	<p><b>DS23.1</b> Where practicable, the utility is co-located with another utility of a similar or compatible type.</p> <p><b>DS23.2</b> The utility is located in a position where it can be easily accessed for maintenance purposes or at times of emergency.</p> <p><b>DS23.3</b> Security fencing is provided to prevent unauthorised entry to the utility.</p> <p><b>DS23.4</b> Safety and warning signage is displayed where necessary.</p> <p><b>DS23.5</b> The location of any Utility Installation does not impact on the functionality of verges or public open space and is not in visually prominent areas.</p>

**TABLE 49: HIGH RISE AND MEDIUM RISE SETBACKS**

	HIGH RISE (7+ STOREYS)		MEDIUM RISE (3-6 STOREYS)	
	Residential elements	Non-residential elements	Residential elements	Non-residential elements
<b>Maximum podium height</b>	3 storeys		2 storeys	
<b>Front setbacks (min)</b>				
<b>Ground Floor</b>				
• Active frontage*	0.0m	0.0m	0.0m	0.0m
• Non-active frontage	2m	2m	2m	2m
<b>Tower</b>				
• Tower setbacks	6m	4m	3m	3m
<b>Side setbacks (min)</b>				
• Levels 1-3**	Where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0.0m, rear setback is 0.0m Otherwise: <ul style="list-style-type: none"> <li>1.5m for a wall up to 4.5m high</li> <li>2m for a wall up to 7.5m high</li> <li>2m plus 0.5m for every 3m (or part thereof) over 7.5m high for a wall over 7.5m high, except that a wall may be built to a side boundary where the wall has a maximum height of 3m and a maximum length of 15m, unless it abuts a higher or longer existing or simultaneously constructed wall.</li> </ul>			
• Levels 4-8	3.0m			
• Levels 9+	6.0m			
<b>Rear setbacks (min)</b>				
• Levels 1-3**	Where adjoining a non-residential use or where the existing minimum setback on the adjoining boundary is 0.0m, rear setback is 0.0m. Otherwise: 3.0m			
• Levels 4+	6.0m			

\* A site may have more than one active frontage as identified in a development scheme or approved plan of development. An active frontage can include a frontage to a park.

\*\* Or such higher podium level as may be specified in a development scheme or approved plan of development

**TABLE 50: BUILDING SEPARATION DISTANCES**

	HIGH RISE (7+ STOREYS)		MEDIUM RISE (3-6 STOREYS)	
	Residential elements	Non-residential elements	Residential elements	Non-residential elements
<b>Privacy</b>	Building design must ensure privacy for habitable spaces in dwellings. Acceptable treatments include: <ul style="list-style-type: none"> <li>Providing a minimum separation distance of:               <ul style="list-style-type: none"> <li>Where 7 storeys and greater, 18m between balconies that are offset by less than 45 degrees or 12m between balconies that are offset by 45 degrees or more</li> <li>Where 6 storeys or less, 12m between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, or</li> <li>For a wall containing windows or balconies, 6m to a side or rear boundary where there is no existing or approved development and the future privacy and development potential of the adjoining site should be protected.</li> </ul> </li> <li>Window sill heights a minimum of 1.5m above floor level</li> <li>Fixed opaque glazing in any part of a window below 1.5m above floor level</li> <li>Fixed external screens to balconies or windows (or intermediate fencing at ground level). External screens or fences provided to ensure privacy should be either solid, of translucent material or present an appearance of no more than 25% openings when viewed from the nearby balcony or window.</li> </ul>			



## APPENDICES







## APPENDIX A DEFINITIONS

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## USE DEFINITIONS

### Commercial Use Category

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#### ***BUSINESS***

Means the use of premises for administration, clerical, technical, professional or veterinarian clinic or other business activity where any goods or materials made, sold or hired on the premises are ancillary.

#### ***CAR PARK***

Means the use of premises for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

#### ***HEALTH CARE SERVICES***

Means the use of premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

#### ***SALES OFFICE***

Means the use of premises for the temporary promotion and/ or sale of land and/ or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

### INDUSTRIAL USE CATEGORY

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#### ***EXTRACTIVE INDUSTRY***

Means the use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

#### ***HIGH IMPACT INDUSTRY***

Means the use of premises for industrial activities that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained.

These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers.

#### ***LOW IMPACT INDUSTRY***

Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses.

The manufacturing aspects of the use are undertaken indoors.

Any off site impacts including air, noise and odour emissions are able to be readily mitigated.

#### ***MEDIUM IMPACT INDUSTRY***

Means the use of premises for industrial activities that have offsite air, noise and odour emissions.

Despite mitigation measures these activities would still have noticeable impacts on nonindustrial uses.

The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.

#### ***NOXIOUS AND HAZARDOUS INDUSTRY***

Means the use of premises for industrial activities that have the potential for extreme, adverse impacts on other land uses. This includes the potential for fire, explosion or toxic release.

These uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives.

#### ***RESEARCH AND TECHNOLOGY FACILITY***

Means the use of premises for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and component.

The use may include emerging industries such as energy, aerospace, and biotechnology.

#### ***SERVICE INDUSTRY***

Means the use of premises for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.

#### ***WAREHOUSE***

Means the use of premises for the storage of goods whether or not in a building, including self-storage facilities or storage yards.

### RESIDENTIAL USE CATEGORY

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#### ***DISPLAY HOME***

Means the temporary use of premises for the promotion and/ or sale of land and/ or houses within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

#### ***HOME BASED BUSINESS***

Means the use of premises for a House or Multiple residential for an occupation or business activity as a secondary use where:

- The floor area used specifically for the home business does not exceed 50m<sup>2</sup>
- Any visitor accommodation does not exceed 4 visitors
- There is no hiring out of materials, goods, appliances or vehicles
- There is only one sign related to the Home business, located within the premises or on a fence facing the road
- There is no repairing or servicing of vehicles not normally associated with a residential use
- There is no industrial use of premises
- The maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties
- Car parking is in accordance with Appendix H
- There is no display of goods
- Number of employees does not exceed 4.

#### ***HOUSE***

Means a residential use of premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.

The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence and may be constructed under the primary dwelling, attached to it or free standing.

#### ***MULTIPLE RESIDENTIAL***

Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include House.

#### ***OTHER RESIDENTIAL***

Means the use of premises for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/ support or are convalescing. This term may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

#### ***RELOCATABLE HOME PARK***

Means the use of premises for relocatable dwellings that provide long term residential accommodation.

The term includes ancillary facilities such as amenities, laundries, kitchens and recreation facility for persons associated with the development. It also includes a manager’s office and residence.

#### ***SHORT TERM ACCOMMODATION***

Means the use of premises comprising primarily accommodation units for short term accommodation, generally for travellers and visitors, such as motel or backpackers. The use may include dining, laundry and recreational facilities which cater exclusively for the occupants of the premises, a manager’s office and residence. The term does not include Other residential, Hotel or Tourist park.

### RETAIL USE CATEGORY

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#### ***BULK LANDSCAPE SUPPLIES***

Means premises used for bulk storage and sale of landscaping and gardening supplies including soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.

#### ***FAST FOOD PREMISES***

Means the use of premises for the preparation and sale of food to the public generally for immediate consumption off the premises. The term may include drive through facilities and ancillary facilities for the consumption of food on the premises.

#### ***FOOD PREMISES***

Means the use of premises for the preparation and sale of food and drink to the public for consumption on or off the site. The term includes a cafe, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk, take-away, but does not include fast food premises as separately defined.

#### ***GARDEN CENTRE***

Means the use of premises for the sale of plants and includes gardening and landscaping products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary cafe or coffee shop.

#### ***MARKET***

Means the use of premises for the display and sale of goods to the public on a regular but infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

#### ***OUTDOOR SALES***

Means the used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans.

#### ***SERVICE STATION***

Means the use of premises for the retail sale of fuel including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

#### ***SHOP***

Means the use of premises for the display, sale or hire of goods or the provision of personal services or betting to the public.

#### ***SHOPPING CENTRE***

Means the use of premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.

#### ***SHOWROOM***

Means the use of premises primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:

- A large area for handling, display or storage and
- Direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.

### RURAL USE CATEGORY

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#### ***AGRICULTURE***

Means the use of premises for commercial purposes for the growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes. The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities.

#### ***AGRICULTURAL SUPPLY STORE***

Means the use of premises for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.

#### ***ANIMAL KEEPING AND HUSBANDRY***

Means the use of premises for keeping, depasturing, grazing or stabling of any animal, bird, insect and reptile. The term includes the use of land for keeping, breeding, stabling, training or boarding animals.

### **INTENSIVE ANIMAL INDUSTRIES**

Means the use of premises for the intensive breeding of animals or animal products in an enclosure that may require the provision of food and water either mechanically or by hand.

The use includes the ancillary storage and packing of feed and produce.

### **INTENSIVE HORTICULTURE**

Means the use of premises for the intensive cultivation of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.

The use includes the storage and packing of produce and plants grown on the subject site.

### **WHOLESALE NURSERY**

Means the use of premises for the sale of plants where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.

## **SERVICE, COMMUNITY AND OTHER USES CATEGORY**

### **CEMETERY**

Means the use of premises for the interment of the dead. The term does not include a crematorium or funeral parlour.

### **CHILD CARE CENTRE**

Means the use of premises for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, creche or early childhood centre.

### **COMMUNITY FACILITY**

Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.

### **CREMATORIUM**

Means the use of premises for cremating bodies and may include the interment of the ashes. The term does not include a funeral parlour or cemetery.

### **EDUCATIONAL ESTABLISHMENT**

Means the use of premises for systematic training and instruction, including any other ancillary uses. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

### **EMERGENCY SERVICES**

Means the use of premises for by government bodies or community organisations to provide essential emergency services, disaster management services and including management support facilities for the protection of persons, property and the environment.

### **FUNERAL PARLOUR**

Means the use of premises for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium.

### **HOSPITAL**

Means the use of premises for medical or surgical care or treatment of patients whether or not residing on the premises. The use may include accommodation for employees and ancillary activities directly serving the needs of patients and visitors.

### **PLACE OF ASSEMBLY**

Means the use of premises for worship and activities of a religious organisation, community or association.

### **TELECOMMUNICATIONS FACILITY**

Means the use of premises for systems that carry communications by means of radio, including guided or unguided electromagnetic energy whether such facility is manned or remotely controlled. The term does not include low impact facilities that are exempt from State planning laws under the Telecommunications Act 1997 and specified in the Telecommunications (Low-impact facilities) Determination 1997.

### **UTILITY INSTALLATION**

Means the use of premises to provide the public with the following services:

- Supply of water, hydraulic power, electricity or gas
- Sewerage or drainage services
- Transport services including road rail or water
- Waste management facilities
- Network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.

### **VETERINARY HOSPITAL**

Means the use of premises for the treatment of sick or injured animals where such animals are accommodated overnight or for long stay periods on the premises. The term does not include animal keeping and husbandry or veterinary clinic.

## **SPORT, RECREATION AND ENTERTAINMENT USE CATEGORY**

### **INDOOR ENTERTAINMENT**

Means the use of premises for public entertainment predominantly within a building. The term includes facilities commonly described as cinema, nightclub, adult entertainment, theatre and hotel.

### **INDOOR SPORT AND RECREATION**

Means the use of premises for leisure, sport, recreation or conducting large scale receptions, displays and functions, predominantly within a building. The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres.

### **OUTDOOR SPORT AND RECREATION**

Means the use of premises for recreation or sport activity, or other leisure past-time, which is conducted wholly or mainly outside of a building. The term includes facilities such as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds and the like. The term also includes the provision of a clubhouse and other ancillary facilities.

### **PARK**

Means the use of premises by the public for free recreation and enjoyment and may be used for community events. Facilities may include children’s playground equipment, informal sports fields, ancillary vehicle parking and other public conveniences.

## **TOURISM USE CATEGORY**

### **TOURIST ATTRACTION**

Means the use of premises for providing on site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.

### **TOURIST PARK**

Means the use of premises to provide accommodation in caravans, self contained cabins, tents and similar structures for the touring or holidaying public. The use may include a manager’s residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the tourist park.

## **OTHER DEVELOPMENT**

### **FILLING OR EXCAVATION**

Means removal or importation of material to or from a lot that will change the ground level of the land.

### **MATERIAL CHANGE OF USE**

As defined in the Urban Land Development Authority Act 2007.

### **MINOR BUILDING WORK OR DEMOLITION WORK**

Means:

- Internal building work
- Demolition work
- External building work up to 25m<sup>2</sup> for roofs over existing decks or paved areas, sun hoods, carports and the like
- Demolition where not involving a place of cultural heritage listed building under the Queensland Heritage Act 1992
- Building work that increases the approved Gross Floor Area (GFA) or lawfully existing GFA at the time of commencement of this scheme by no more than 25m<sup>2</sup>
- Raising a house where the resultant height does not exceed 9m.

### **OPERATIONAL WORK**

As defined in the Urban Land Development Authority Act 2007.

### **RECONFIGURING A LOT**

As defined in the Urban Land Development Authority Act 2007.

## **ADMINISTRATIVE DEFINITIONS**

### **ACCESSIBLE HOUSING**

Housing in accordance with the applicable ULDA guideline.

### **AFFORDABLE HOUSING**

Affordable housing<sup>1</sup> means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households.

### **BASEMENT**

A storey below ground level or where the underside of the ceiling projects no more than one metre above ground level.

### **BUILDING**

As defined in the Building Act 1975.

### **BUILDING WORK**

As defined in the Urban Land Development Authority Act 2007.

### **BUILDING HEIGHT**

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including anything projecting from a building such as an antenna, aerial, chimney, flagpole or the like.

### **CARETAKER’S ACCOMMODATION**

The residential use of part of a premises where in connection with a non-residential use on the same premises.

### **COMMUNITY GREENSPACE NETWORK**

An integrated greenspace network including both active and passive recreation, linear/ riparian corridors, parks and private and public sporting recreation facilities.

### **CONTAMINATED LAND REGISTER**

As defined in the Environmental Protection Act 1994.

### **DEVELOPMENT SCHEME**

As defined in the Urban Land Development Authority Act 2007.

### **DWELLING UNIT**

Means a building or part of a building used or capable of being used as a self-contained residence which must include:

- Food preparation facilities
- A bath or shower
- A toilet and wash basin.

The term includes works ancillary to a dwelling.

### **ENVIRONMENTAL MANAGEMENT REGISTER**

As defined in the Environmental Protection Act 1994.

### **ENVIRONMENTALLY RELEVANT ACTIVITIES**

As defined in the Environmental Protection Act 1994.

### **GROSS FLOOR AREA (GFA)**

The total floor area of all storeys of a building, including mezzanines, measured from the outside of external walls or the centre of a common wall, excluding area used for:

- Building services
- Ground floor public lobby
- A public mall in a shopping complex
- The parking, loading and manoeuvring of motor vehicles
- Private balconies whether roofed or not.

### **GROUND LEVEL**

Means:

- The existing level of the site providing it has not been unlawfully altered; or
- Where the land has been unlawfully altered the level of land prior to the alteration; or
- The ‘as-constructed’ level of the land in accordance with an approval for filling and excavation.

### **HIGH WATER MARK**

Refers to the ordinary high water mark at spring tides.

### **INTERIM USES**

Refer to section 3.2.9.

### **MEZZANINE**

An intermediate floor within a room.

**NEIGHBOURHOOD CENTRE**

Means the use of premises for servicing the convenience needs of the community. The term includes Business, Medical centre, Retail and Community facility which ultimately function as an integrated complex. It may include a key open space area (such as park or plaza).

**NET RESIDENTIAL DENSITY**

Net residential density means the total number of dwellings divided by the combined area of residential lots, local parks , internal local roads and half the width of local roads bordering the site. Average net residential density means net residential density calculated for a whole neighbourhood.

**PLANNING SCHEME**

The planning scheme for the Sunshine Coast Regional Council.

**PLAN OF DEVELOPMENT**

See section 3.2.

**PLOT RATIO**

The ratio between the gross floor area of a building and the total area of the site.

**PREMISES**

As defined in the Urban Land Development Authority Act 2007.

**PRIVATE OPEN SPACE**

An outdoor area for the exclusive use of occupants.

**PUBLIC HOUSING**

As defined in the Sustainable Planning Act 2009.

**PUBLIC INTEREST**

Refers to an outcomes that benefits the wider community rather than local, site specific or land ownership desires.

**PUBLIC REALM**

Refers to spaces that are used by the general public, including streets, squares, plazas and parks.

**SENSITIVE USES**

Means any of the following: Child care centre, Educational establishment, Health care services, Hospital, House, Multiple residential, Other residential, Relocatable home park and Short term accommodation.

**SETBACK**

The shortest distance measured horizontally from the wall of the building or structure to the vertical projection of the boundary of the lot (ie. excluding eaves).

**SIGNIFICANT VEGETATION**

Means all vegetation, except those listed as pest vegetation by State or local government, that is significant in its:

- Ecological value at local, state or national levels including vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepared under the Vegetation Management Act 1999
- Contribution to the preservation of natural landforms
- Contribution to the character of the landscape
- Cultural or historical value
- Amenity value to the general public. Note: vegetation may be living or dead and the term includes their root zone2.

**SITE COVER**

The proportion of the site covered by buildings, including roof overhangs.

**STOREY**

A space within a building which is situated between one floor level and the floor level next above or if there is no floor above, the ceiling or roof above. This does not mean:

- A space that contains only:
- A lift shaft, stairway or meter room
- A bathroom, shower room, laundry, toilet or other sanitary compartment
- Accommodation intended for not more than 3 vehicles
- A combination of the above
- A mezzanine

**URBAN DESIGN**

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

TABLE 1: MASTER PLAN DEFINITIONS

TERM	DEFINITION
Adjacent	Situated near; very close; proximal
Active Street / Uses	Contiguous string of business or retail land uses that open directly to, or addressed to the street, footpath or other public open space to the effect of creating active, people-orientated street frontages.
Arts Strategy	A policy and action plan developed in accordance with Artbeat to support the planning and delivery of arts and cultural infrastructure.
Associated Activity	An activity that is: <ul style="list-style-type: none"> <li>a. allied to the main activity on the same site;</li> <li>b. compatible with the main activity on the same site; and</li> <li>c. subordinate to the main activity on the same site.</li> </ul>
Best Practice	A method or technique that can be substantiated as producing results superior to those achieved by other conventional or out dated means, such as to be recognised as achieving an agreed benchmark capable of evolving as improved methods become available.
Caloundra South Development Scheme	The Caloundra South Urban Development Area Development Scheme (as approved October 2011)
CAMCOS	Proposed rail line connecting the Brisbane suburban network at Beerwah with Maroochydore (as identified by the 'Caloundra and Maroochydore Corridor Study').
Central Park	A major sport and recreation space located proximal and to the south of the Town Centre, providing a regional hub for major sports, passive, recreation and environmental protection/amenity purposes.
Coast Connect	A bus corridor from Caloundra to Maroochydore including bus priority lanes, bus stations in key activity areas, bus stop upgrades, and bus queue bypasses.
Cycle End of Trip Facility	Dedicated amenities that are publicly accessible for bike storage area, lockers and change facilities
Dedicated high frequency bus corridor	A high frequency "Urbanlink" bus service identified for strategic corridors as defined by the Queensland Department of Transport and Main Roads publication Connecting SEQ 2031 — An Integrated Regional Transport Plan for SEQ.
Display Home (or Display Unit)	Means the temporary use of premises for the promotion and/or sale of land and/or houses/units within an estate, where such premises are located within the estate which is proposed to be promoted or sold.
Eco sanctuary	The natural value area which is the target of land rehabilitation east of the Town Centre and within the Environmental Protection Zone, for the purpose of delivering an interpretive experience trail through the conservation areas connecting the northern Community Hub to the Town Centre.
Enabling Infrastructure and works	Infrastructure and works essential to prepare a precinct for building work.
Explanatory Content	Content that is not intended to be used to assess subsequent applications.
Infrastructure Lot	Any lot created to coincide with and to accommodate an item of infrastructure required for development within the Master Plan Area.
Main Street	"The Main Street" is located in the Town Centre Core with high levels of pedestrian use and amenity, connecting the plaza of the People's Place to the Transit Centre and Central Park.
Master Developer	Is reference to Stockland Development Pty Ltd (ACN 000064835)
Master Plan	The approved Caloundra South Master Plan for the site.
Master Plan Area	The Area shown on Master Plan Map 2 — Environmental Connectivity Plan being: <ul style="list-style-type: none"> <li>• Lot 22 SP190373 (part)</li> <li>• Lot 505 RP884348 (part)</li> <li>• Lot 3 RP910849 (part)</li> </ul>
Minister	The Minister responsible for implementing the Act.
Mixed Use Centre	A balanced mix of different but co-dependent land uses including and not limited to a range or retail, commercial, residential, short-term accommodation and entertainment venues, etc. which promote the client access for users.
MMTC	Abbreviation of the Multi-Modal Transport Corridor as required and defined by the Queensland Department of Transport and Main Roads.
Nominated Assessing Authority	Pursuant to Section 58 of the Urban Land Development Authority Act 2007 (the Act) means: <ul style="list-style-type: none"> <li>i. for operational works:– <ul style="list-style-type: none"> <li>a. the Chief Executive Officer of the Urban Land Development Authority (ULDA) or their delegate;</li> <li>b. a Certifier as agreed to by the ULDA; or</li> <li>c. if the site is no longer within a declared Urban Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.</li> </ul> </li> <li>ii. for other matters:– <ul style="list-style-type: none"> <li>a. the Chief Executive Officer of the Urban Land Development Authority (ULDA) or their delegate; or</li> <li>b. if the site is no longer within a declared Urban Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.</li> </ul> </li> </ul>

TERM	DEFINITION
Now, New and Next Sustainability Approach	<ul style="list-style-type: none"> <li>• Now: the existing or current standard approach for technologies or best practice implementation.</li> <li>• New: the emerging opportunities for piloting of technologies or implementation approaches.</li> <li>• Next: over the horizon opportunities that might be suitable for further investigation and research.</li> </ul>
Peoples Place	An area of public space located within the Town Centre, adjoining the northern boundary of the Town Centre Core, for the provision of a mixture of passive and active recreational opportunities including formal gardens, major community facilities, aquatic facilities and events spaces. Refer Part 11.3.
Plan of Development (PoD)	A PoD may accompany an application for a Material Change of Use or Reconfiguration a Lot and may deal with residential or non-residential uses as well as operational work. A PoD is prepared by an applicant and may include maps, graphics and text. A PoD cannot include land beyond the boundary of land the subject of the Application.
Planning Content	Content that is to be used to inform subsequent applications to the extent outlined in the relevant Part of the Master Plan
Precinct	Provides a spatial reference to the appropriate allocation of land uses throughout each of the Localities. Refer Part 8.
Road	A local government road or a State-controlled road.
Shopfront	The ground level façade for the display and retailing of goods and personal services with a pedestrian entry point to the premises.
Stockland	Means Stockland Corporation Limited and any subsidiary company.
Super Lot	A lot created from a parent lot or lots, with the intention of being further subdivided at a point in the future and for the purpose of accommodating particular development facilitated by the Master Plan, but to also be the subject of further development applications.
Temporary or Interim Land Uses	Uses that operate for not more than 10 years, and are directly associated with an approved and complementary land use or are directly related to the construction within the Master Plan Area (such as borrow pits, stockpiles, crushing and screening plants, storage yards).
Transit Centre	Accommodates the major passenger terminal within the Town Centre Core, for servicing by a dedicated high frequency bus corridor connected to the Bells Creek Arterial road, together with the CAMCOS transit corridor and local and sub-regional transport services.





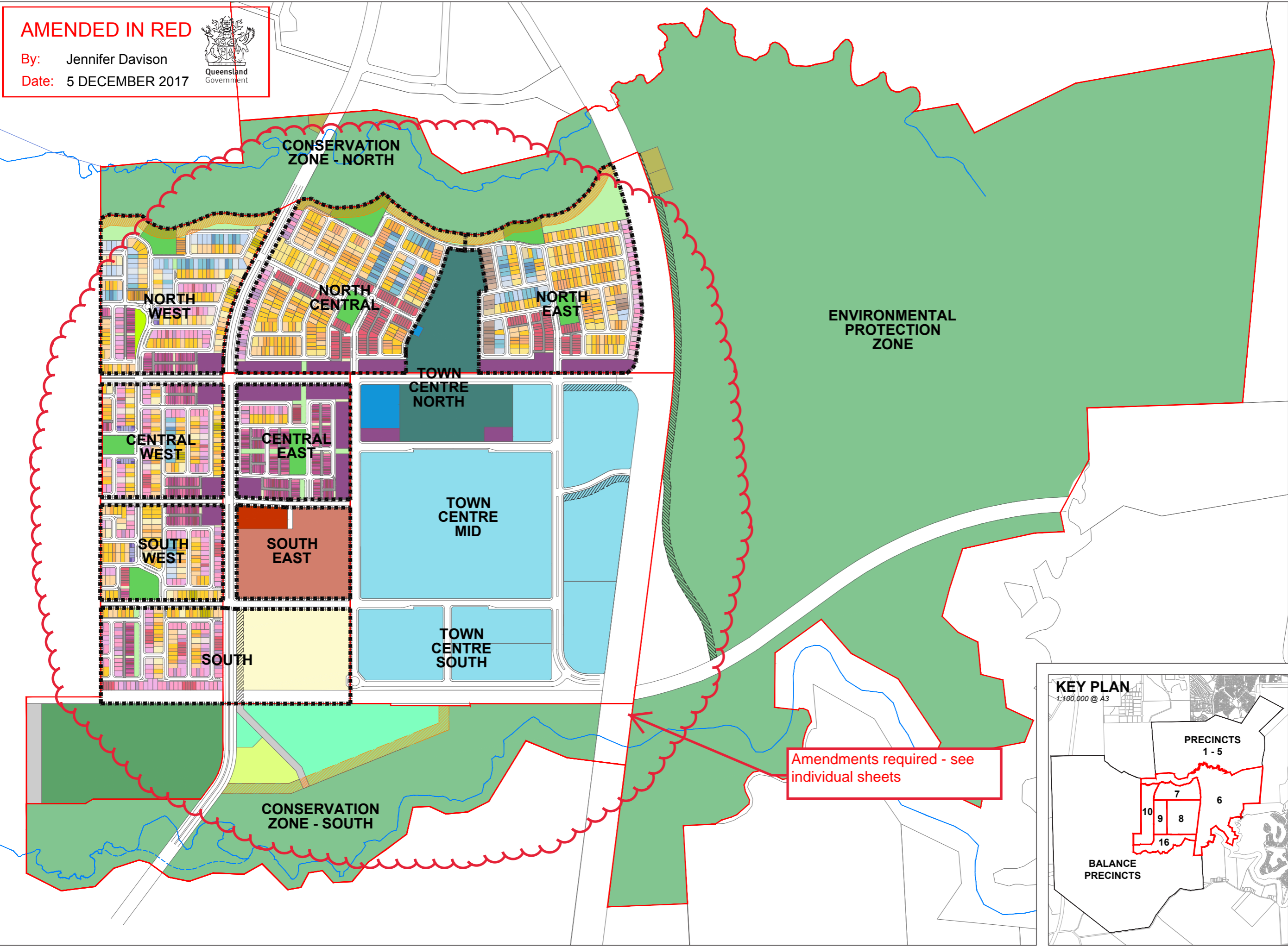
**APPENDIX B**  
**APPROVED RECONFIGURING A LOT PLANS**

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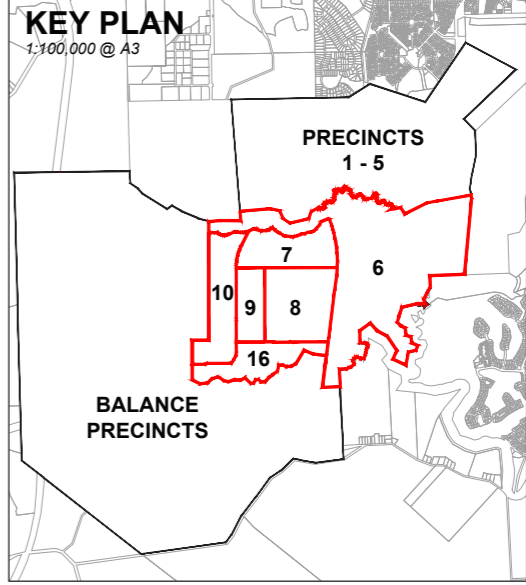
**AMENDED IN RED**

By: Jennifer Davison

Date: 5 DECEMBER 2017



Amendments required - see individual sheets



**LEGEND**

**GENERAL**

- Precinct Boundary
- Neighbourhood Boundary
- Waterway
- Proposed Waterway
- Lifestyle Buffer (30m Deep)
- Drainage Easement
- Access Easement

**LAND USE**

- Town Centre Mixed Use / Commercial
- Multiple Unit Dwelling Sites
- Community Use
- Private School
- Mixed Use
- Retirement Village
- Future Residential
- Utility Installation

**OPEN SPACE**

- Local Park
- Neighbourhood Park
- People's Place
- Drainage Reserve
- Environment Protection
- Local Linear Park
- Pedestrian Link
- Major Sports Park
- Major Recreation Park
- Major Sports Facility

**RESIDENTIAL**

- 32 Deep Lots**
- 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional
- 30 Deep Lots**
- 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional
  - 18.0m - Premium Traditional
- 28 Deep Lots**
- 4m - Terrace
  - 4.6m - Terrace
  - 6.6m - Terrace
  - 6.6m+ - End Terrace
  - 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional
  - 18.0m - Premium Traditional
- 25 Deep Lots**
- 4m - Terrace
  - 4.6m - Terrace
  - 6.6m - Terrace
  - 6.6m+ - End Terrace
  - 6.2m - Front Loaded Terrace
  - 10m+ - Front Loaded End Terrace
  - 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 8.5m - Mode
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional
  - 18.0m - Premium Traditional
- Urban Lots**
- Urban Lot Type A
  - Urban Lot Type B
  - Urban Lot Type C & D



**LEGEND**

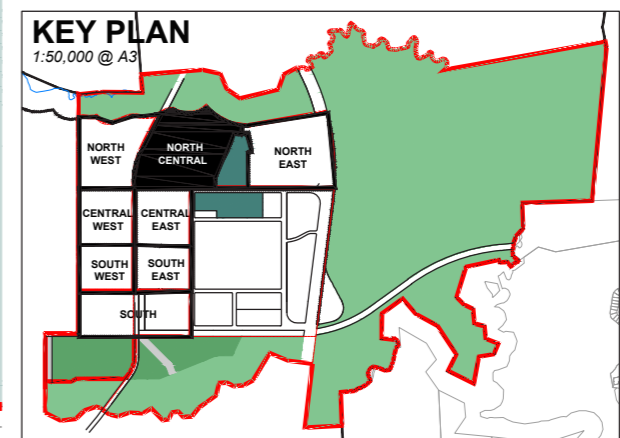
- GENERAL**
- Precinct Boundary
  - Neighbourhood Boundary
  - Lifestyle buffer (30m Deep)
  - Permissible Multiple Residential

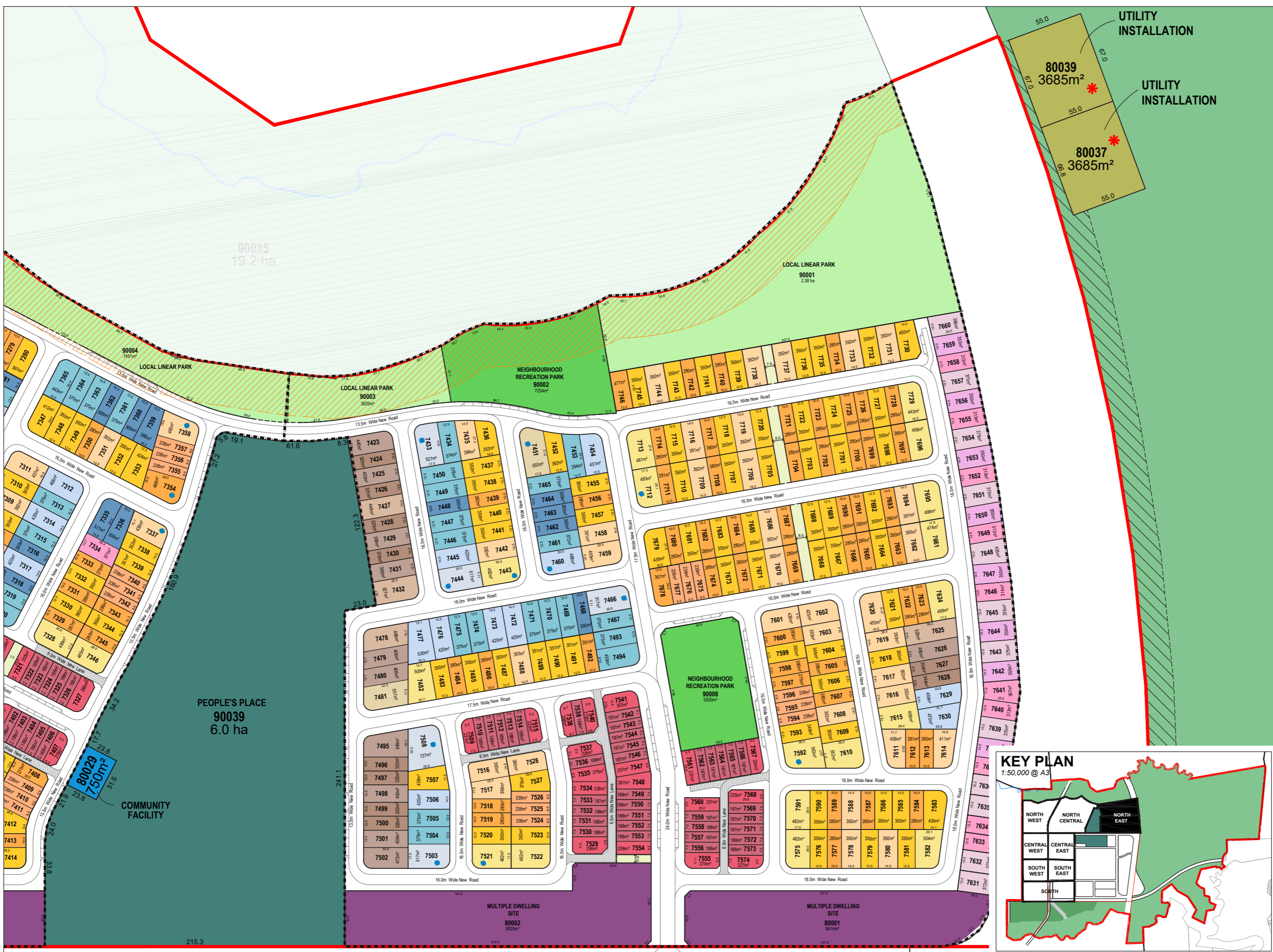
- LAND USE**
- Multiple Unit Dwelling Sites

- OPEN SPACE**
- Local Park
  - Neighbourhood Park
  - People's Place
  - Environment Protection
  - Local Linear Park
  - Pedestrian Link

- RESIDENTIAL**
- 30 Deep Lots**
- 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional
- 28 Deep Lots**
- 8.5m - Mode
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional
- 25 Deep Lots**
- 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional

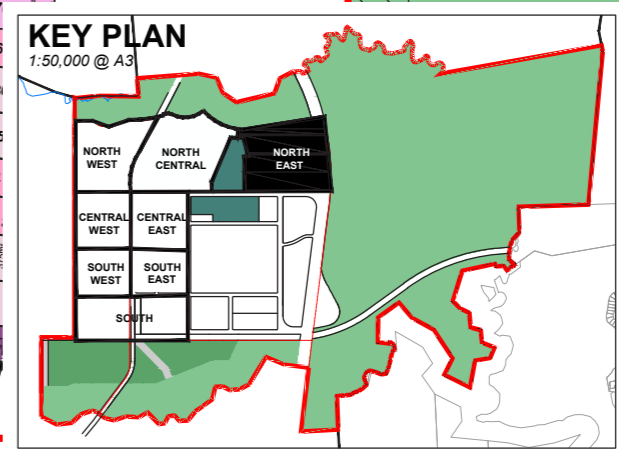
Number of Lots 422  
 Park Area 2.6 ha  
 Neighbourhood Area 25.04 ha





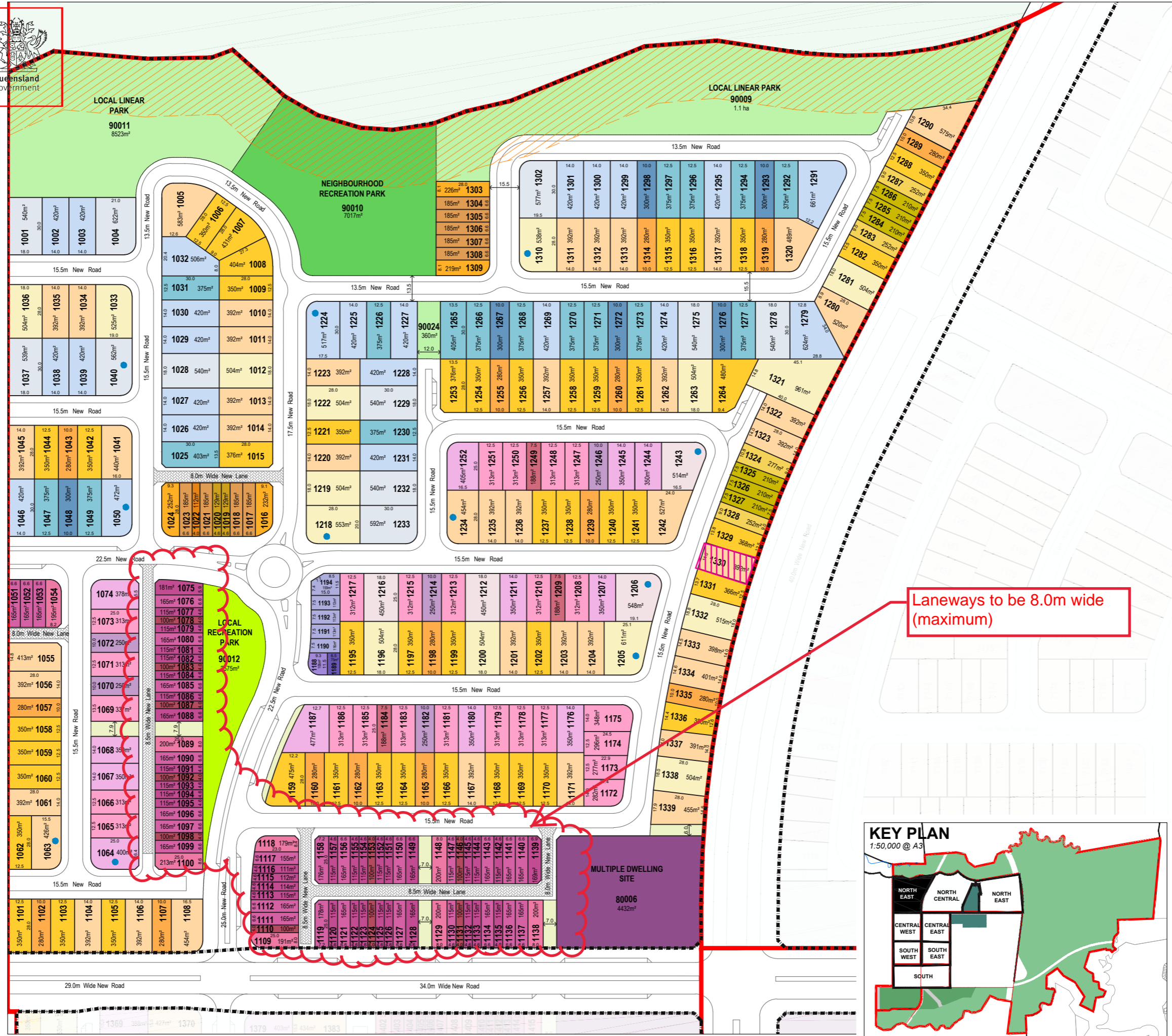
- ### LEGEND
- GENERAL**
- Precinct Boundary
  - Neighbourhood Boundary
  - Lifestyle buffer (30m Deep)
  - Permissible Multiple Residential
  - Utility Installation
  - Access Easement
- LAND USE**
- Multiple Unit Dwelling Sites
  - Utility Installation
- OPEN SPACE**
- Neighbourhood Park
  - People's Place
  - Environment Protection
  - Local Linear Park
  - Pedestrian Link
- RESIDENTIAL**
- 32 Deep Lots**
- 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional
- 30 Deep Lots**
- 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional
- 28 Deep Lots**
- 8.5m - Mode
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional
- 25 Deep Lots**
- 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional

Number of Lots 324  
 Park Area 4.0 ha  
 Neighbourhood Area 22.9 ha

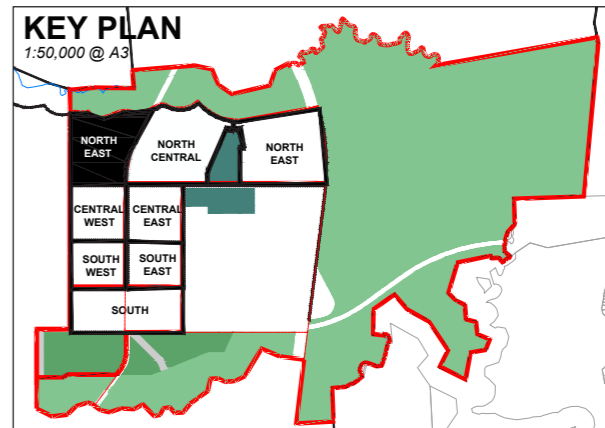


AMENDED IN RED

By: Jennifer Davison  
Date: 7 DECEMBER 2017



Laneways to be 8.0m wide (maximum)



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Lifestyle Buffer (30m Deep)
- Permissible Multiple Residential
- Temporary access

LAND USE

- Multiple Unit Dwelling Sites

OPEN SPACE

- Local Park
- Neighbourhood Park
- Environment Protection
- Local Linear Park
- Pedestrian Link

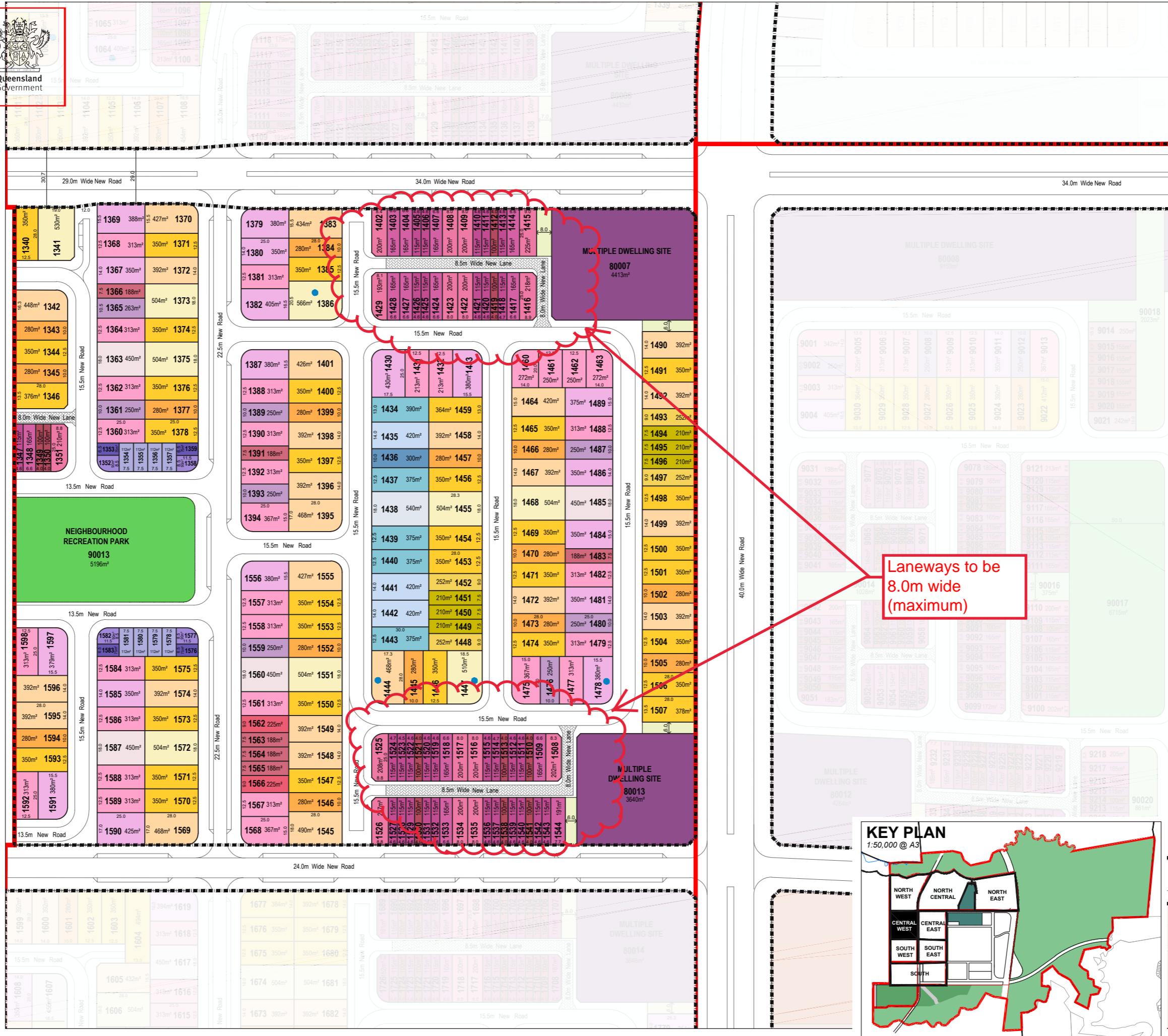
RESIDENTIAL

- 30 Deep Lots**
- 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional
- 28 Deep Lots**
- 4m - Terrace
  - 4.6m - Terrace
  - 6.6m - Terrace
  - 6.6m+ - End Terrace
  - 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional
- 25 Deep Lots**
- 4m - Terrace
  - 4.6m - Terrace
  - 6.6m - Terrace
  - 6.6m+ - End Terrace
  - 7.5m - Terrace
  - 8.5m - End Terrace
  - 8.5m - Mode
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional
- Urban Lots**
- Urban Lot Type A
  - Urban Lot Type B
  - Urban Lot Type C & D

Number of Lots 339  
Park Area 2.95ha  
Neighbourhood Area 19.04ha

# AMENDED IN RED

By: Jennifer Davison  
Date: 7 DECEMBER 2017



## LEGEND

### GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Permissible Multiple Residential

### LAND USE

- Multiple Unit Dwelling Sites

### OPEN SPACE

- Neighbourhood Park
- Pedestrian Link

### RESIDENTIAL

#### 30 Deep Lots

- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

#### 28 Deep Lots

- 7.5m - Terrace
- 8.5m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

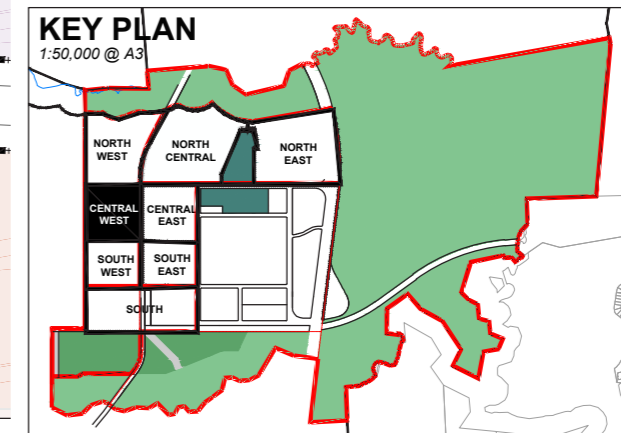
#### 25 Deep Lots

- 4m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Terrace
- 9.0m - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

#### Urban Lots

- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C & D

Number of Lots 259  
Park Area 0.52ha  
Neighbourhood Area 11.96ha



Scale 1:2,000 @ A3



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PROJECT NO: BD0332  
DATE: 09.11.17  
DRAWING NO: ROL05  
REV: 4

AMENDED IN RED

By: Jennifer Davison  
Date: 5 DECEMBER 2017



Laneways to be 8.0m wide (maximum)

LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Permissible Multiple Residential

LAND USE

- Multiple Unit Dwelling Sites

OPEN SPACE

- Neighbourhood Park
- Pedestrian Link

RESIDENTIAL

30 Deep Lots

- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

28 Deep Lots

- 7.5m - Terrace
- 8.5m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

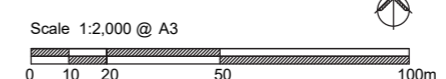
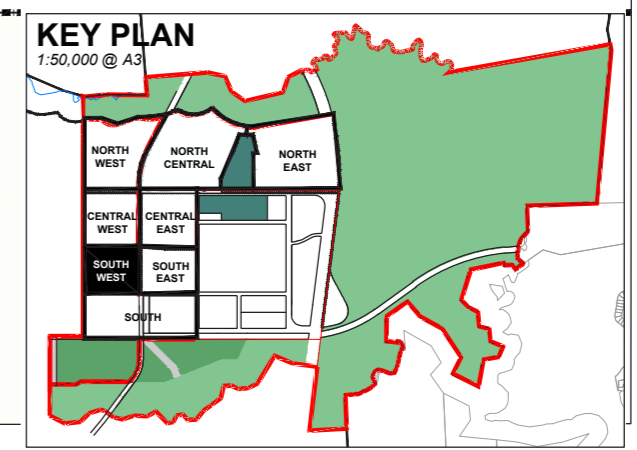
25 Deep Lots

- 4m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 7.5m - Terrace
- 8.5m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 18.0m - Premium Traditional

Urban Lots

- Urban Lot Type A
- Urban Lot Type B
- Urban Lot Type C & D

Number of Lots 210  
Park Area 7546m<sup>2</sup>  
Neighbourhood Area 10.14ha

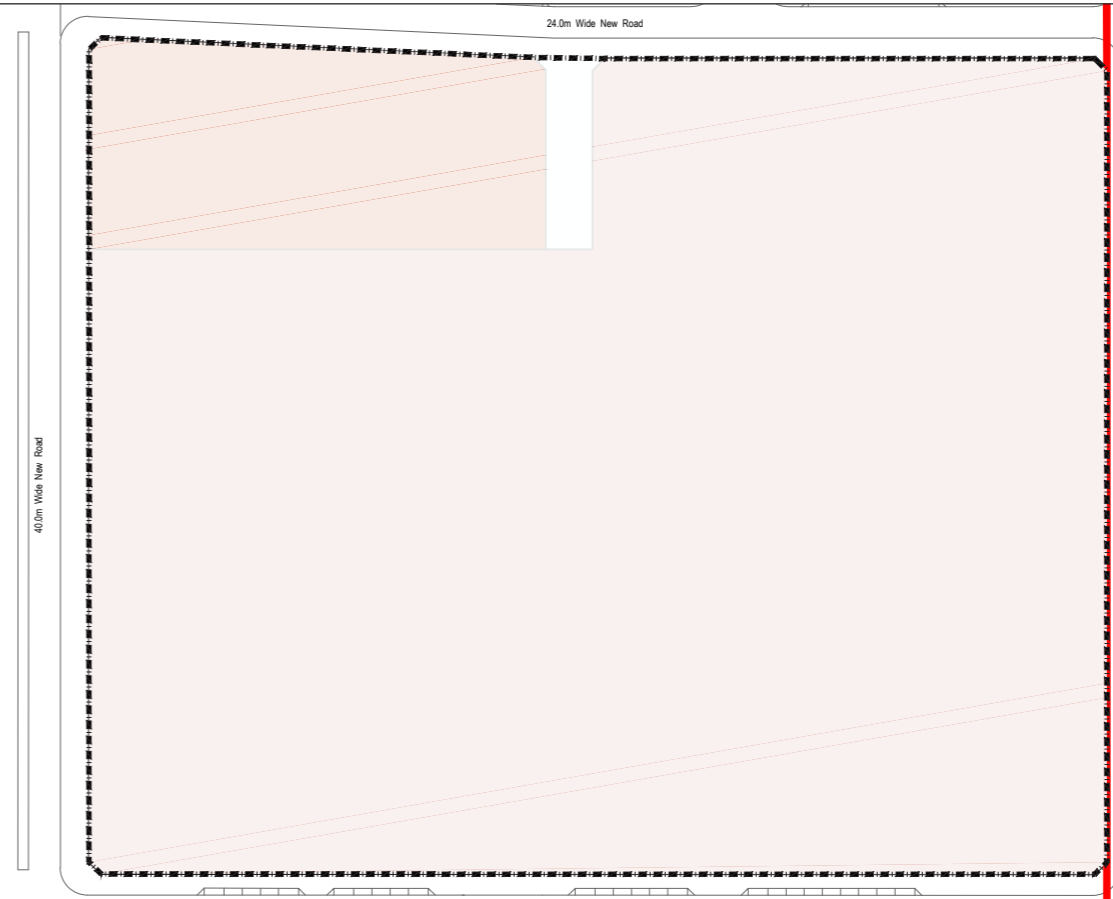
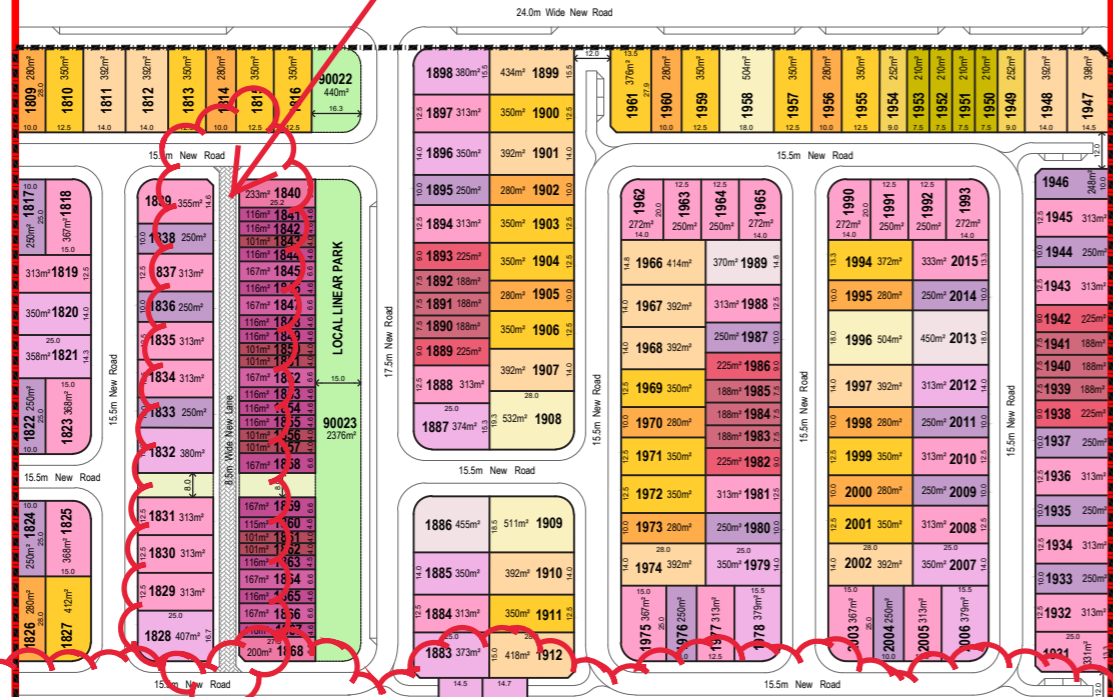
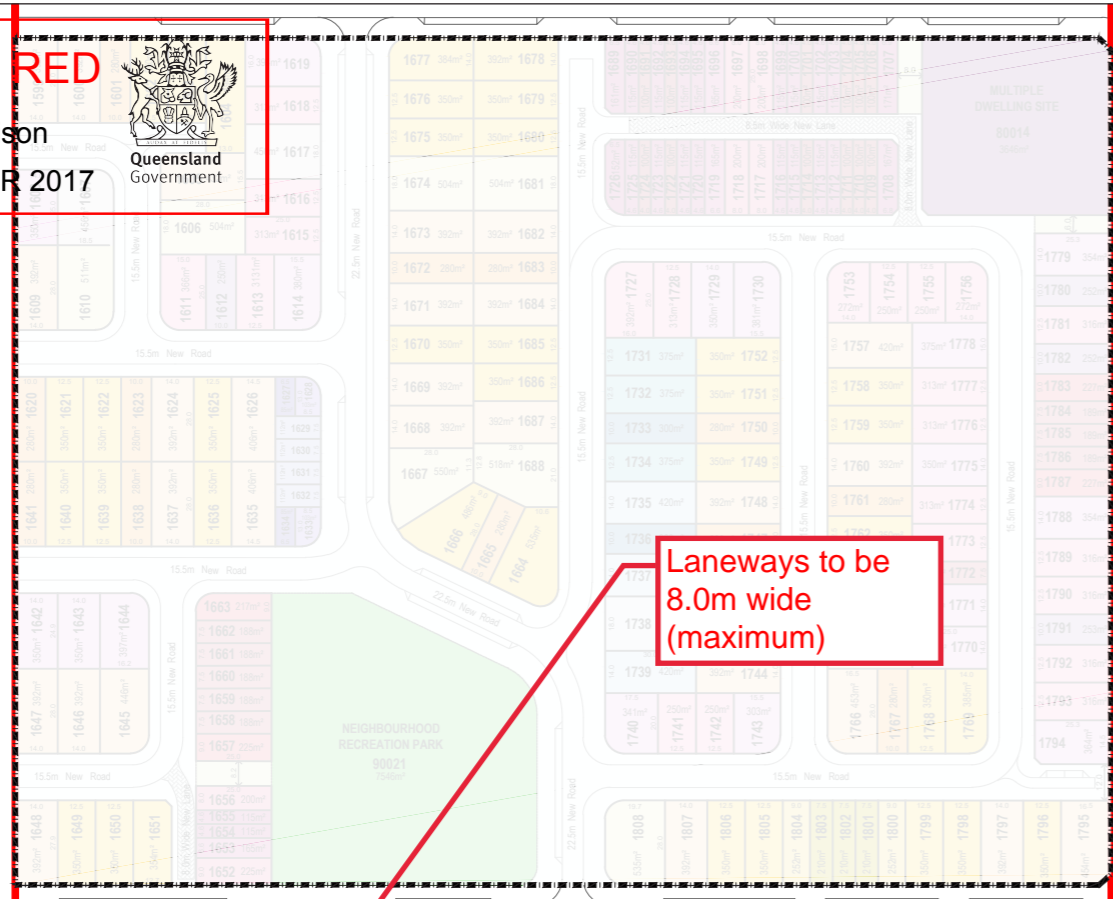


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PROJECT NO: BD0332  
DATE: 09.11.17  
DRAWING NO: ROL07  
REV: 4

**AMENDED IN RED**

By: Jennifer Davison  
Date: 7 DECEMBER 2017



**LEGEND**

**GENERAL**

- Precinct Boundary
- Neighbourhood Boundary
- Drainage Easement

**LAND USE**

- Private School

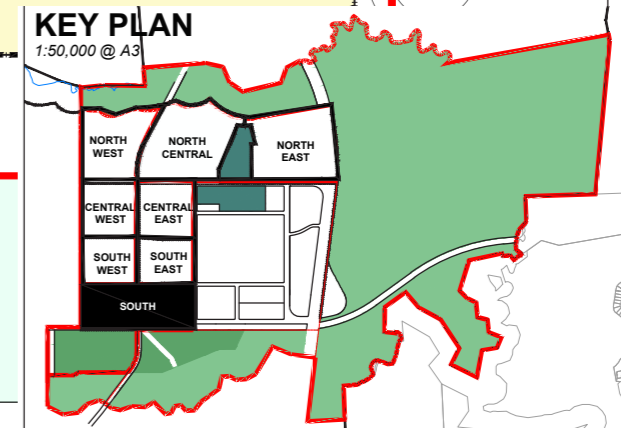
**OPEN SPACE**

- Local Linear Park
- Pedestrian Link

**RESIDENTIAL**

- 28 Deep Lots**
- 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional
- 25 Deep Lots**
- 4m - Terrace
  - 4.6m - Terrace
  - 6.6m - Terrace
  - 6.6m+ - End Terrace
  - 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional

Number of Lots 207  
Park Area 0.28 ha  
Neighbourhood Area 16.8 ha



AMENDED IN RED

By: Jennifer Davison  
Date: 7 DECEMBER 2017



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary

LAND USE

- Multiple Unit Dwelling Sites

OPEN SPACE

- Neighbourhood Park
- Local Linear Park
- Pedestrian Link

RESIDENTIAL

28 Deep Lots

- 4.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

25 Deep Lots

- 4m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 6.2m - Front Loaded Terrace
- 10m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

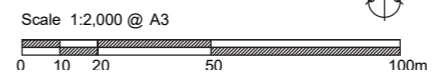
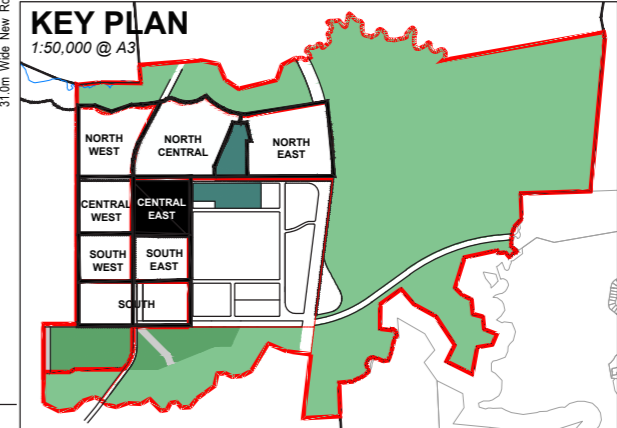
Number of Lots 246  
Park Area 1.2ha  
Neighbourhood Area 11.4ha

Second access point required

Continue lane through greenspace to prevent servicing issues for refuse collection

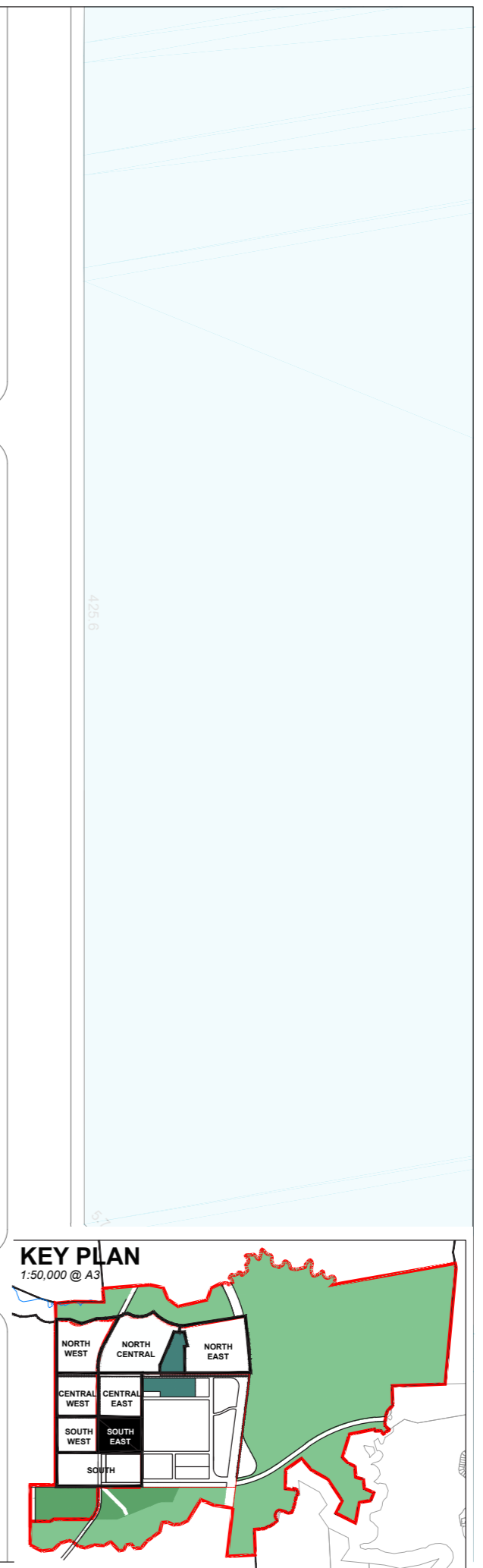
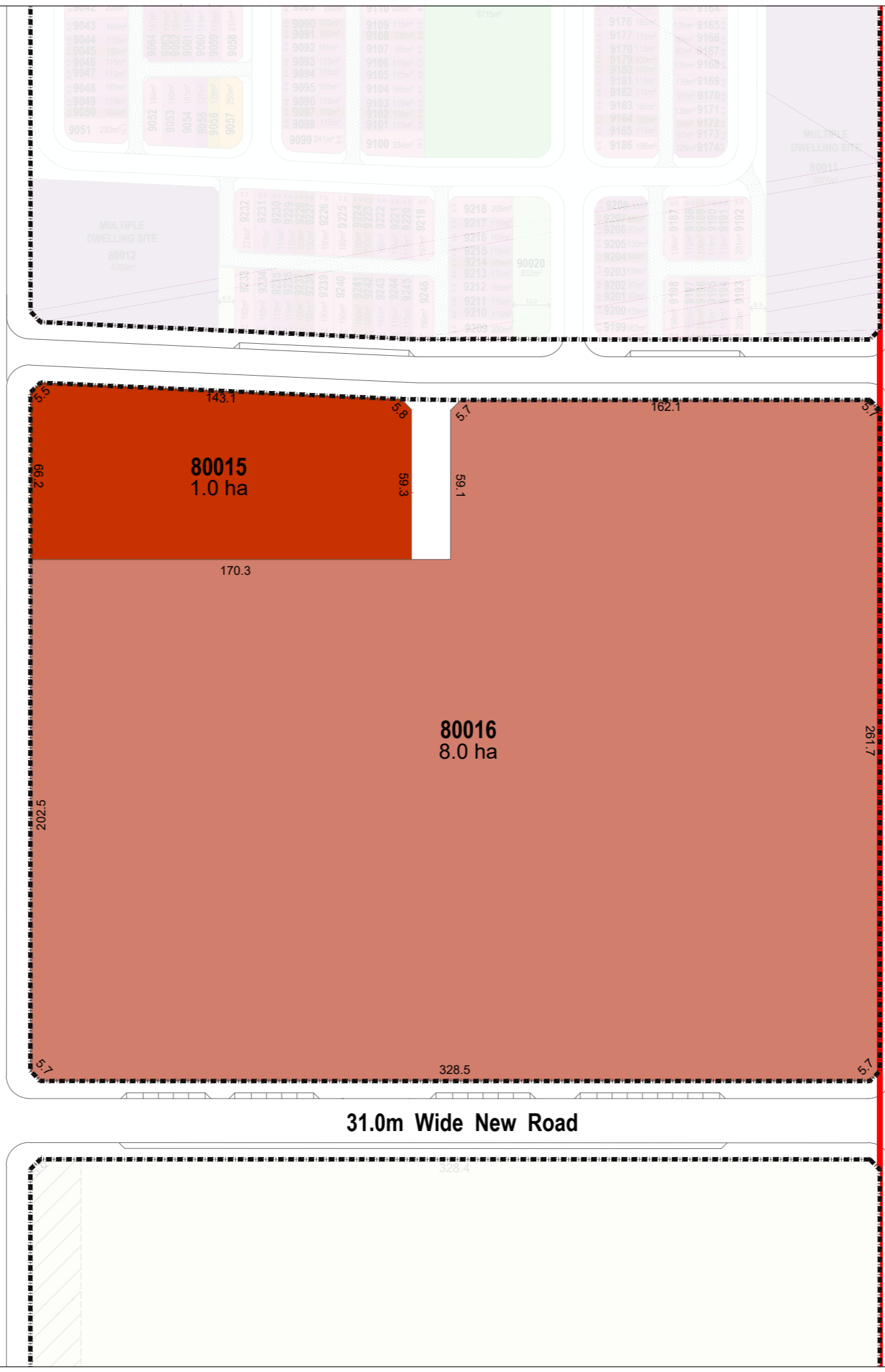
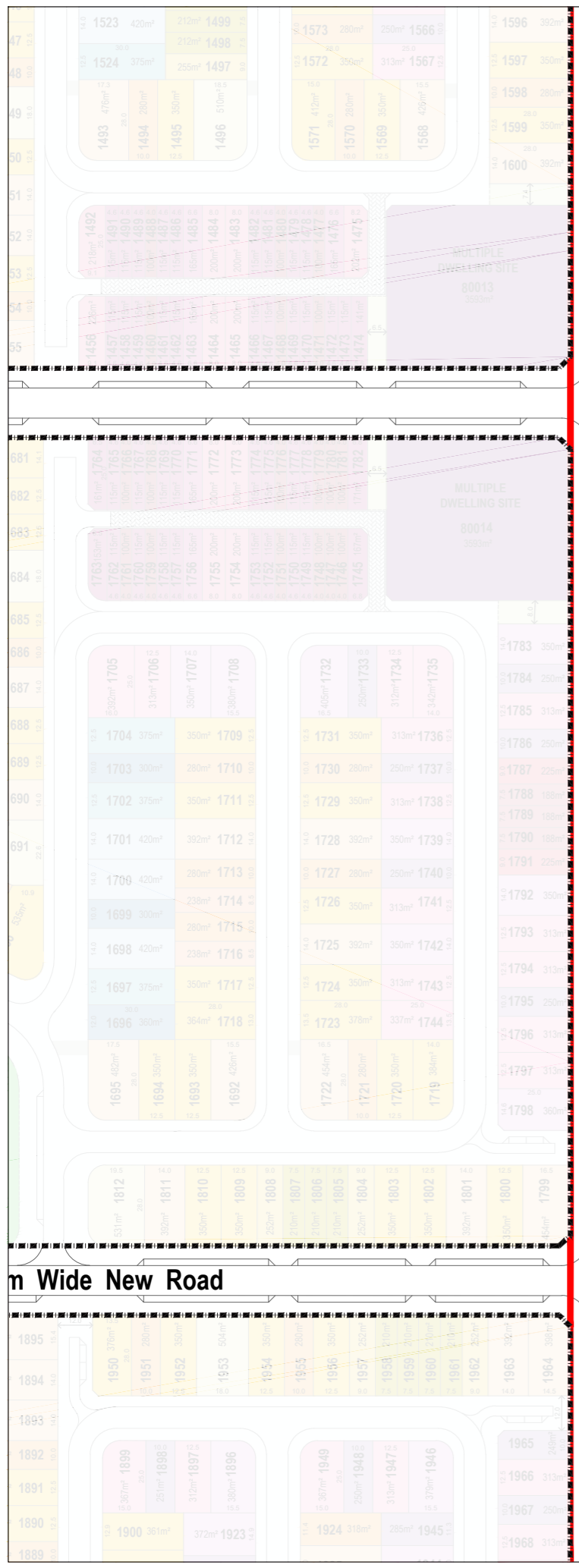
Laneways to be 8.0m wide (maximum)

Laneways to be 8.0m wide (maximum)



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PROJECT NO: BD0332  
DATE: 09.11.17  
DRAWING NO: ROL06  
REV: 4



**LEGEND**

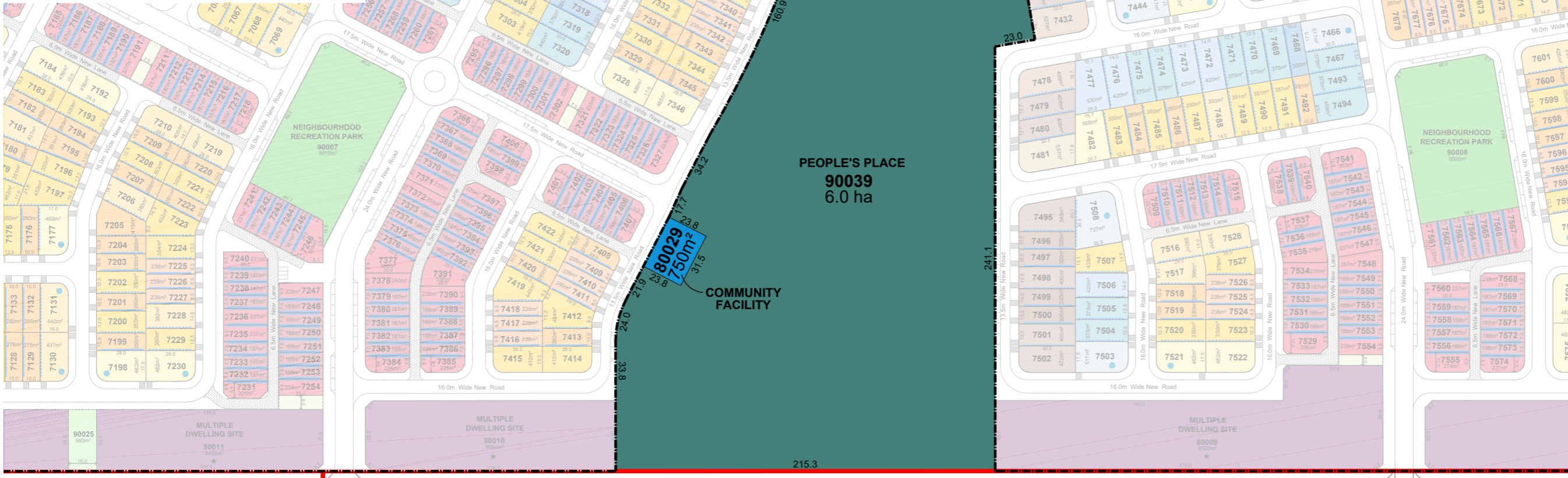
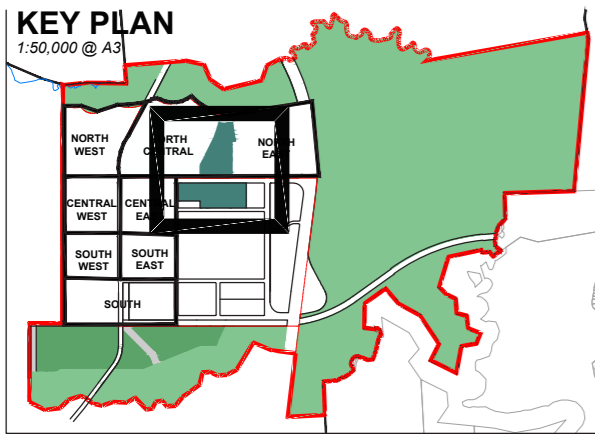
**GENERAL**

- Precinct Boundary
- Neighbourhood Boundary

**LAND USE**

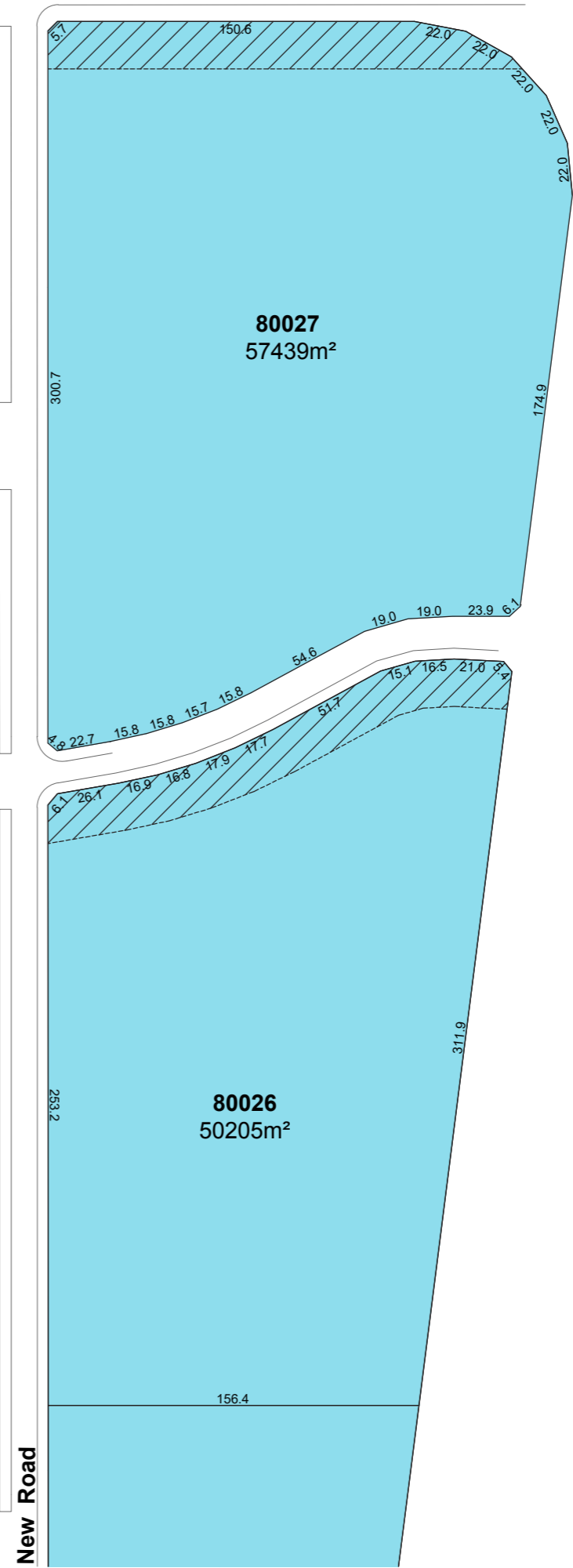
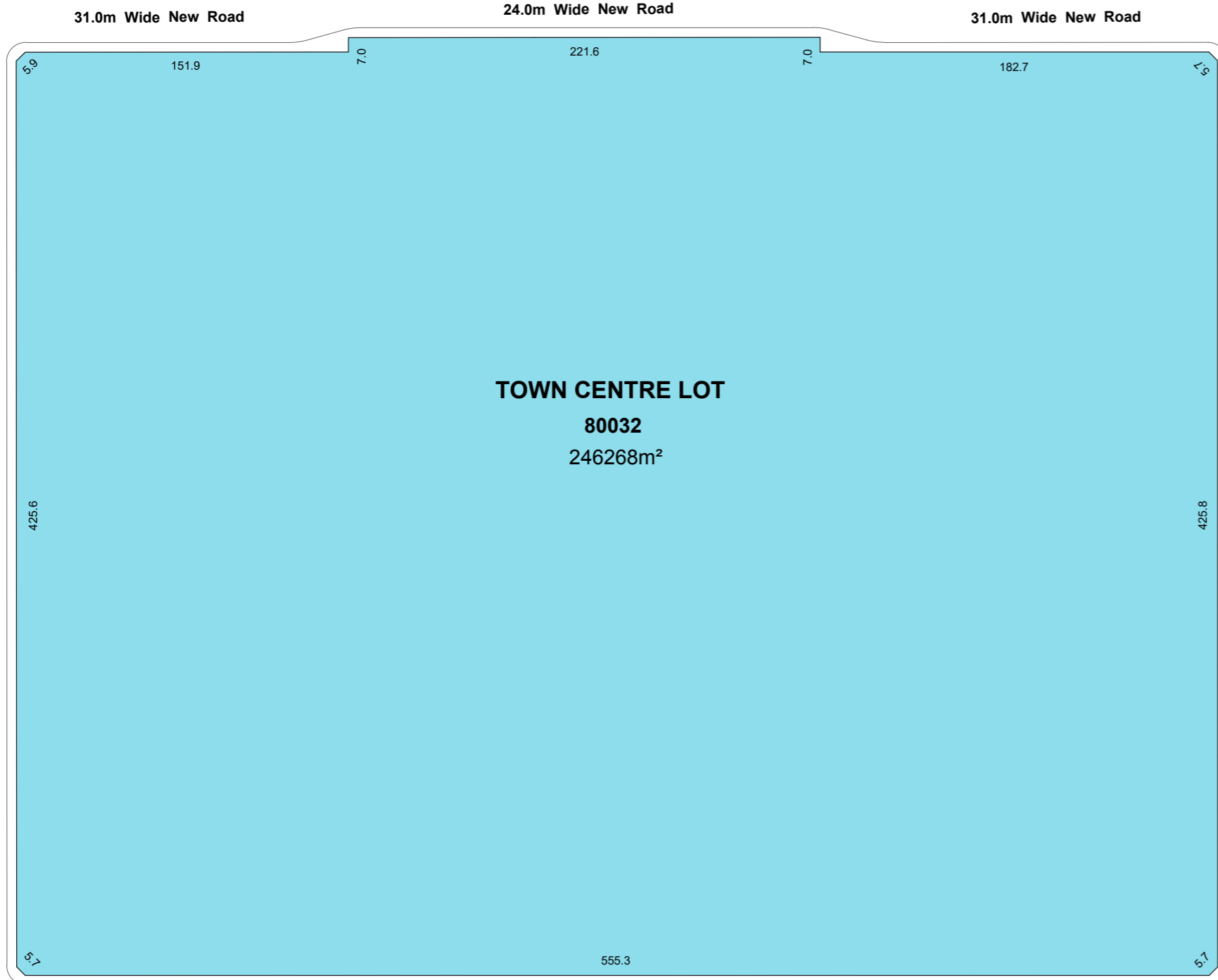
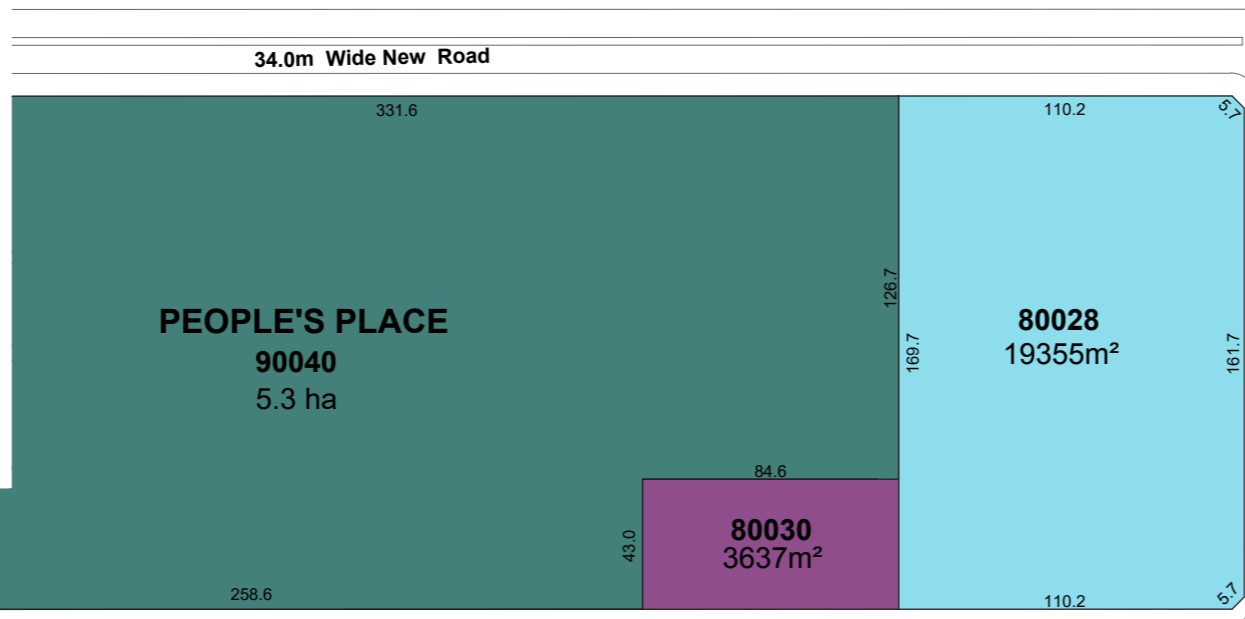
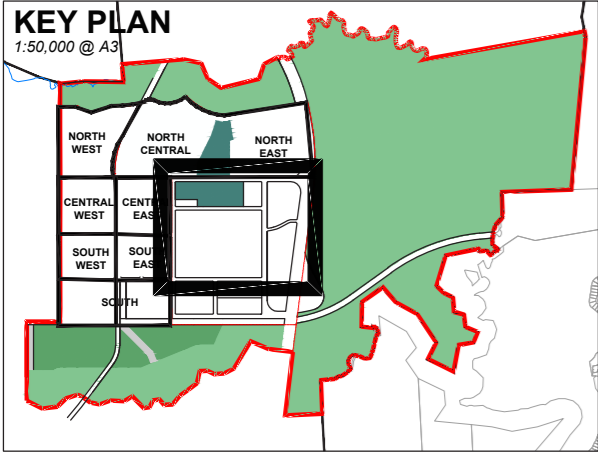
- Mixed Use
- Retirement Village

Number of Lots 0  
 Park Area 0  
 Neighbourhood Area 9.12ha



- ### LEGEND
- GENERAL**
- Precinct Boundary
  - Neighbourhood Boundary
  - Drainage Easement
- LAND USE**
- Town Centre Mixed Use / Commercial
  - Multiple Unit Dwelling Sites
  - Community Use
- OPEN SPACE**
- People's Place





**LEGEND**

**GENERAL**

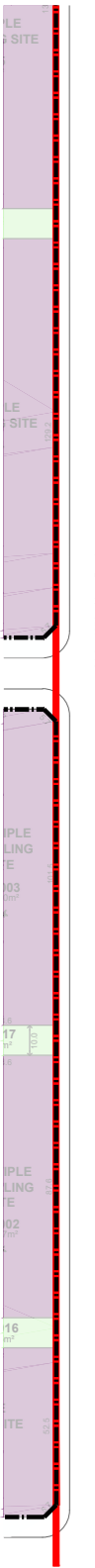
- Precinct Boundary
- Neighbourhood Boundary
- Drainage Easement

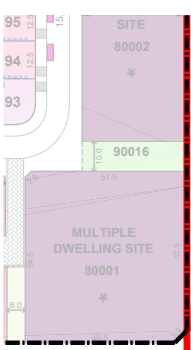
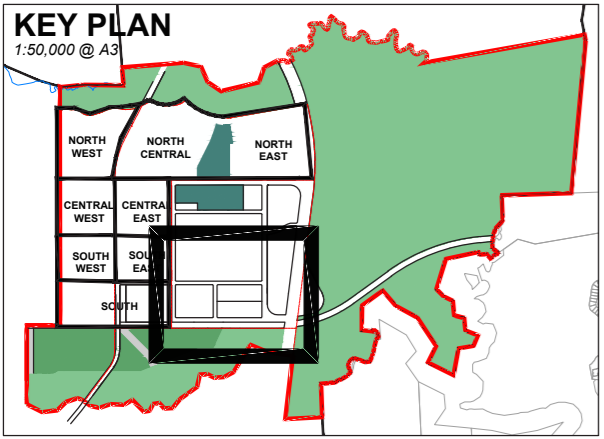
**LAND USE**

- Town Centre Mixed Use / Commercial
- Multiple Unit Dwelling Sites

**OPEN SPACE**

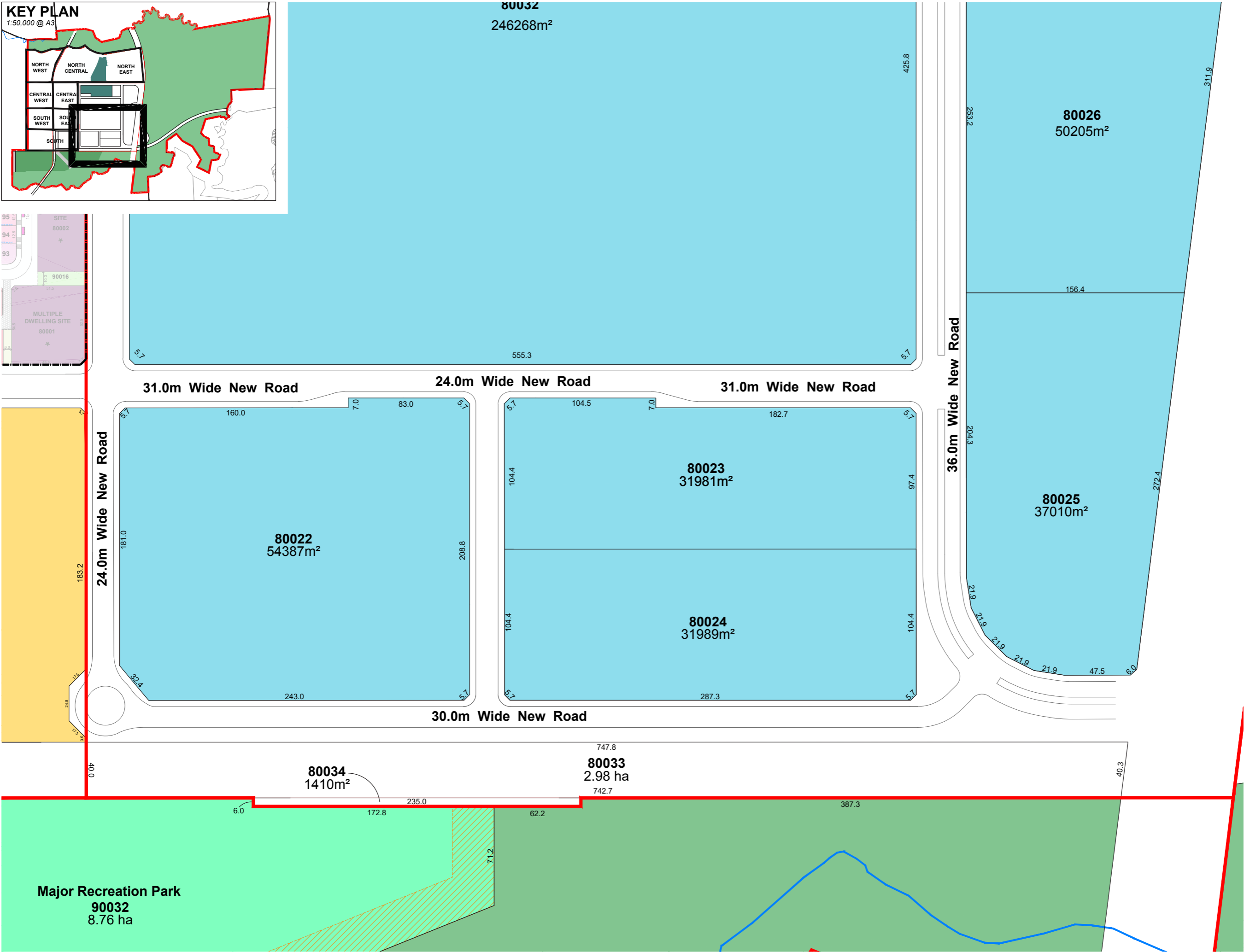
- People's Place





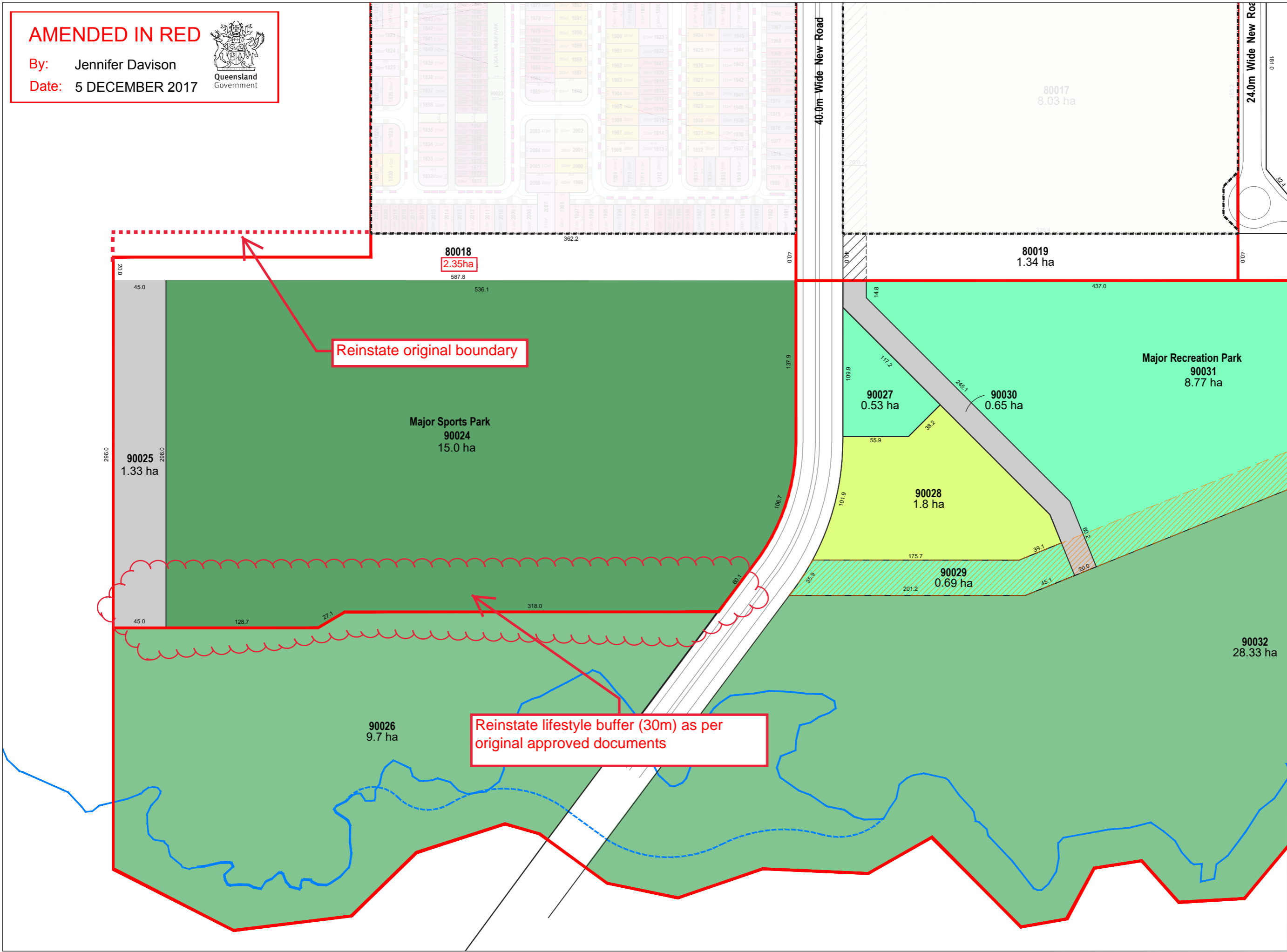
**LEGEND**

- GENERAL**
- Precinct Boundary
  - Neighbourhood Boundary
- LAND USE**
- Town Centre Mixed Use / Commercial
  - Private School
- OPEN SPACE**
- Environment Protection
  - Major Recreation Park



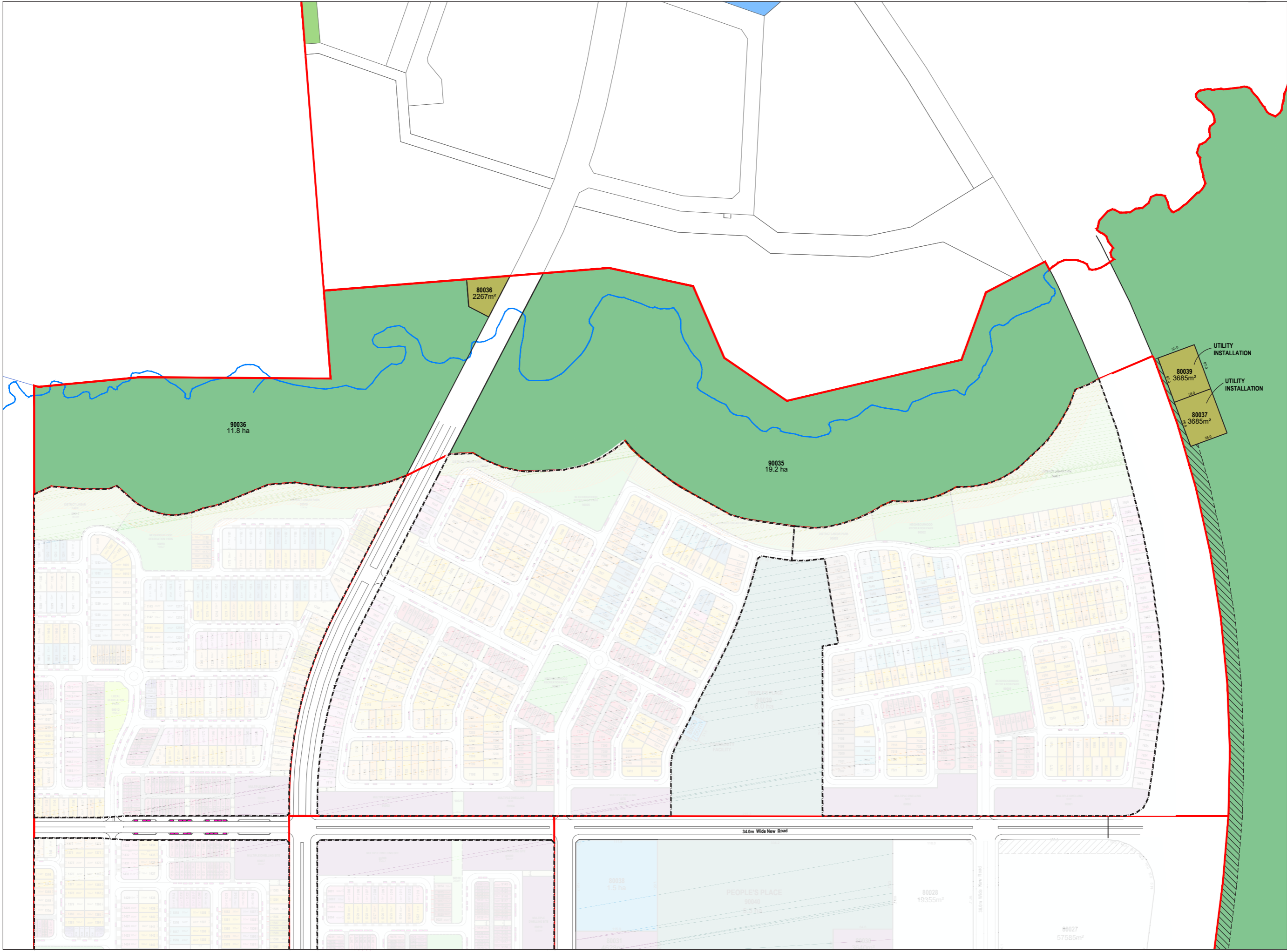
**AMENDED IN RED**

By: Jennifer Davison  
Date: 5 DECEMBER 2017



**LEGEND**

- GENERAL**
  - Precinct Boundary
  - Neighbourhood Boundary
  - Waterway
  - Proposed Waterway
  - Lifestyle Buffer (30m Deep)
  - Drainage Easement
- OPEN SPACE**
  - Drainage Reserve
  - Environment Protection
  - Major Sports Park
  - Major Recreation Park
  - Major Sports Facility



**LEGEND**

**GENERAL**

- Precinct Boundary
- Neighbourhood Boundary
- Waterway
- Access Easement
- Utility Installation

**OPEN SPACE**

- Environment Protection

AMENDED IN RED

By: Jennifer Davison

Date: 5 DECEMBER 2017

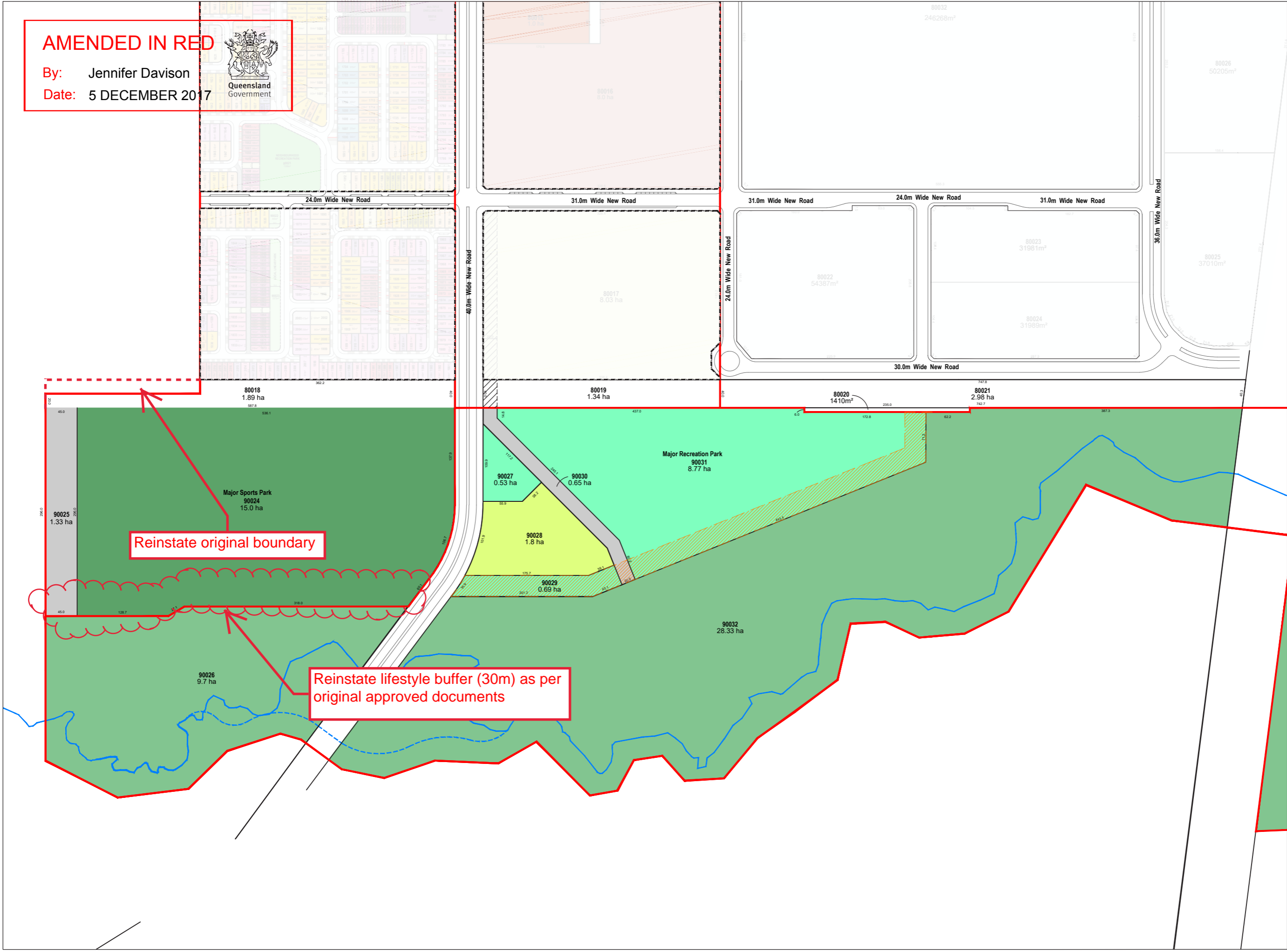


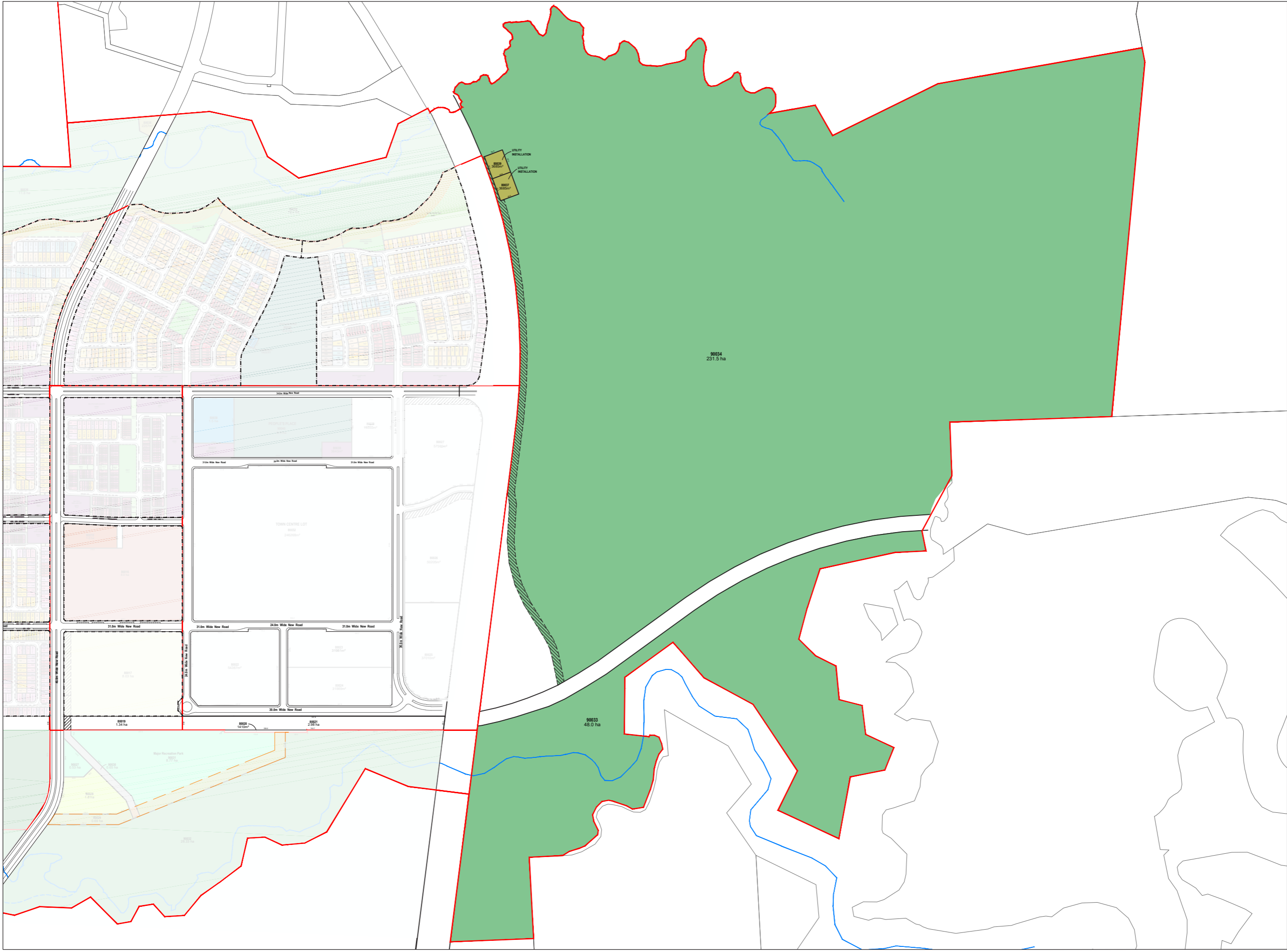
Queensland Government

LEGEND

- GENERAL**
- Precinct Boundary
  - Neighbourhood Boundary
  - Waterway
  - Proposed Waterway
  - Lifestyle Buffer (30m Deep)
  - Drainage Easement

- OPEN SPACE**
- Drainage Reserve
  - Environment Protection
  - Major Sports Park
  - Major Recreation Park
  - Major Sports Facility





**LEGEND**

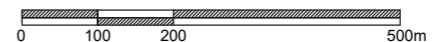
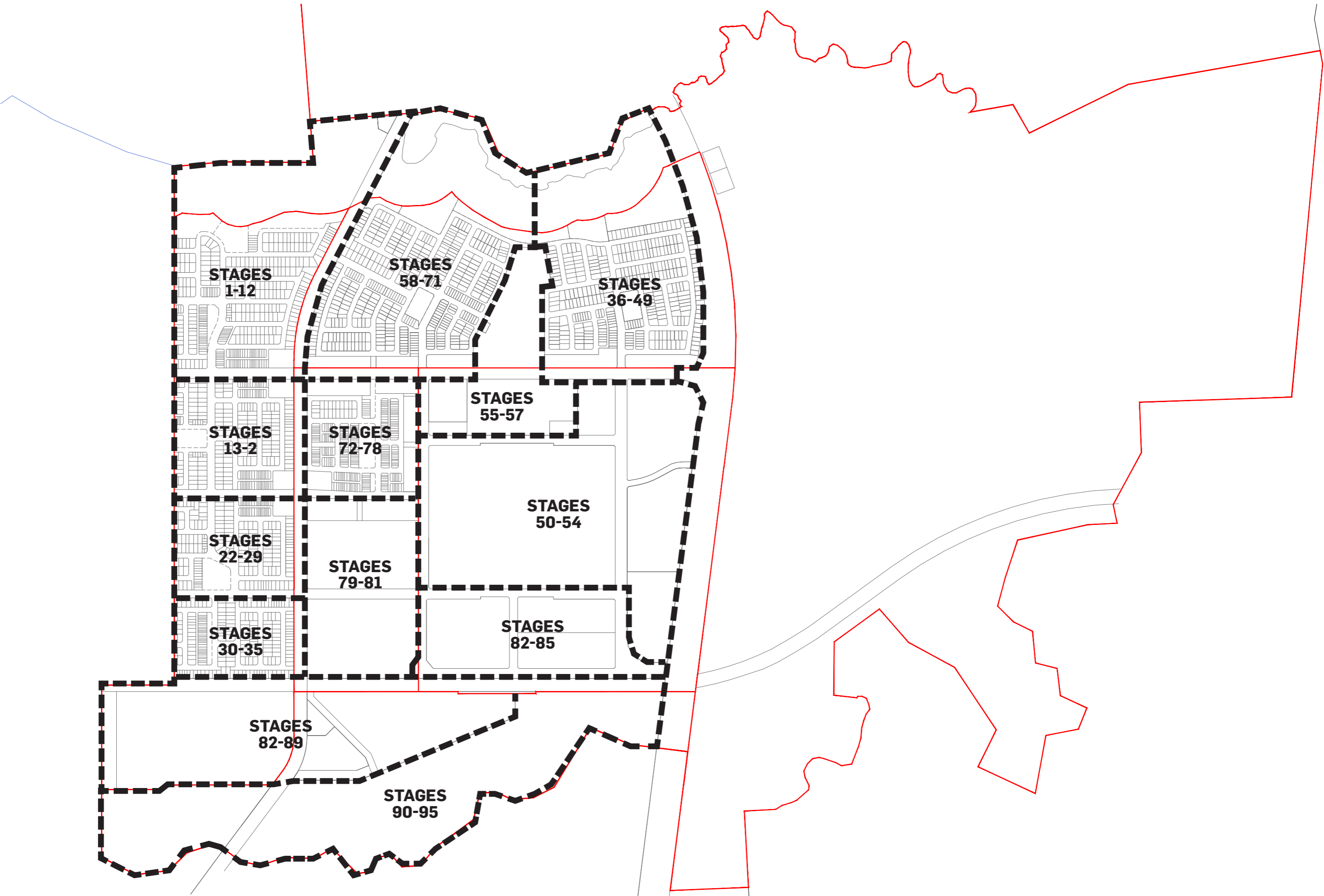
- GENERAL**
- Precinct Boundary
  - Neighbourhood Boundary
  - Waterway
  - Access Easement
  - Utility Installation
- OPEN SPACE**
- Environment Protection





## APPENDIX C INDICATIVE STAGING PLAN

---





**Aura P9 & P10**  
Indicative Staining

Scale 1:4,000 @ A3



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This plan is conceptual and is for discussion purposes only. Subject to further detail study, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Figured dimensions shall take preference to scaled dimensions. No relevance should be placed on this plan for any financial dealings of the land.

PROJECT NO: BA4451

DATE: 10.11.2017

DRAWING NO: IS01






REV: 1



## APPENDIX D APPROVED ADVERTISING DEVICES

---

**Legend**

-  Application Boundary
-  Estate Entry Sign
-  Billboard (to be illuminated) (15-year duration)
-  Pylon Identification Sign (10 year duration)
-  Permanent Pylon Identification Sign (15-year duration)

**Notes**

1. Proposed Advertising Devices must be of materials and colours which complement the design theme of the residential estate and present a visually attractive appearance to the public.
2. Unless otherwise agreed to in writing by the DSDIP, the advertising devices nominated on this plan are to be considered temporary only and are not permitted to remain longer than:
  - a. Fifteen (15) years from the date the approval is granted where an Estate Entry Sign or a Billboard Identification Sign; or
  - b. Fifteen (15) years from the date the approval is granted or once the last residential lot is sold within the estate, whichever is earliest, where a Pylon Identification Sign (15 year duration); or
  - c. Ten (10) years from the date the approval is granted or once the last residential lot is sold within the estate, whichever is the earliest, where a Pylon Identification Sign (10 year) or a Flagpole Sign; or
  - d. Five (5) years from the date the approval is granted or once the last residential lot is sold within the estate, whichever is the earliest, where a Pylon Identification Sign (5 year duration);
 After these times, the Advertising Devices must be removed.
3. Advertising Devices must be:
  - a. Maintained to not cause disturbance to the occupants of nearby developments; and
  - b. Located and designed to not create a nuisance or potential hazard to pedestrians.
4. Construction of Advertising Devices is limited to 6:30am–6:30pm Monday to Saturday, and may not occur outside of these hours, on Sundays or on public holidays.
5. Advertising Devices are to be consistent with the scale and design of the existing buildings and other works on the site and in the locality, and complement the local streetscape; and where appropriate, to reflect the character of the area.
6. An Estate Entry Sign:
  - a. Is placed at the entrance of an estate;
  - b. Is set at or within 500mm of ground level;
  - c. Is maintained as a freestanding structure in a landscaped environment;
  - d. Does not obstruct pedestrian/cycle access to the estate;
  - e. Signface area does not exceed 50m<sup>2</sup>;
  - f. Is a maximum height of 6 metres.
7. A Billboard Identification Sign or Pylon Identification Sign is permitted where complying with the following Criteria:
  - a. Is mounted as freestanding structure in a landscape environment;
  - b. Does not project beyond the front alignment of the site;
  - c. Is designed and treated in such a way that the supporting framework and the back of the signface area blend with the surrounding streetscape or field a view;
  - d. Has a maximum thickness not exceeding 75mm per metre of height above ground level; and
  - e. Is permitted up to a maximum height of 15 metres and a maximum signface area of 43m<sup>2</sup> per signface;
8. A Flagpole Sign is permitted where complying with the following criteria:
  - a. is limited to one (1) flag per 10 metres of street front boundary;
  - b. does not exceed a maximum signface area of 2.5m<sup>2</sup>; and
  - c. does not exceed a maximum height of 5 metres above ground level.
9. A Third Party Sign is permitted to be erected on land owned or under the control of Stockland, and intended to advertise the emerging community of Caloundra South.



# APPENDIX E APPROVED PLAN OF DEVELOPMENT PLANS

---

# LEGEND

## GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Waterway
- Lifestyle buffer (30m Deep)
- Permissible Multiple Residential
- Lots Potentially Impacted By Road Traffic Noise

## LAND USE

- Multiple Unit Dwelling Sites

## OPEN SPACE

- Neighbourhood Park
- People's Place
- Environment Protection
- Local Linear Park
- Pedestrian Link

## RESIDENTIAL

### 30 Deep Lots

- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 15.0m - Traditional

### 28 Deep Lots

- 8.5m - Mode
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 15.0m - Traditional

### 25 Deep Lots

- 7.5m - Terrace
- 8.5m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard
- 15.0m - Traditional

## DEVELOPMENT CONTROLS

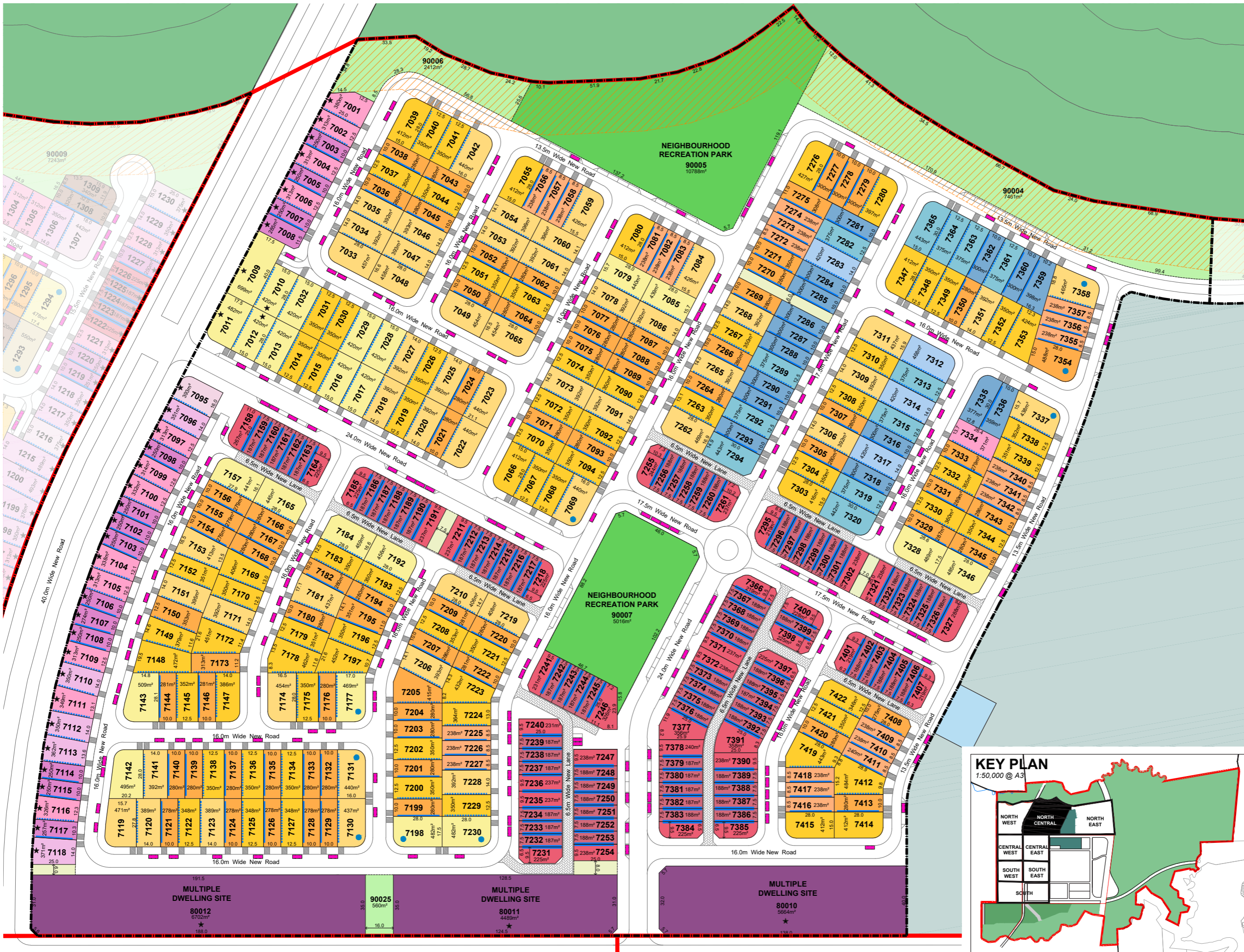
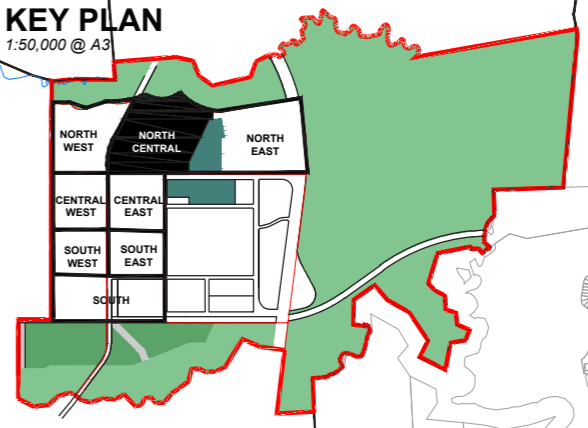
- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveway
- Indicative Car Park Location (Parking Bay Dimensions = 5.4m x 2.1m)

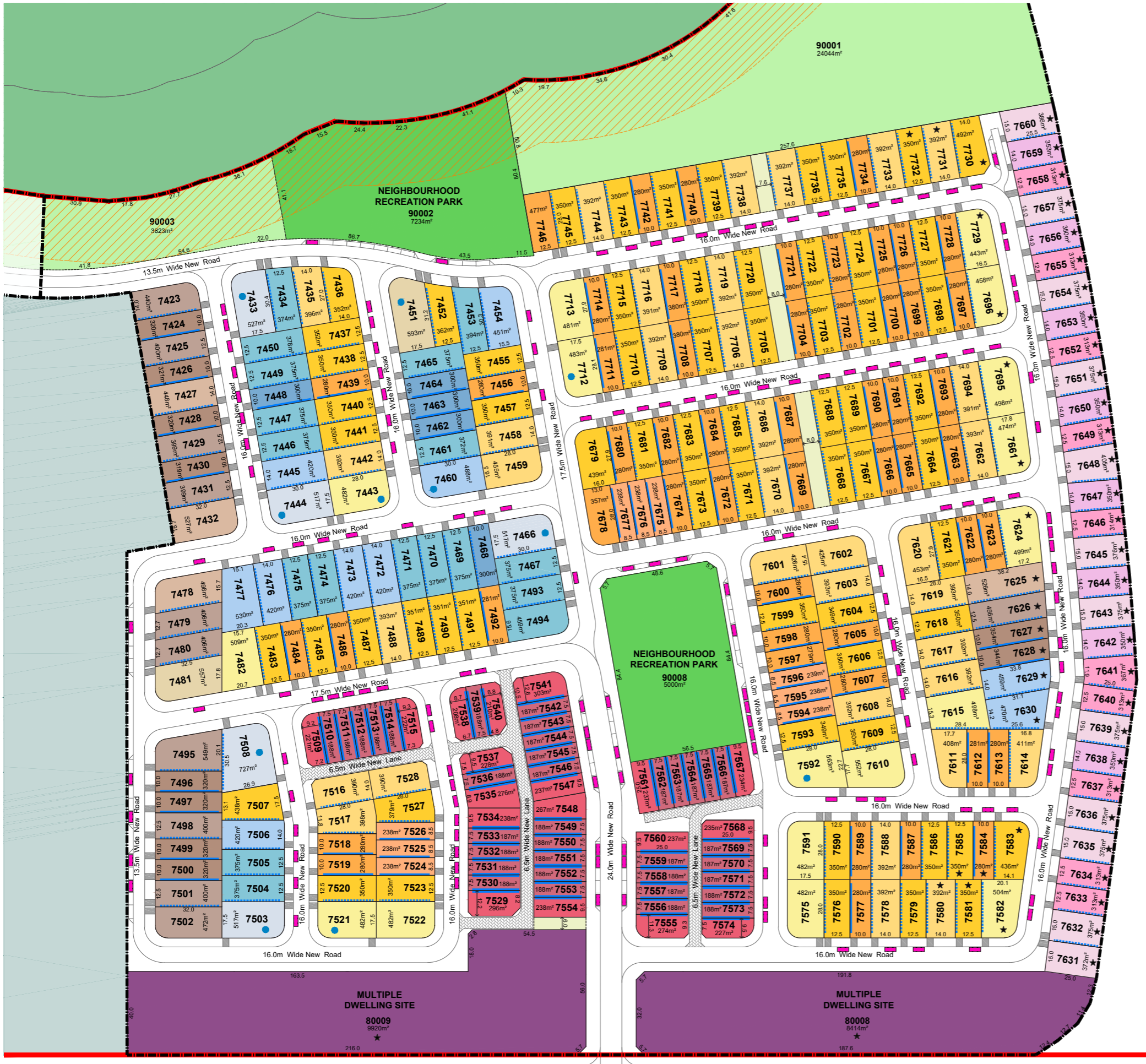
## PARKING

Total Visitor Parking Spaces 217  
Total Lots 422

### Note:

- On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that internal noise levels comply with AS/ NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'; and
  - Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by ASK Consulting Engineers dated 26 May 2016).





### LEGEND

- GENERAL**
- Precinct Boundary
  - Neighbourhood Boundary
  - Lifestyle buffer (30m Deep)
  - Permissible Multiple Residential
  - Lots Potentially Impacted By Road Traffic Noise
  - Access Easement to STP

- LAND USE**
- Multiple Unit Dwelling Sites

- OPEN SPACE**
- Neighbourhood Park
  - Environment Protection
  - Local Linear Park
  - Pedestrian Link

- RESIDENTIAL**
- 32 Deep Lots**
- 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional
- 30 Deep Lots**
- 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional
- 28 Deep Lots**
- 8.5m - Mode
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional
- 25 Deep Lots**
- 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 15.0m - Traditional

- DEVELOPMENT CONTROLS**
- Recommended Built to Boundary Wall
  - Optional Built to Boundary Wall
  - Indicative Location of Driveways
  - Indicative Car Park Location (Parking Bay Dimensions = 5.4m x 2.1m)

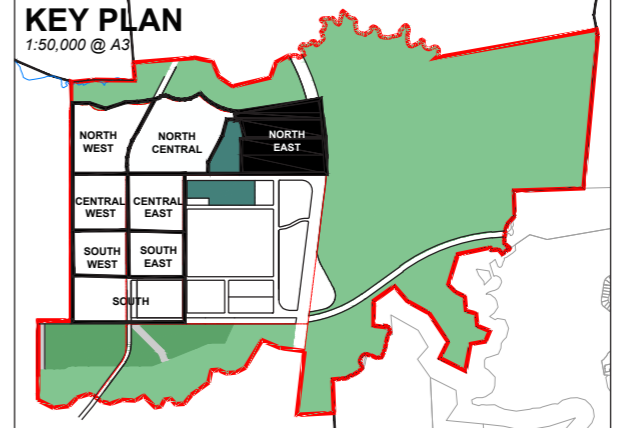
**PARKING**

Total Visitor Parking Spaces 166  
Total Lots 324

**Note:**

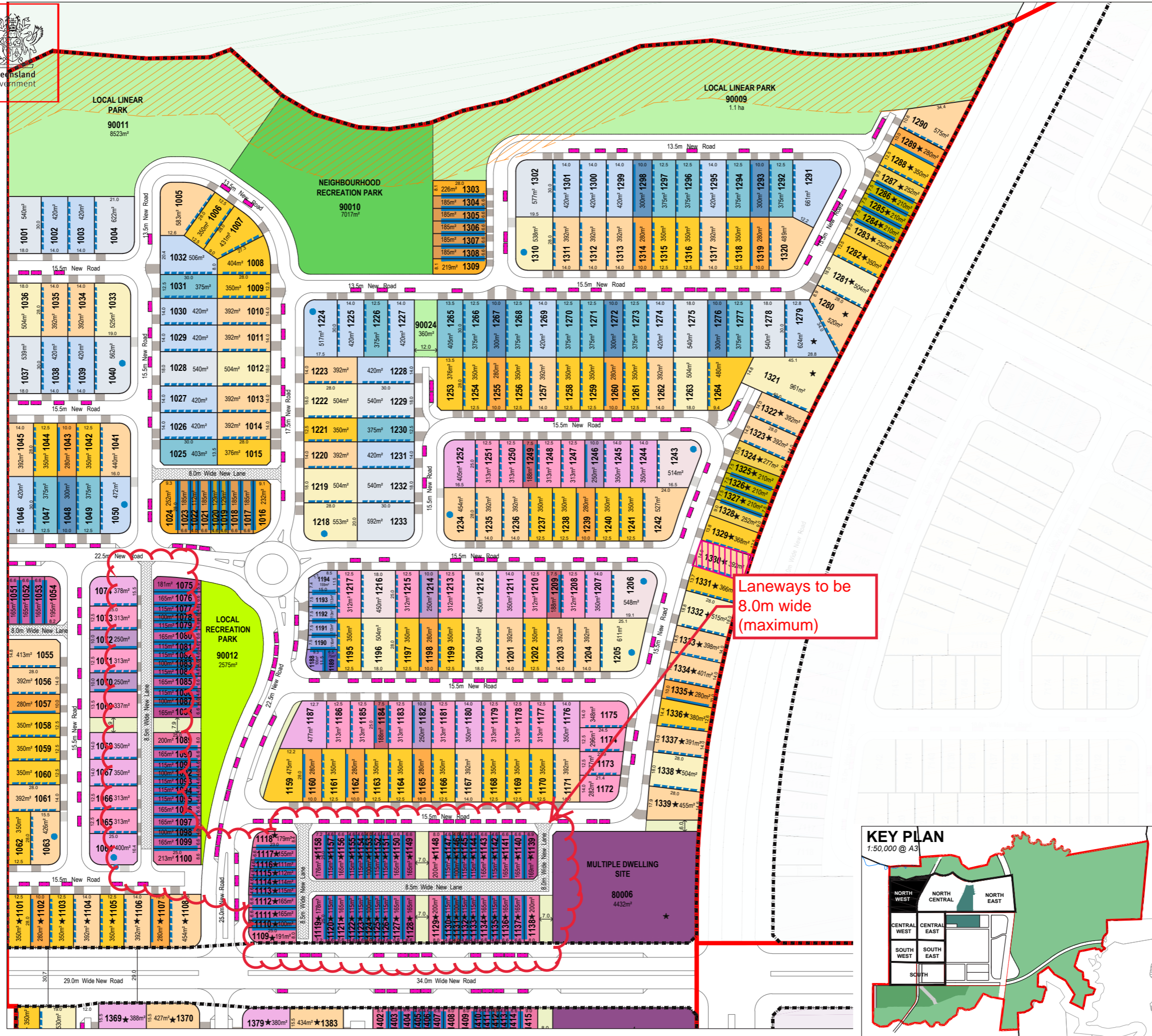
On lots marked on plan as potentially impacted by road traffic noise:

- Dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by ASK Consulting Engineers dated 26 May 2016).

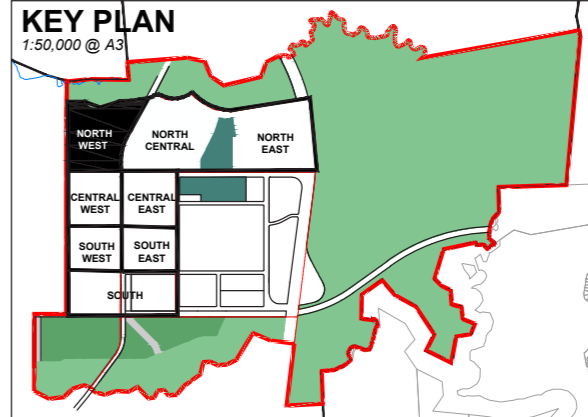


AMENDED IN RED

By: Jennifer Davison  
Date: 5 DECEMBER 2017



Laneways to be 8.0m wide (maximum)



LEGEND

- GENERAL**
- Precinct Boundary
  - Neighbourhood Boundary
  - Lifestyle buffer (30m Deep)
  - Permissible Multiple Residential
  - Lots Potentially Impacted By Road Traffic Noise
  - Temporary access

- LAND USE**
- Multiple Unit Dwelling Sites

- OPEN SPACE**
- Local Park
  - Neighbourhood Park
  - Environment Protection
  - Local Linear Park
  - Pedestrian Link

- RESIDENTIAL**
- 30 Deep Lots**
- 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional

- 28 Deep Lots**
- 4m - Terrace
  - 4.6m - Terrace
  - 6.6m - Terrace
  - 6.6m+ - End Terrace
  - 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional

- 25 Deep Lots**
- 4m - Terrace
  - 4.6m - Terrace
  - 6.6m - Terrace
  - 6.6m+ - End Terrace
  - 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional

- Urban Lots**
- Urban Lot Type A
  - Urban Lot Type B
  - Urban Lot Type C & D

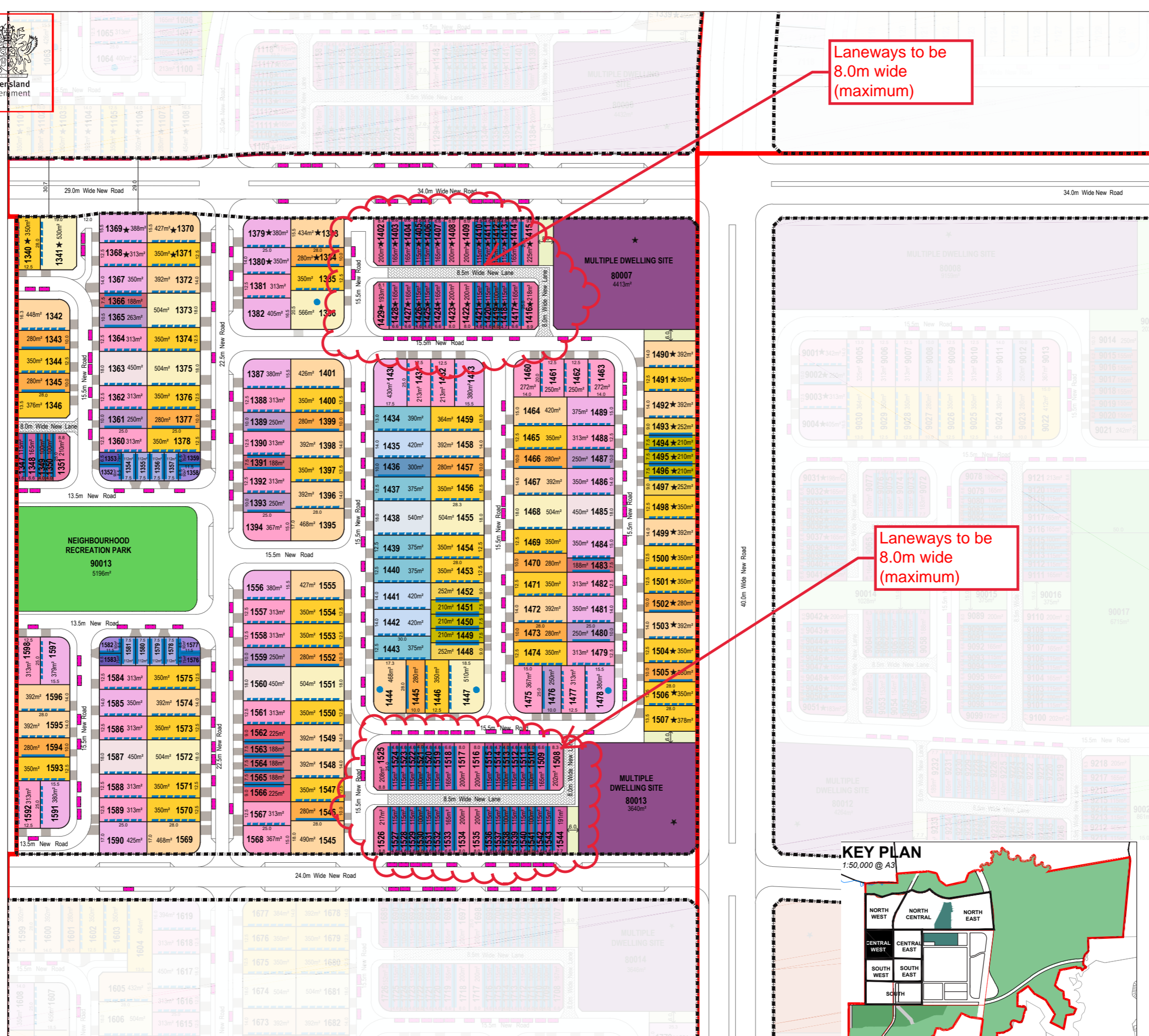
- DEVELOPMENT CONTROLS**
- Recommended Built to Boundary Wall
  - Optional Built to Boundary Wall
  - Indicative Location of Driveways
  - Indicative Car Park Location (Parking Bay Dimensions = 5.4m x 2.1m)

- PARKING**
- Total Visitor Parking Spaces 176
  - Total Lots 339

**Note:**  
On lots marked on plan as potentially impacted by road traffic noise:  
• Dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'; and  
• Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by ASK Consulting Engineers dated 26 May 2016).

AMENDED IN RED

By: Jennifer Davison  
Date: 5 DECEMBER 2017



Laneways to be 8.0m wide (maximum)

Laneways to be 8.0m wide (maximum)

LEGEND

- GENERAL**
- Precinct Boundary
  - Neighbourhood Boundary
  - Permissible Multiple Residential
  - Lots Potentially Impacted By Road Traffic Noise

- LAND USE**
- Multiple Unit Dwelling Sites

- OPEN SPACE**
- Neighbourhood Park
  - Pedestrian Link

- RESIDENTIAL**
- 30 Deep Lots
- 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional

- 28 Deep Lots
- 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional

- 25 Deep Lots
- 4m - Terrace
  - 4.6m - Terrace
  - 6.6m - Terrace
  - 6.6m+ - End Terrace
  - 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional

- Urban Lots**
- Urban Lot Type A
  - Urban Lot Type B
  - Urban Lot Type C & D

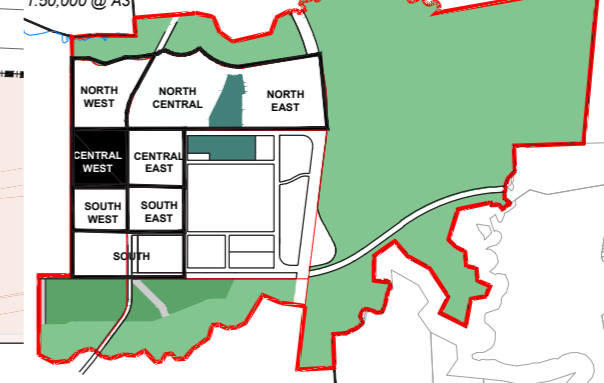
- DEVELOPMENT CONTROLS**
- Recommended Built to Boundary Wall
  - Optional Built to Boundary Wall
  - Indicative Location of Driveways
  - Indicative Car Park Location (Parking Bay Dimensions = 5.4m x 2.1m)

- PARKING**
- Total Visitor Parking Spaces: 133
  - Total Lots: 259

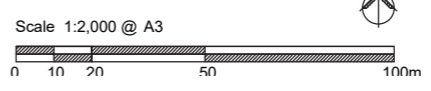
**Note:**  
On lots marked on plan as potentially impacted by road traffic noise:

- Dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by ASK Consulting Engineers dated 26 May 2016).

KEY PLAN

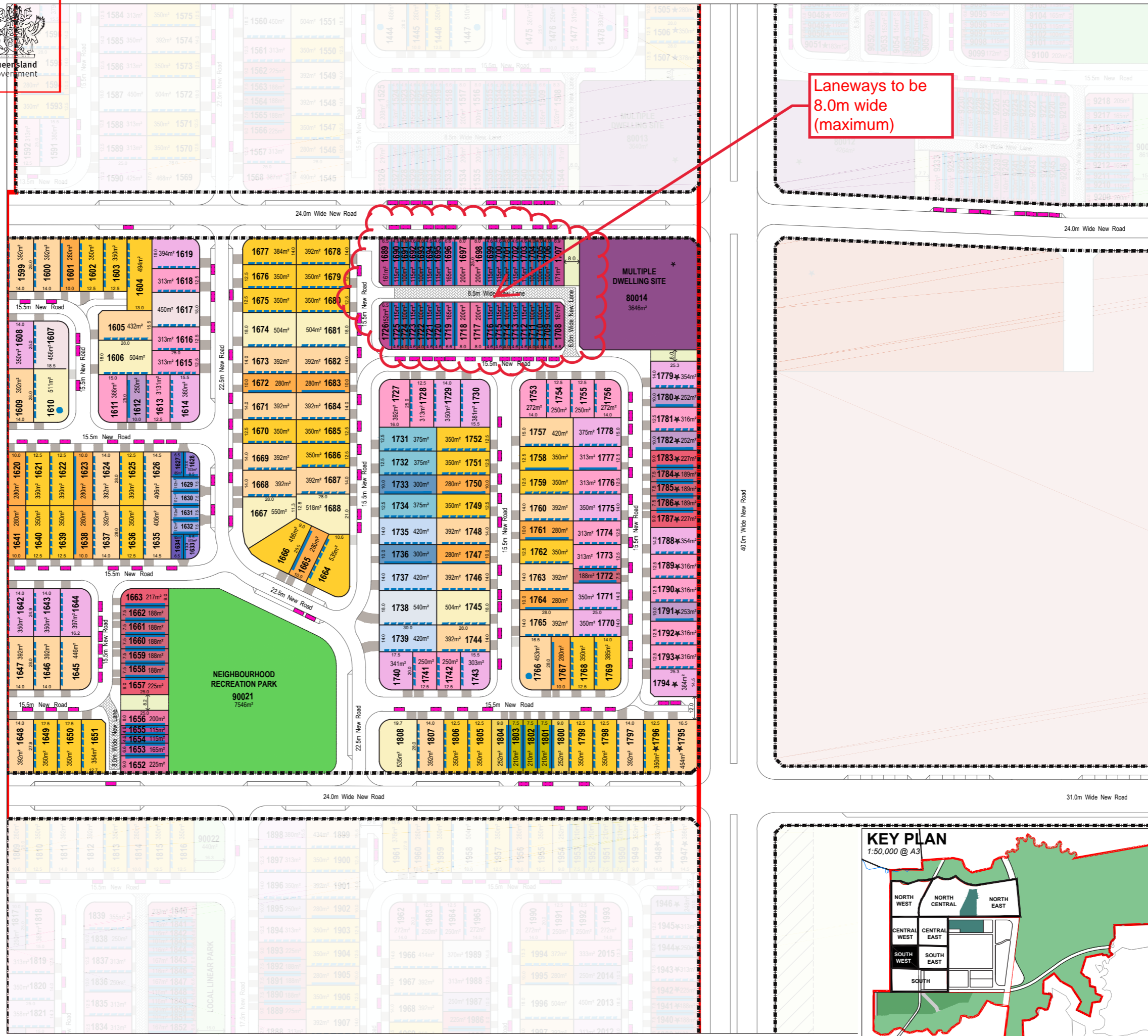


1:50,000 @ A3



AMENDED IN RED

By: Jennifer Davison  
Date: 5 DECEMBER 2017



Laneways to be 8.0m wide (maximum)

LEGEND

- GENERAL**
- Precinct Boundary
  - Neighbourhood Boundary
  - Lifestyle buffer (30m Deep)
  - Permissible Multiple Residential
  - Lots Potentially Impacted By Road Traffic Noise

- LAND USE**
- Multiple Unit Dwelling Sites
- OPEN SPACE**
- Neighbourhood Park
  - Pedestrian Link

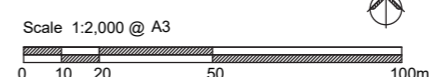
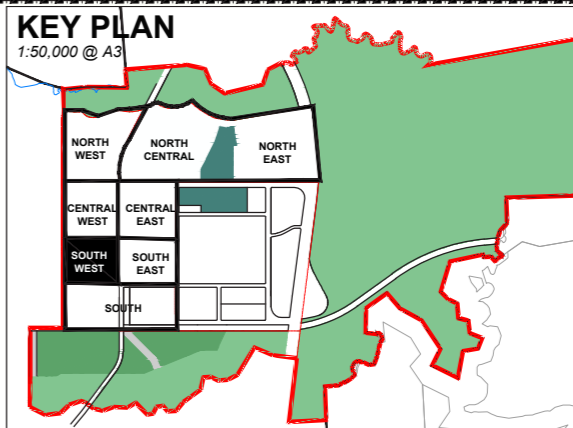
- RESIDENTIAL**
- 30 Deep Lots**
- 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional
- 28 Deep Lots**
- 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional
- 25 Deep Lots**
- 4m - Terrace
  - 4.6m - Terrace
  - 6.6m - Terrace
  - 6.6m+ - End Terrace
  - 6.2m - Front Loaded Terrace
  - 10m+ - Front Loaded End Terrace
  - 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional
- Urban Lots**
- Urban Lot Type A
  - Urban Lot Type B
  - Urban Lot Type C & D

- DEVELOPMENT CONTROLS**
- Recommended Built to Boundary Wall
  - Optional Built to Boundary Wall
  - Indicative Location of Driveways
  - Indicative Car Park Location (Parking Bay Dimensions = 5.4m x 2.1m)

**PARKING**

Total Visitor Parking Spaces	108
Total Lots	210

**Note:**  
On lots marked on plan as potentially impacted by road traffic noise:  
• Dwellings must be designed such that internal noise levels comply with AS/NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'; and  
• Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by ASK Consulting Engineers dated 26 May 2016).



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PROJECT NO: BD0332  
DATE: 09.11.17  
DRAWING NO: POD07  
REV: 4

AMENDED IN RED

By: Jennifer Davison  
Date: 5 DECEMBER 2017



LEGEND

GENERAL

- Precinct Boundary
- Neighbourhood Boundary
- Lots Potentially Impacted By Road Traffic Noise

LAND USE

- Multiple Unit Dwelling Sites

OPEN SPACE

- Neighbourhood Park
- Local Linear Park
- Pedestrian Link

RESIDENTIAL

28 Deep Lots

- 4.6m - Terrace
- 6.6m+ - End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

25 Deep Lots

- 4m - Terrace
- 4.6m - Terrace
- 6.6m - Terrace
- 6.6m+ - End Terrace
- 6.2m - Front Loaded Terrace
- 10m+ - Front Loaded End Terrace
- 10.0m - Villa
- 12.5m - Premium Villa
- 14.0m - Courtyard

DEVELOPMENT CONTROLS

- Recommended Built to Boundary Wall
- Optional Built to Boundary Wall
- Indicative Location of Driveways
- Indicative Car Park Location (Parking Bay Dimensions = 5.4m x 2.1m)

PARKING

Total Visitor Parking Spaces	128
Total Lots	246

Note:

- On lots marked on plan as potentially impacted by road traffic noise:
- Dwellings must be designed such that internal noise levels comply with AS/ NZS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'; and
- Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by ASK Consulting Engineers dated 26 May 2016).

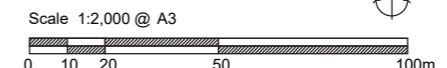
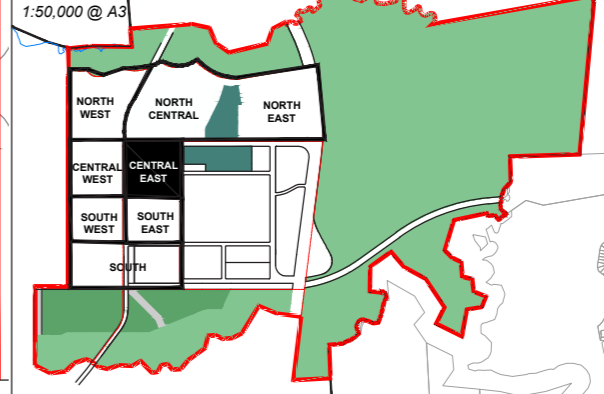
Second access point required

Laneways to be 8.0m wide (maximum)

Laneways to be 8.0m wide (maximum)

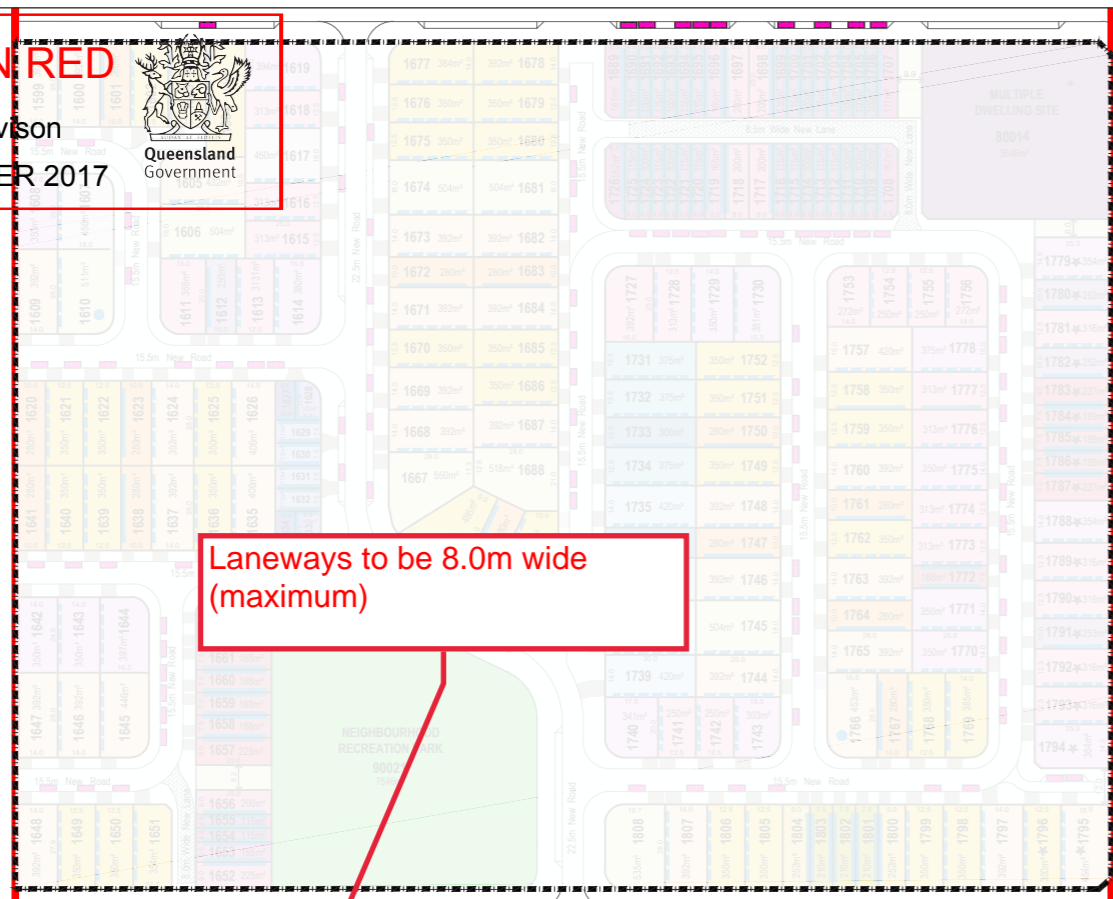
Continue lane through greenspace to prevent servicing issues for refuse collection

KEY PLAN

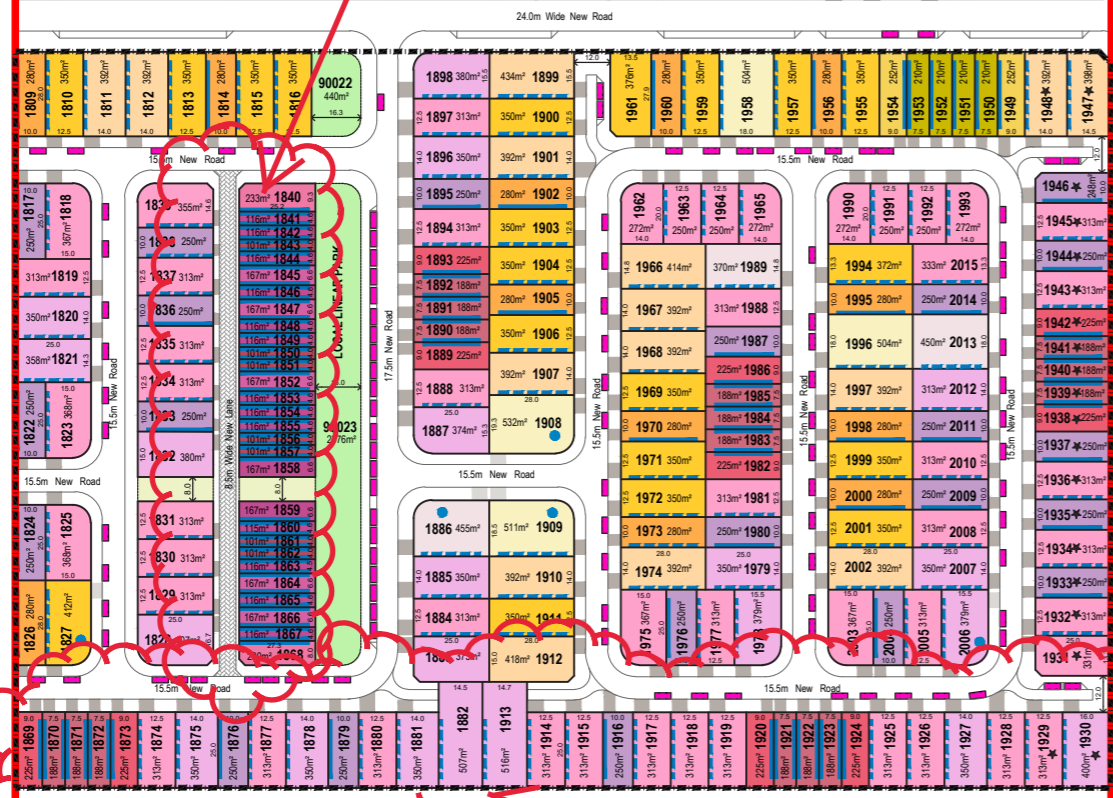


AMENDED IN RED

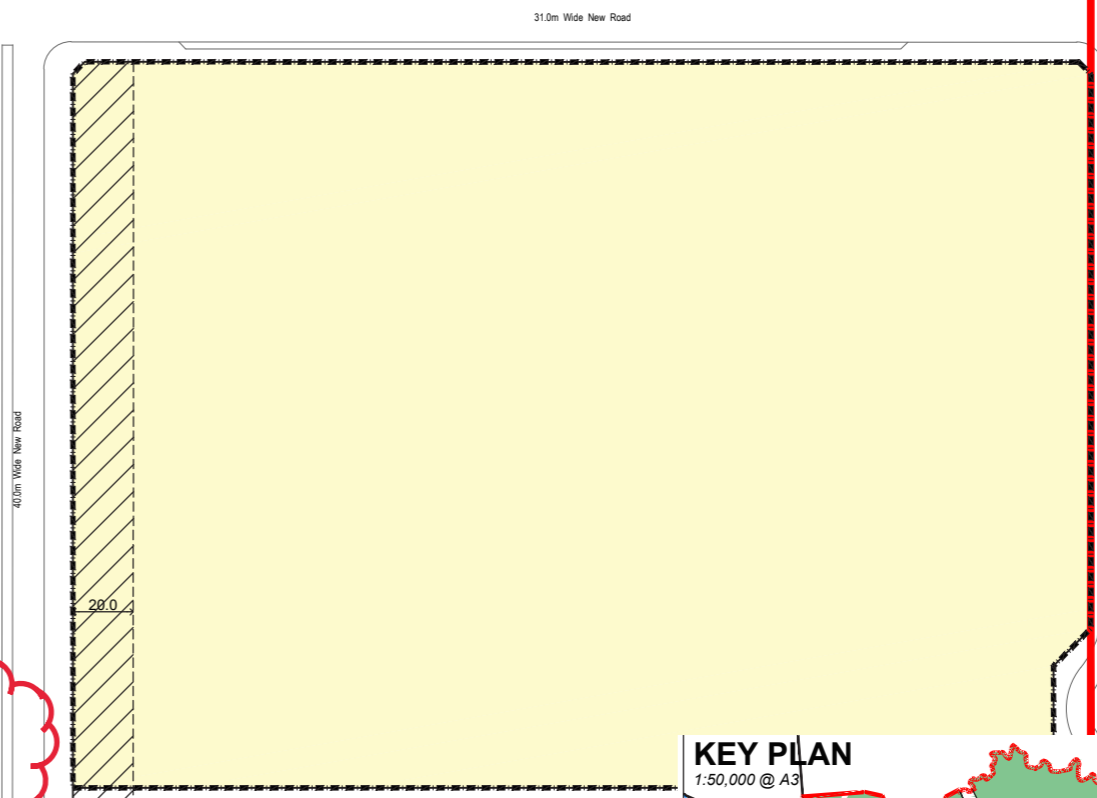
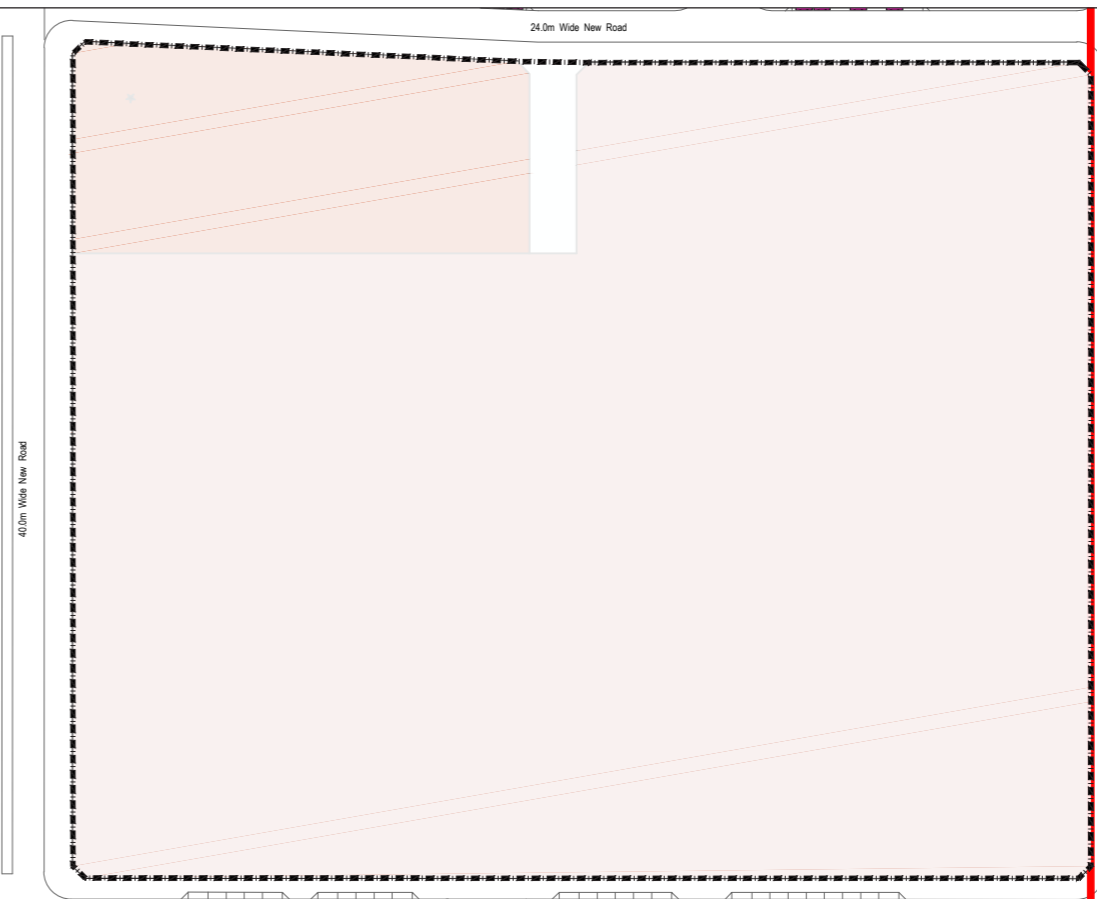
By: Jennifer Davison  
Date: 5 DECEMBER 2017



Laneways to be 8.0m wide (maximum)



Increase the lot length to 28m for the lots adjacent to CAMCOS corridor. Add 3.9m setback from rear boundary on these lots to prevent dwellings being constructed at the rear of the property.



LEGEND

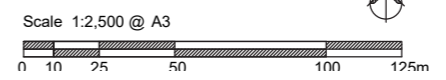
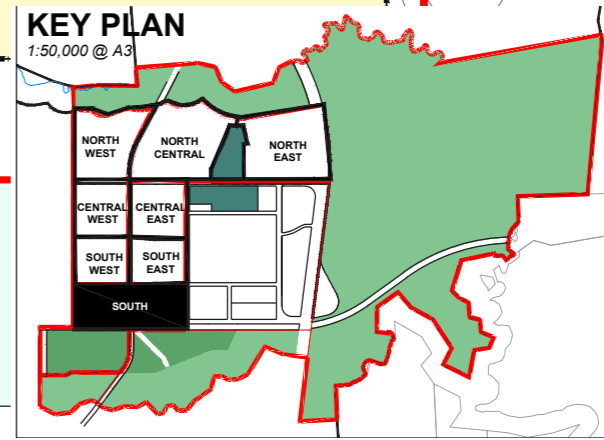
- GENERAL**
- Precinct Boundary
  - Neighbourhood Boundary
  - Permissible Multiple Residential
  - Lots Potentially Impacted By Road Traffic Noise
  - Drainage Easement
- LAND USE**
- Private School
- OPEN SPACE**
- Local Linear Park
  - Pedestrian Link
- RESIDENTIAL**
- 28 Deep Lots**
- 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional
- 25 Deep Lots**
- 4m - Terrace
  - 4.6m - Terrace
  - 6.6m - Terrace
  - 6.6m+ - End Terrace
  - 7.5m - Terrace
  - 8.5m+ - End Terrace
  - 10.0m - Villa
  - 12.5m - Premium Villa
  - 14.0m - Courtyard
  - 18.0m - Premium Traditional

- DEVELOPMENT CONTROLS**
- Recommended Built to Boundary Wall
  - Optional Built to Boundary Wall
  - Indicative Location of Driveways
  - Indicative Car Park Location (Parking Bay Dimensions = 5.4m x 2.1m)

**PARKING**

Total Visitor Parking Spaces	107
Total Lots	207

**Note:**  
On lots marked on plan as potentially impacted by road traffic noise:  
• Dwellings must be designed such that internal noise levels comply with AS/ NZS2107:2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'; and  
• Dwellings must be designed as recommended in the 'Traffic Noise Impact Assessment' document by ASK Consulting Engineers dated 26 May 2016).



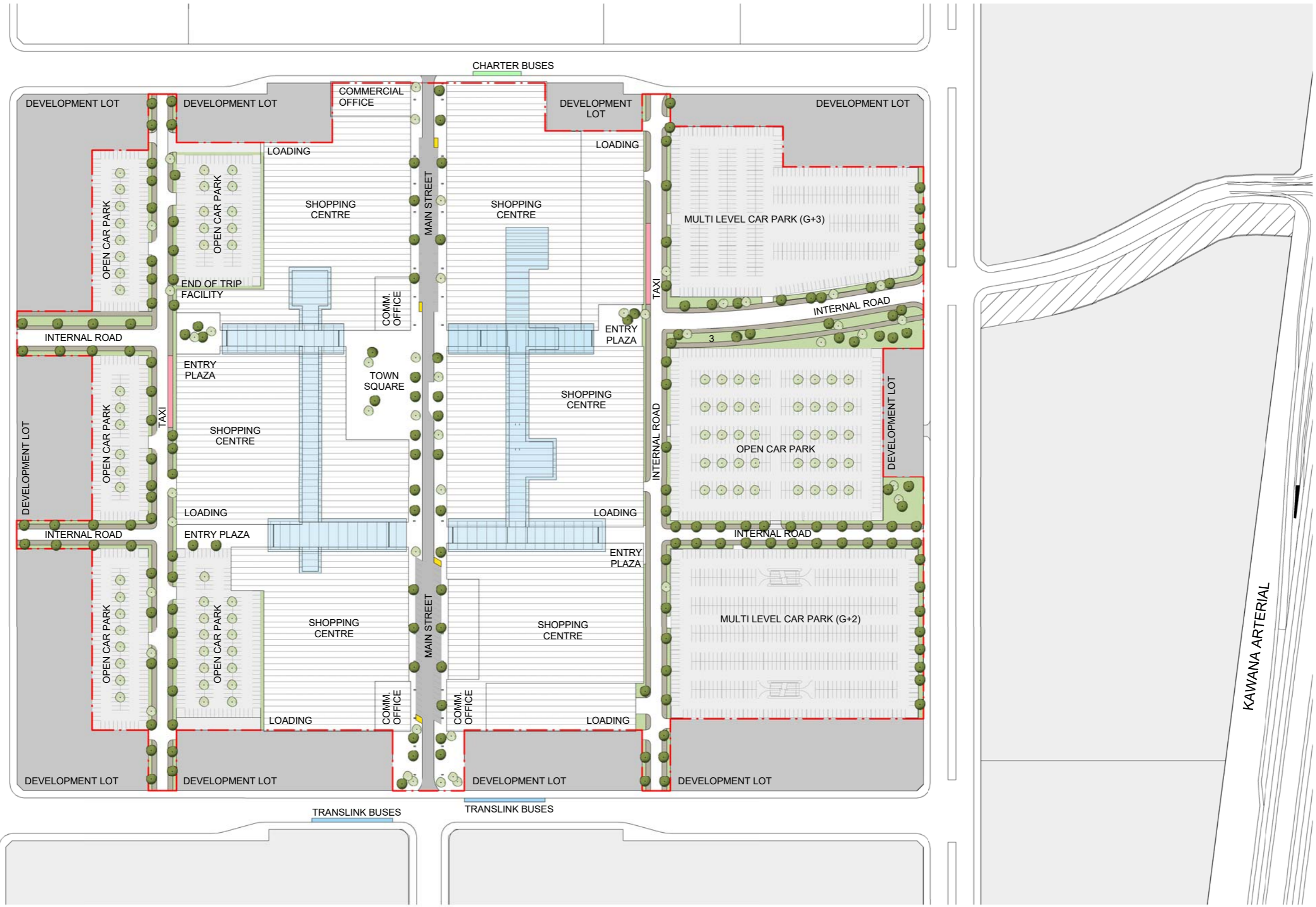
Copyright by Urbis Pty Ltd. This drawing or parts thereof may not be reproduced for any purpose without the consent of Urbis Pty Ltd.  
This plan is conceptual and is for discussion purposes only. Subject to further detail survey, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Figured dimensions shall take preference to scaled dimensions. No reliance should be placed on this plan for any financial dealings of the

PROJECT NO: BD0332  
DATE: 09.11.17  
DRAWING NO: POD09  
REV: 4

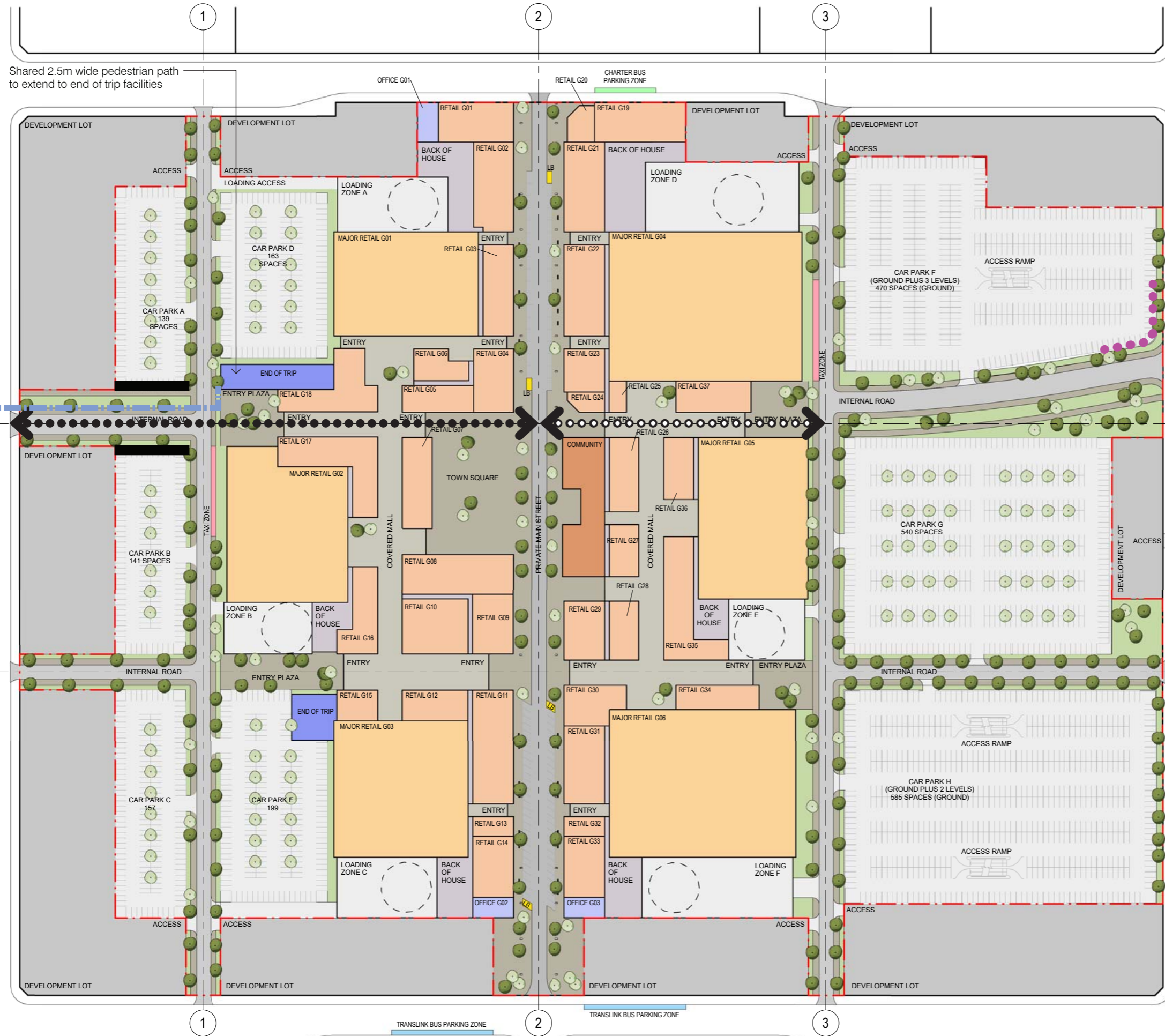


**APPENDIX F  
APPROVED SHOPPING CENTRE  
ARCHITECTURAL PLANS**

---



1 ILLUSTRATIVE CONCEPT PLAN  
1:1250



- LEGEND**
- Extent of Shopping Centre MCU
  - Major Retail
  - Specialty Retail
  - Commercial Office
  - Community Facility
  - End of Trip / Secure Bicycle Parking
  - Plaza / Main Street
  - Circulation / Covered Mall
  - Back of House
  - Loading Bays
- Turning circle (25m diameter)
- Pedestrian Link (western) to remain open to pedestrian access 7 days a week, 24 hours a day
- Pedestrian Link (eastern) open to pedestrian access 7 days a week from 6am to 10pm
- Multi-level car park to be sleeved by architectural screen treatment
- ▬▬▬ Shared 2.5m wide pedestrian path
- ▬ Active Frontage

- NOTES**
- Specialty Retail may comprise the following uses:
- Fast food premises
  - Food premises
  - Market
  - Shop
  - Shopping centre
  - Business
  - Health care services
  - Indoor sport and recreation
  - Car park
  - Sales office
  - Mini Major Retail

Landscaping is indicative.

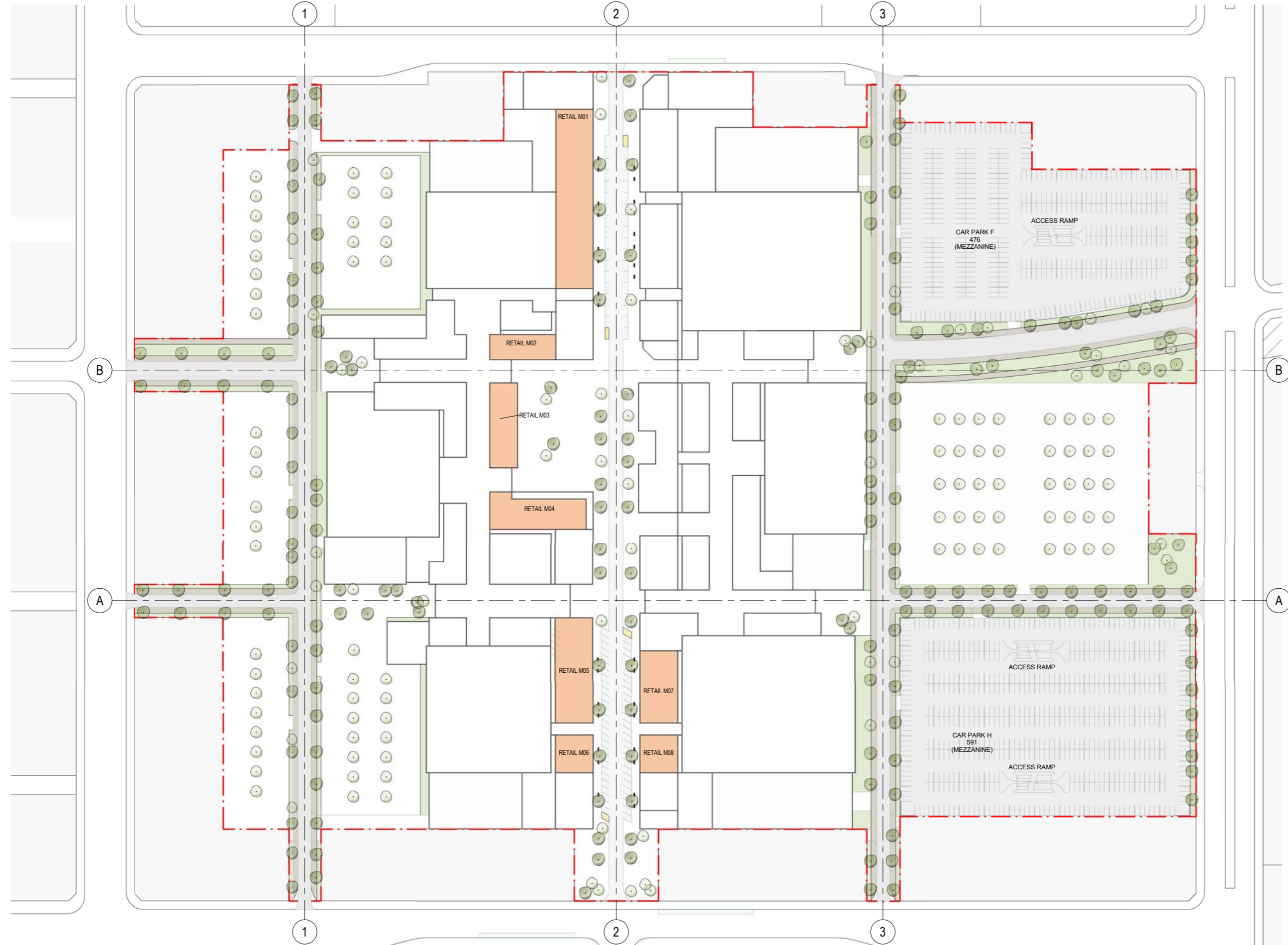
Parking layouts are subject to refinements through detail design.

Bicycle parking will be provided throughout the town centre concentrated around principal nodes of activity.

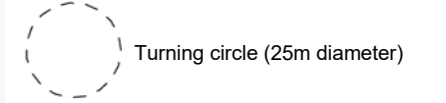
Retail layout subject to refinements through detailed design

Parking Schedule - Ground			
GROUND			1924
			1924
East			
GROUND	Carpark D	470	
GROUND	STREET	47	
			517
West			
GROUND	STREET	47	
			47
Grand total:			2488
			2488

1 GROUND LEVEL PLAN  
1 : 1000



- LEGEND**
- Extent of Shopping Centre MCU
  - Major Retail
  - Specialty Retail
  - Commercial Office
  - Community Facility
  - End of Trip / Secure Bicycle Parking
  - Plaza / Main Street
  - Circulation / Covered Mall
  - Back of House
  - Loading Bays



- NOTES**
- Specialty Retail may comprise the following uses:
- Fast food premises
  - Food premises
  - Market
  - Shop
  - Shopping centre
  - Business
  - Health care services
  - Indoor sport and recreation
  - Car park
  - Sales office
  - Mini Major Retail

Landscaping is indicative.

Parking layouts are subject to refinements through detail design.

Bicycle parking will be provided throughout the town centre concentrated around principal nodes of activity.

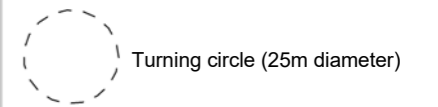
Retail layout subject to refinements through detailed design

Parking Schedule - Mezzanine			
East			
Resi Level 1	East	Carpark D	476
Resi Level 1	East	Carpark H	591
Grand total:			1067

1 MEZZANINE LEVEL PLAN  
1:1000

**LEGEND**

- Extent of Shopping Centre MCU
- Major Retail
- Specialty Retail
- Commercial Office
- Community Facility
- End of Trip / Secure Bicycle Parking
- Plaza / Main Street
- Circulation / Covered Mall
- Back of House
- Loading Bays



**NOTES**

Specialty Retail may comprise the following uses:

- Fast food premises
- Food premises
- Market
- Shop
- Shopping centre
- Business
- Health care services
- Indoor sport and recreation
- Car park
- Sales office
- Mini Major Retail

Landscaping is indicative.

Parking layouts are subject to refinements through detail design.

Bicycle parking will be provided throughout the town centre concentrated around principal nodes of activity.

Retail layout subject to refinements through detailed design

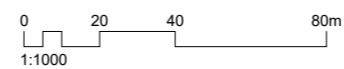
Parking Schedule - Level 1		
East		
LEVEL 01	Carpark D	476
LEVEL 01	Carpark H	591
		1067
Grand total:		1067



1 LEVEL 1  
1:1000

**HASSELL**

Date:  
08/06/2016



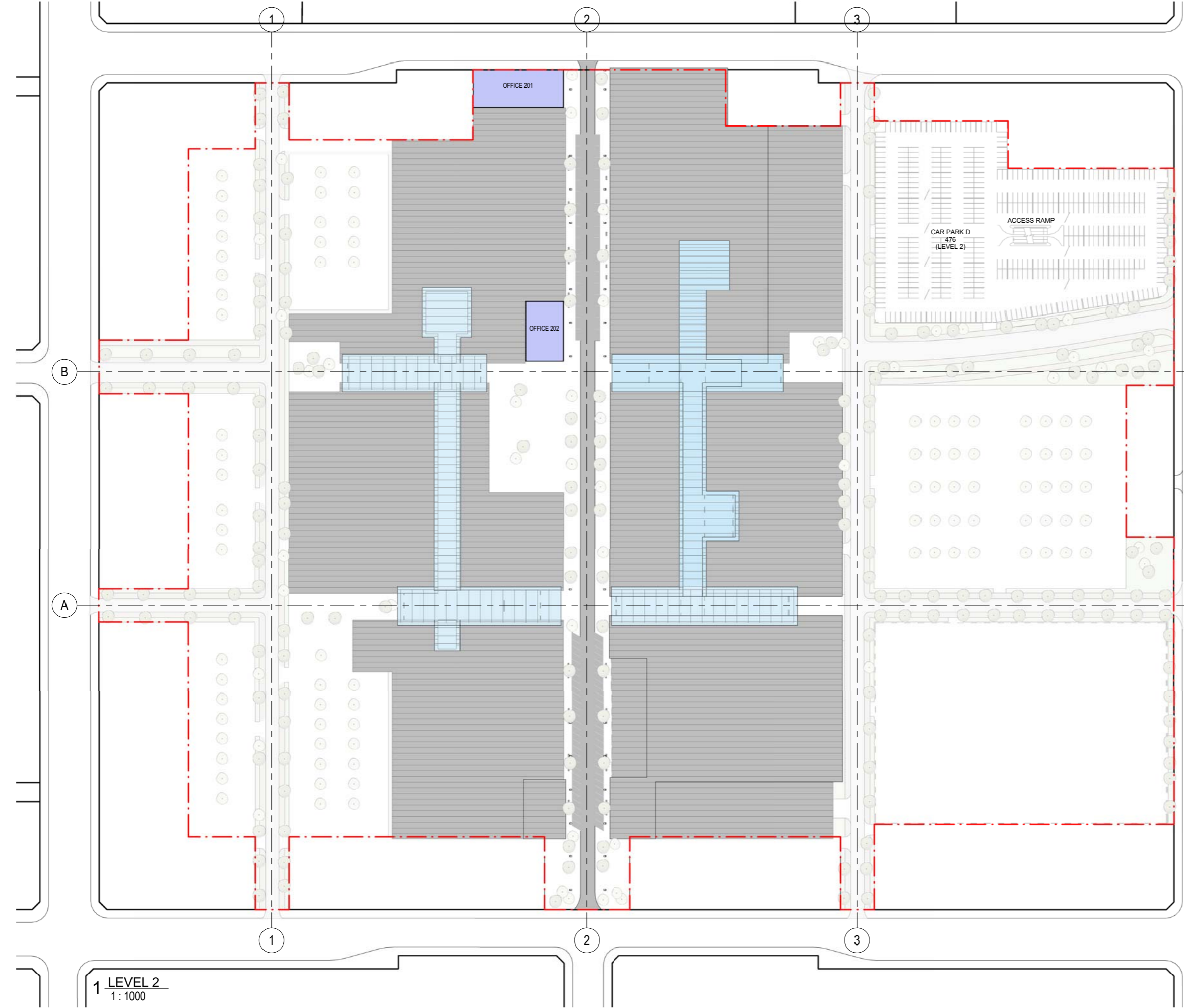
Scale  
1 : 1000 @ A1  
1 : 2000 @ A3

Client  
Stockland

Project Name  
Caloundra South Town Centre

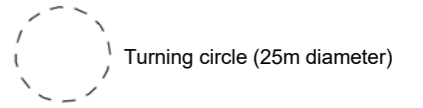
Sub precinct 8.1  
Shopping Centre MCU  
Drawing  
104  
LEVEL 1 PLAN

Original Sheet Size A1 - 840 X 594mm



**LEGEND**

- Extent of Shopping Centre MCU
- Major Retail
- Specialty Retail
- Commercial Office
- Community Facility
- End of Trip / Secure Bicycle Parking
- Plaza / Main Street
- Circulation / Covered Mall
- Back of House
- Loading Bays



**NOTES**

Specialty Retail may comprise the following uses:

- Fast food premises
- Food premises
- Market
- Shop
- Shopping centre
- Business
- Health care services
- Indoor sport and recreation
- Car park
- Sales office
- Mini Major Retail

Landscaping is indicative.

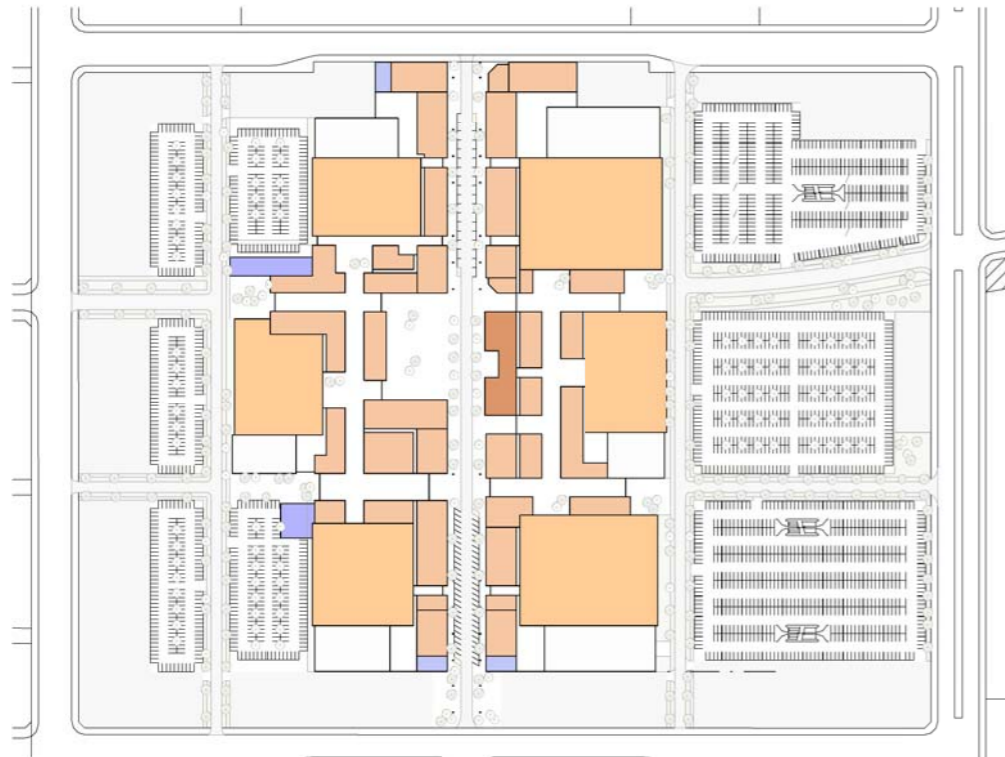
Parking layouts are subject to refinements through detail design.

Bicycle parking will be provided throughout the town centre concentrated around principal nodes of activity.

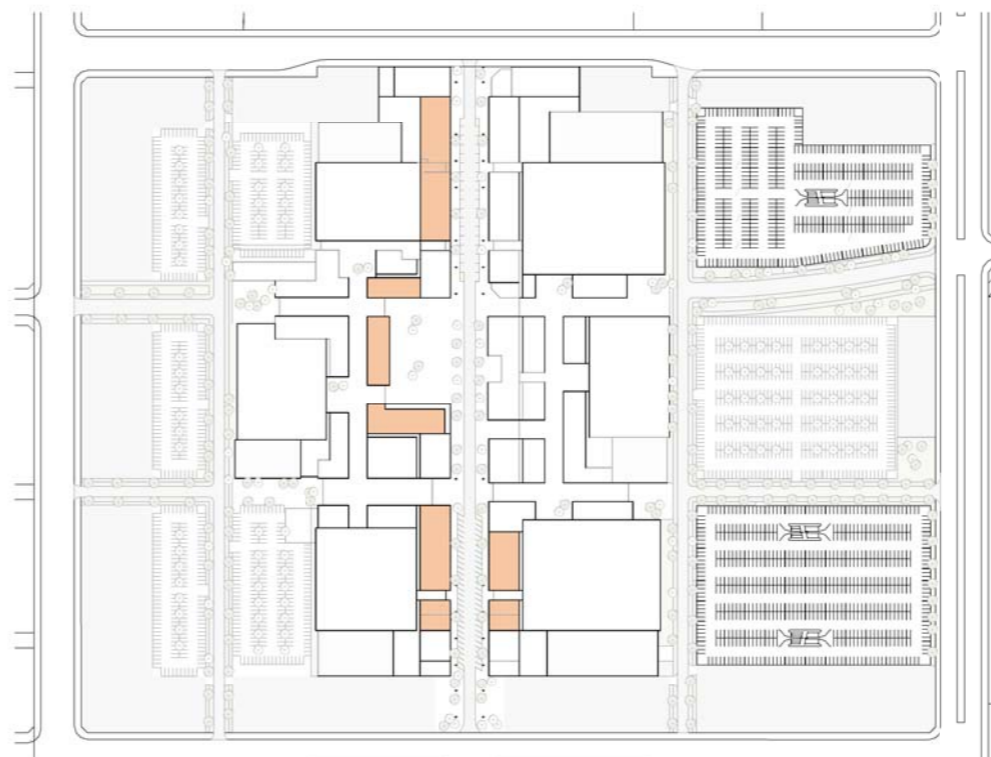
Retail layout subject to refinements through detailed design

Parking Schedule - Level 2		
East		
LEVEL 02	Carpark D	476
		476
Grand total:		476

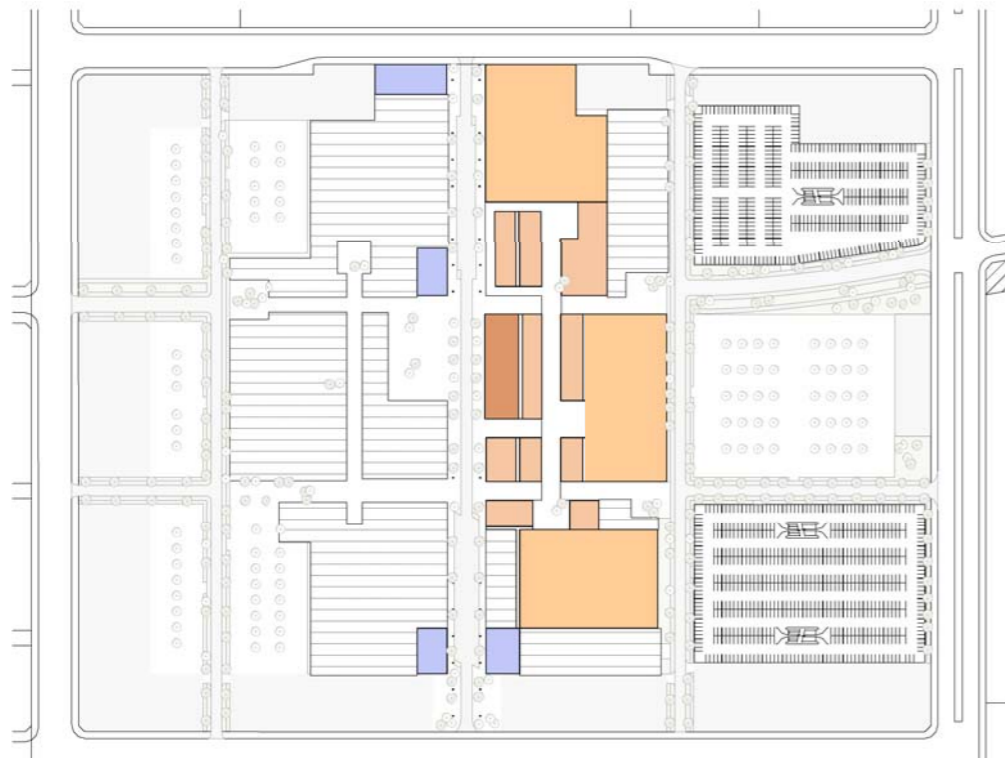
1 LEVEL 2  
1:1000



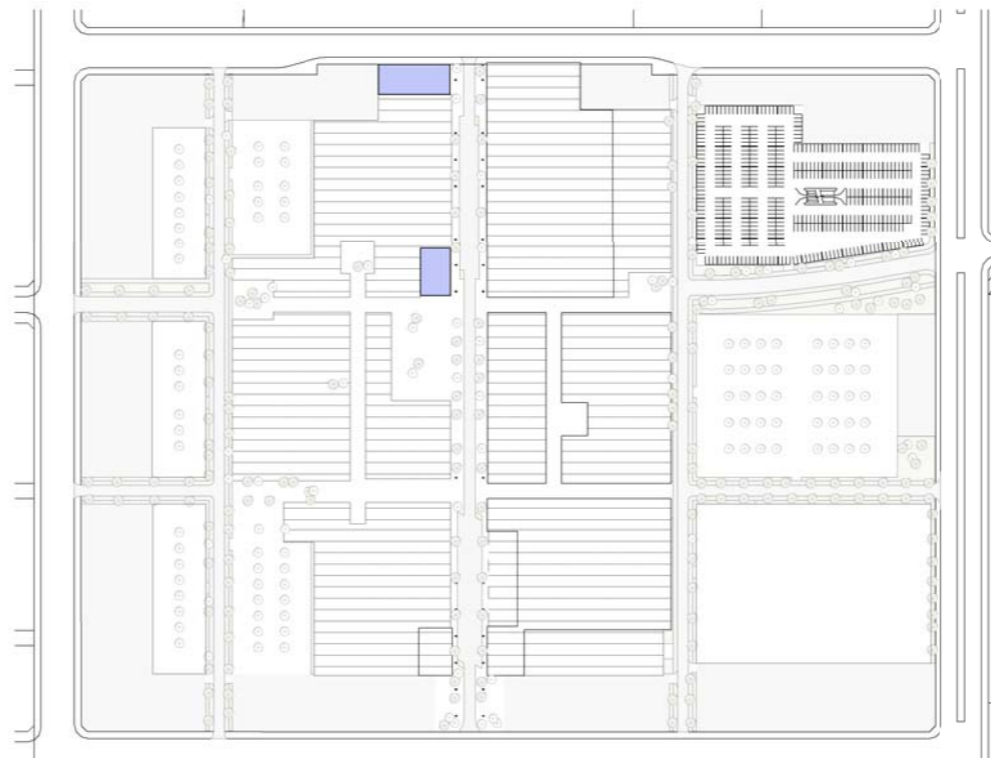
**1 GROUND LEVEL - GFA**  
1 : 2500



**2 MEZZANINE LEVEL - GFA**  
1 : 2500



**3 LEVEL 1 - GFA**  
1 : 2500



**4 LEVEL 2 - GFA**  
1 : 2500

G.F.A. SCHEDULE	
USE	Area
COMMERCIAL	5040 m <sup>2</sup>
COMUNITY FACILITY	2783 m <sup>2</sup>
END OF TRIP	1196 m <sup>2</sup>
LARGE FORMAT RETAIL	49331 m <sup>2</sup>
SPECIALTY RETAIL	36722 m <sup>2</sup>
Grand total: 68	95072 m <sup>2</sup>

RETAIL ONLY (G.F.A.)	
USE	Area
LARGE FORMAT RETAIL	49331 m <sup>2</sup>
SPECIALTY RETAIL	36722 m <sup>2</sup>
Grand total: 55	86053 m <sup>2</sup>

**NOTES**

Specialty Retail may comprise the following uses:

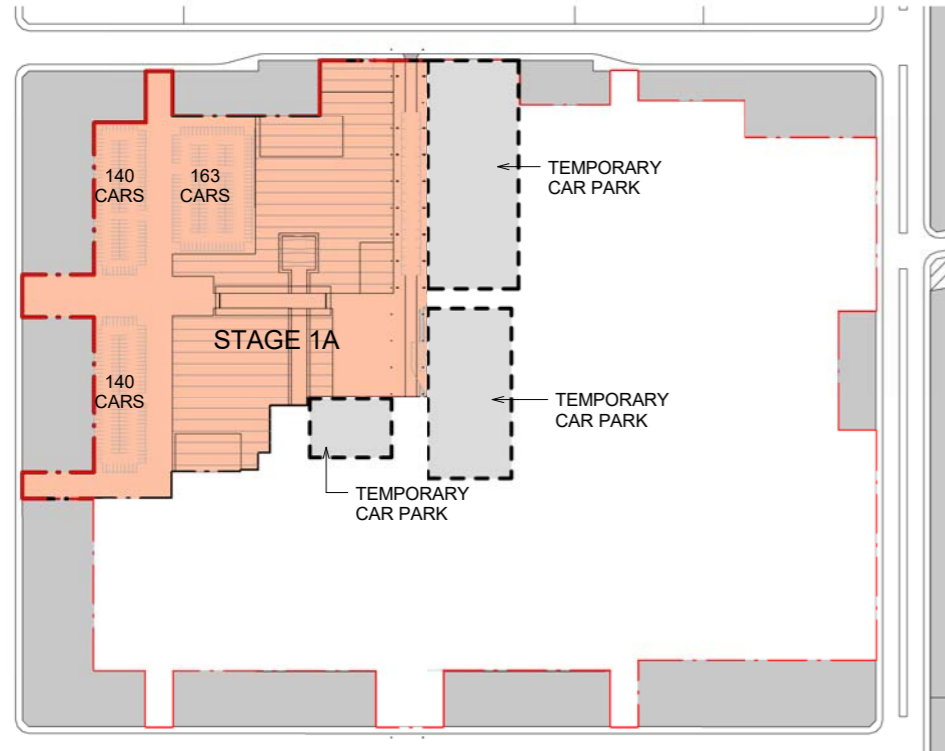
- Fast food premises
- Food premises
- Market
- Shop
- Shopping centre
- Business
- Health care services
- Indoor sport and recreation
- Car park
- Sales office
- Mini Major Retail

Landscaping is indicative.

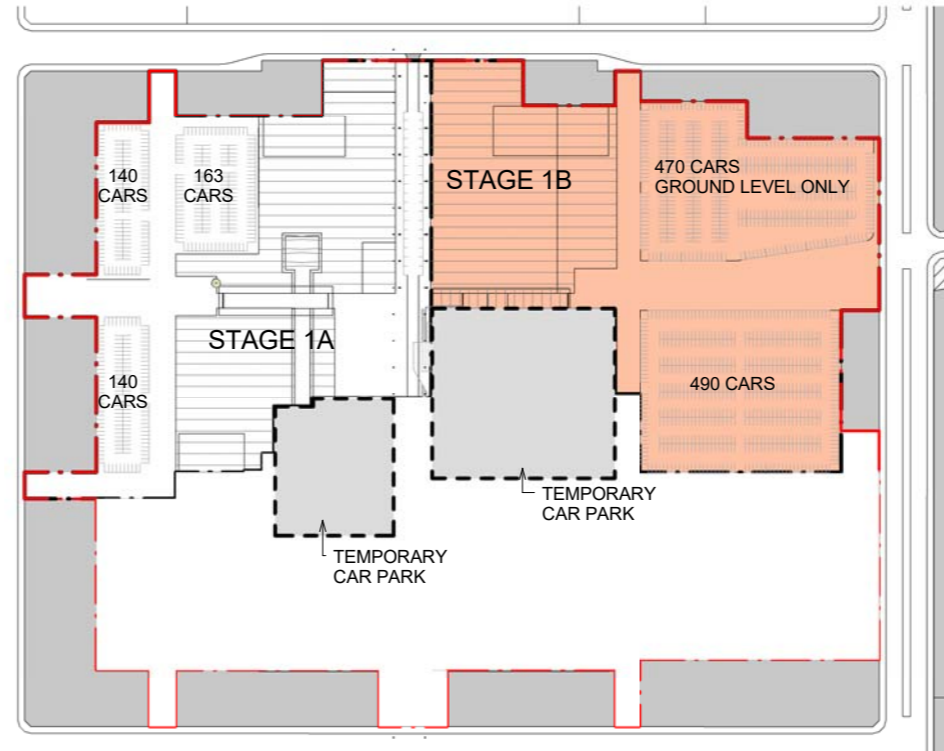
Parking layouts are subject to refinements through detail design.

Bicycle parking will be provided throughout the town centre concentrated around principal nodes of activity.

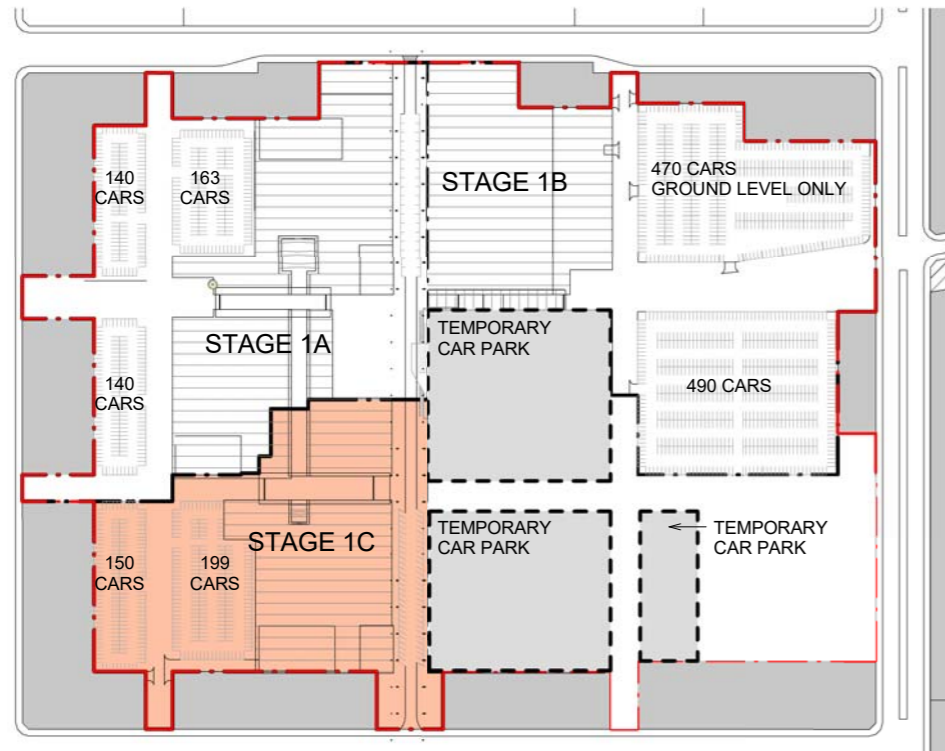
Retail layout subject to refinements through detailed design



1 STAGE 1A PLAN  
1:2500



2 STAGE 1B PLAN  
1:2500



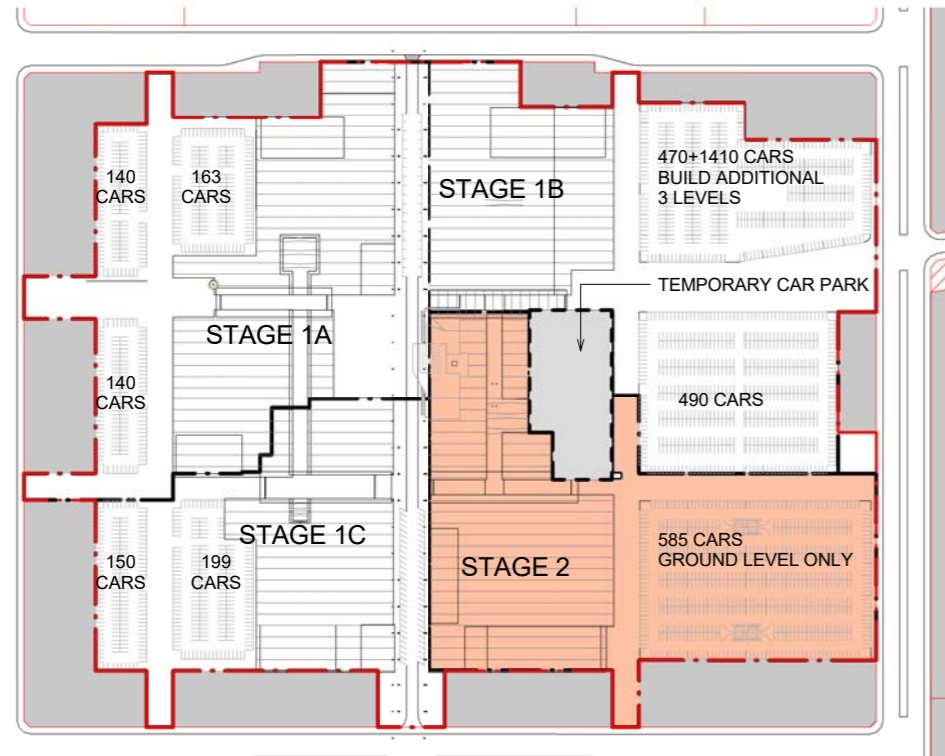
3 STAGE 1C PLAN  
1:2500

AREA / PARKING SCHEDULE STAGE 1A				
TENANT	APPX. GFA	STAGE	REQUIRED CARPARKS	ACTUAL CARPARKS
STAGE 1A				
LARGE FORMAT RETAIL	7960 m <sup>2</sup>	STAGE 1A	398	
SPECIALTY RETAIL	9453 m <sup>2</sup>	STAGE 1A	473	
	17413 m <sup>2</sup>		871	
COMMERCIAL				
	3374 m <sup>2</sup>	STAGE 1A	113	
	3374 m <sup>2</sup>		113	
TOTAL			984	1005

AREA / PARKING SCHEDULE STAGE 1B				
TENANT	APPX. GFA	STAGE	REQUIRED CARPARKS	ACTUAL CARPARKS
STAGE 1A				
LARGE FORMAT RETAIL	7960 m <sup>2</sup>	STAGE 1A	398	
SPECIALTY RETAIL	9453 m <sup>2</sup>	STAGE 1A	473	
STAGE 1B				
LARGE FORMAT RETAIL	13705 m <sup>2</sup>	STAGE 1B	685	
SPECIALTY RETAIL	7367 m <sup>2</sup>	STAGE 1B	369	
	38485 m <sup>2</sup>		1925	
COMMERCIAL				
	3374 m <sup>2</sup>	STAGE 1A	113	
	3374 m <sup>2</sup>		113	
TOTAL			2038	2091

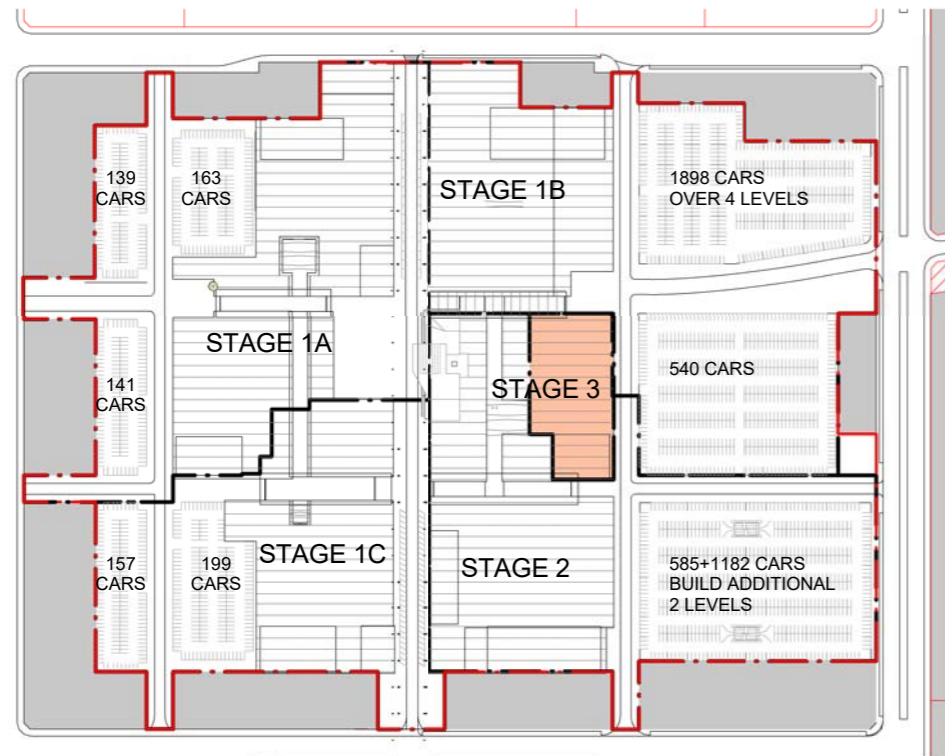
AREA / PARKING SCHEDULE STAGE 1C				
TENANT	APPX. GFA	STAGE	REQUIRED CARPARKS	ACTUAL CARPARKS
STAGE 1A				
LARGE FORMAT RETAIL	7960 m <sup>2</sup>	STAGE 1A	398	
SPECIALTY RETAIL	9453 m <sup>2</sup>	STAGE 1A	473	
STAGE 1B				
LARGE FORMAT RETAIL	13705 m <sup>2</sup>	STAGE 1B	685	
SPECIALTY RETAIL	7367 m <sup>2</sup>	STAGE 1B	369	
STAGE 1C				
LARGE FORMAT RETAIL	4504 m <sup>2</sup>	STAGE 1C	225	
SPECIALTY RETAIL	8363 m <sup>2</sup>	STAGE 1C	417	
	51353 m <sup>2</sup>		2567	
COMMERCIAL				
	3374 m <sup>2</sup>	STAGE 1A	113	
COMMERCIAL				
	800 m <sup>2</sup>	STAGE 1C	27	
	4174 m <sup>2</sup>		140	
TOTAL			2707	2896

**NOTE:**  
STAGING PLANS ARE INDICATIVE ONLY AND SUBJECT TO REFINEMENTS THROUGH DETAILED DESIGN



1 STAGE 2 PLAN  
1:2500

AREA / PARKING SCHEDULE STAGE 2				
TENANT	APPX. GFA	STAGE	REQUIRED CARPARKS	ACTUAL CARPARKS
STAGE 1A				
LARGE FORMAT RETAIL	7960 m <sup>2</sup>	STAGE 1A	398	
SPECIALTY RETAIL	9453 m <sup>2</sup>	STAGE 1A	473	
STAGE 1B				
LARGE FORMAT RETAIL	13705 m <sup>2</sup>	STAGE 1B	685	
SPECIALTY RETAIL	7367 m <sup>2</sup>	STAGE 1B	369	
STAGE 1C				
LARGE FORMAT RETAIL	4504 m <sup>2</sup>	STAGE 1C	225	
SPECIALTY RETAIL	8363 m <sup>2</sup>	STAGE 1C	417	
STAGE 2				
LARGE FORMAT RETAIL	12752 m <sup>2</sup>	STAGE 2	637	
SPECIALTY RETAIL	11538 m <sup>2</sup>	STAGE 2	576	
	75643 m <sup>2</sup>		3780	
COMMERCIAL	3374 m <sup>2</sup>	STAGE 1A	113	
COMMERCIAL	800 m <sup>2</sup>	STAGE 1C	27	
COMMERCIAL	866 m <sup>2</sup>	STAGE 2	29	
	5040 m <sup>2</sup>		169	
TOTAL			3949	4044



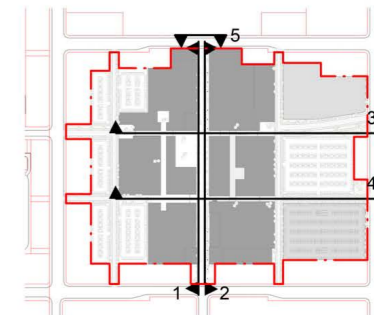
2 STAGE 3 PLAN  
1:2500

AREA / PARKING SCHEDULE STAGE 3				
TENANT	APPX. GFA	STAGE	REQUIRED CARPARKS	ACTUAL CARPARKS
STAGE 1A				
LARGE FORMAT RETAIL	7960 m <sup>2</sup>	STAGE 1A	398	
SPECIALTY RETAIL	9453 m <sup>2</sup>	STAGE 1A	473	
STAGE 1B				
LARGE FORMAT RETAIL	13705 m <sup>2</sup>	STAGE 1B	685	
SPECIALTY RETAIL	7367 m <sup>2</sup>	STAGE 1B	369	
STAGE 1C				
LARGE FORMAT RETAIL	4504 m <sup>2</sup>	STAGE 1C	225	
SPECIALTY RETAIL	8363 m <sup>2</sup>	STAGE 1C	417	
STAGE 2				
LARGE FORMAT RETAIL	12752 m <sup>2</sup>	STAGE 2	637	
SPECIALTY RETAIL	11538 m <sup>2</sup>	STAGE 2	576	
STAGE 3				
LARGE FORMAT RETAIL	10410 m <sup>2</sup>	STAGE 3	520	
	86053 m <sup>2</sup>		4300	
COMMERCIAL	3374 m <sup>2</sup>	STAGE 1A	113	
COMMERCIAL	800 m <sup>2</sup>	STAGE 1C	27	
COMMERCIAL	866 m <sup>2</sup>	STAGE 2	29	
	5040 m <sup>2</sup>		169	
TOTAL			4469	5098
COMMUNITY		STAGE 3+	150	
TOTAL			4619	5098

**NOTE:**  
STAGING PLANS ARE INDICATIVE ONLY AND SUBJECT TO REFINEMENTS THROUGH DETAILED DESIGN



1 MAIN STREET - EAST ELEVATION  
1:500



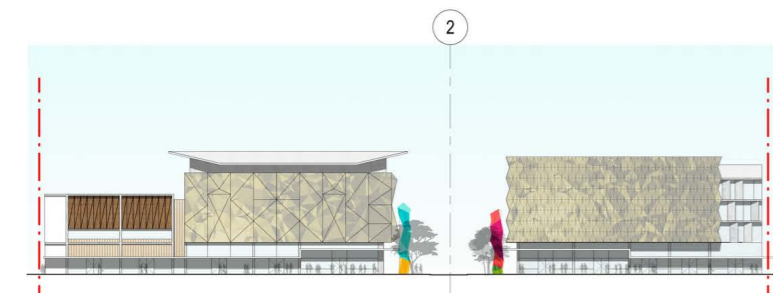
2 MAIN STREET - WEST ELEVATION  
1:500



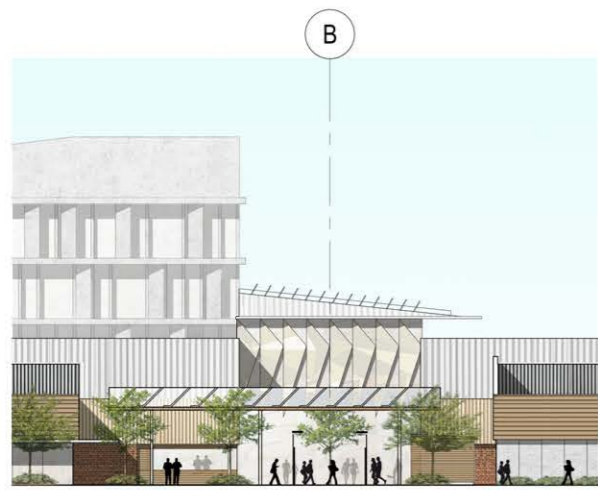
3 EAST-WEST STREET - SOUTH ELEVATION 1  
1:500



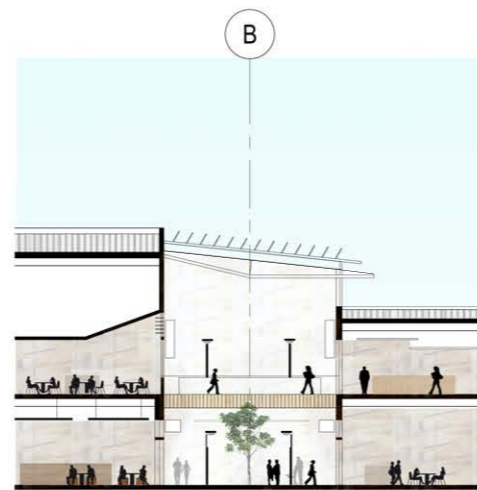
4 EAST-WEST STREET - SOUTH ELEVATION 2  
1:500



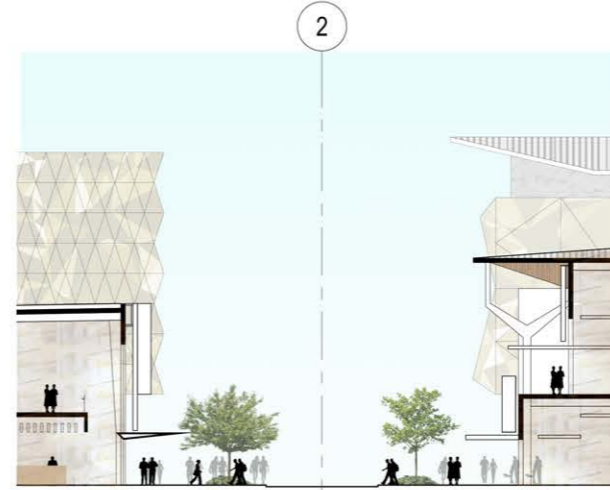
5 NORTH ELEVATION  
1:500



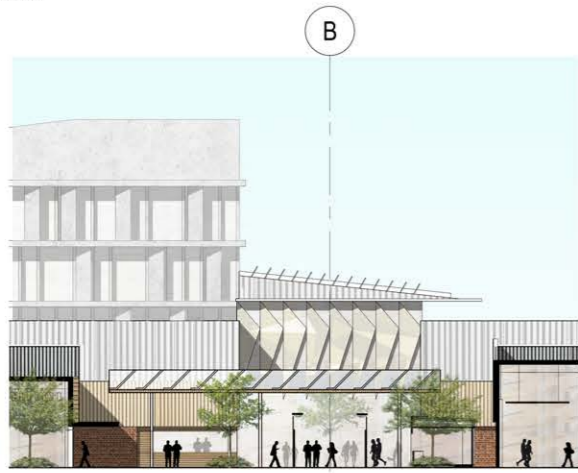
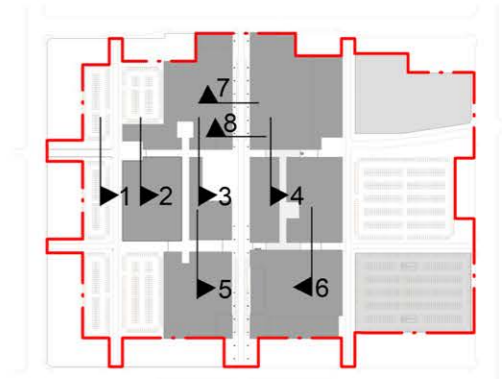
1 SECTION 1  
1:250



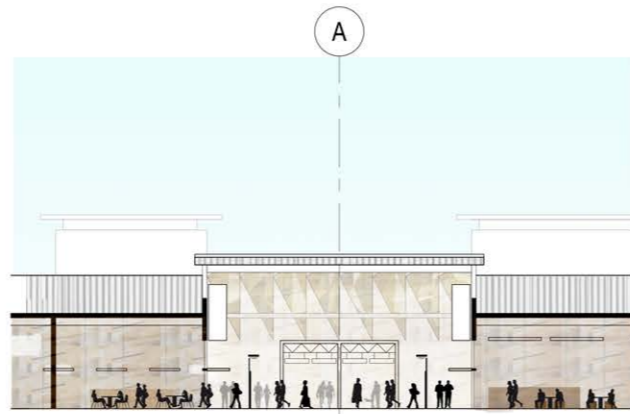
4 SECTION 4  
1:250



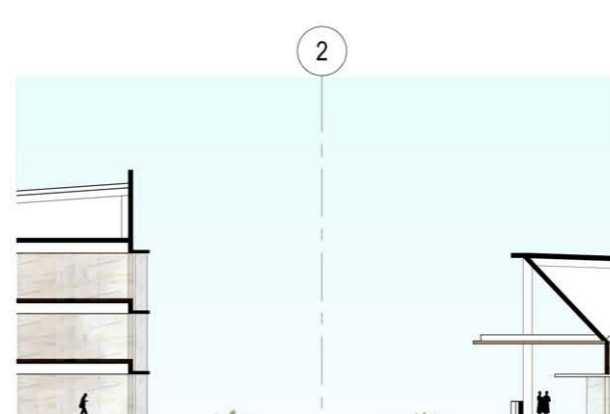
7 SECTION 7  
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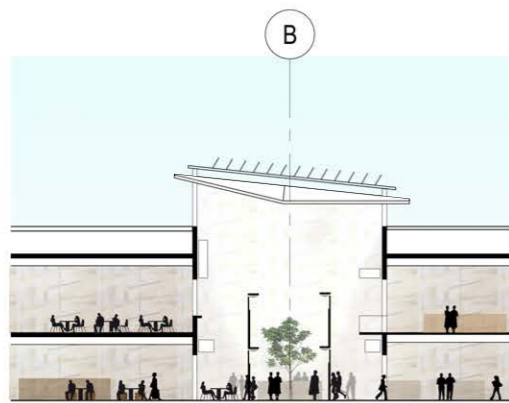
2 SECTION 2  
1:250



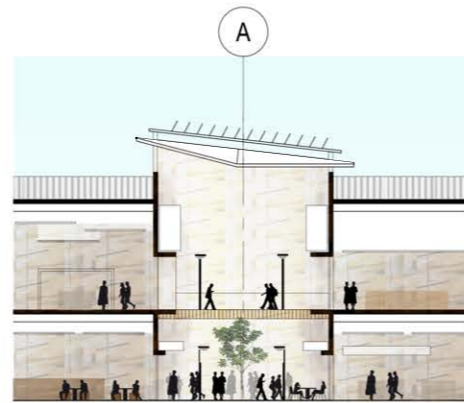
5 SECTION 5  
1:250



8 SECTION 8  
1:250



3 SECTION 3  
1:250



6 SECTION 6  
1:250

TIMBER



BRICK



CONCRETE



METAL

FLORA - TIMBER  
 EARTH - BRICK  
 ROCK, SAND - CONCRETE  
 VERNACULAR - METAL

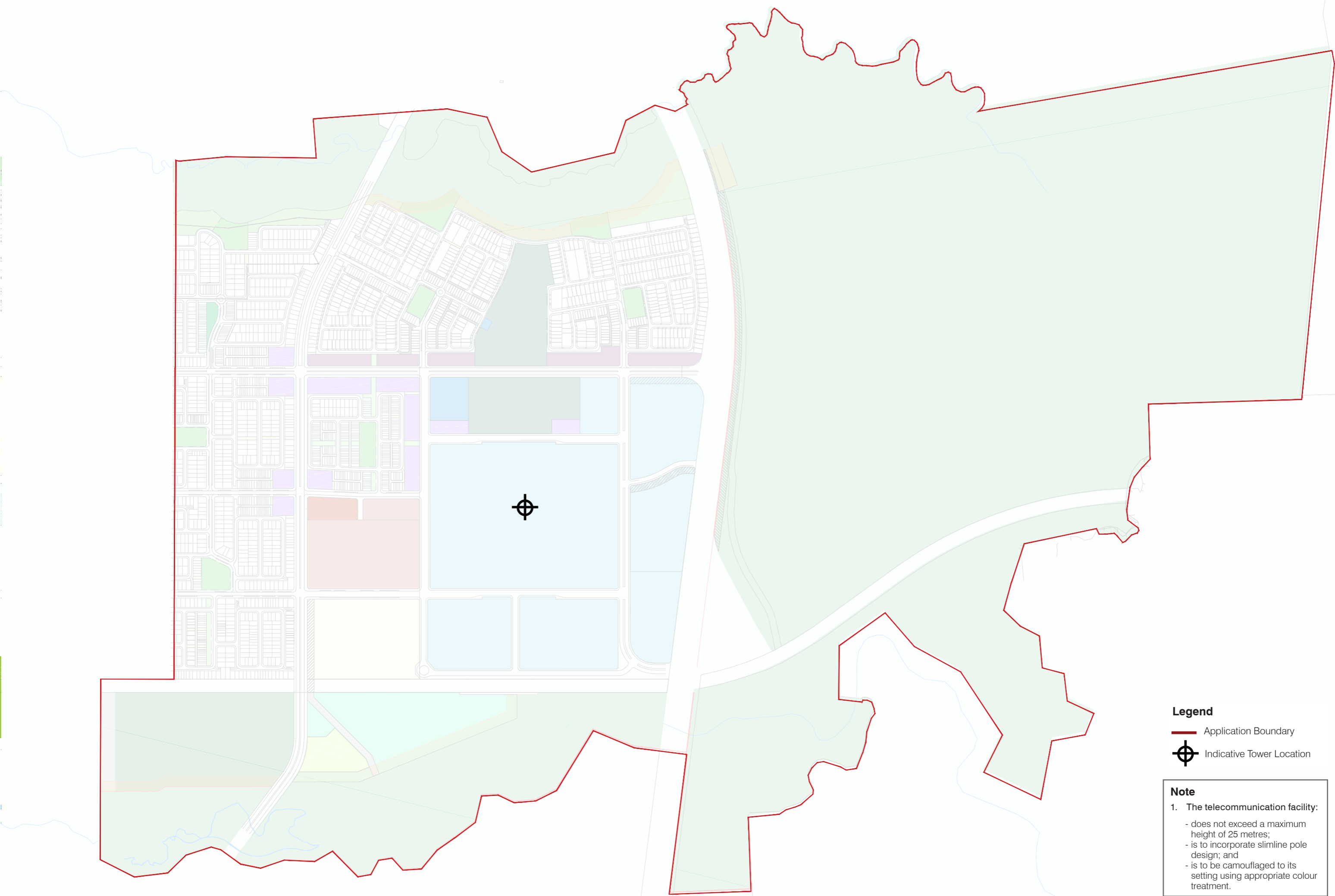
### MATERIALS PALETTE

THE AURA 'CITY OF COLOUR' BRAND IS DEFINED BY BRANDED STREET ELEMENTS - STREET FURNITURE, SIGNAGE AND URBAN THEMING. BUILT FORM MATERIALITY USES NATURALLY FINISHED MATERIALS, INSPIRED BY THE NATURAL ENVIRONMENT, TO CREATE A NEUTRAL BACKDROP TO THE CITY OF COLOUR ACCENTS - COLOUR IS APPLIED IN THE BRANDING AND USED ONLY SELECTIVELY IN THE PALETTE OF BUILT MATERIALS. TIMBER REFLECTS THE FLORA OF THE REGION, BRICK REPRESENTS THE EARTH AND CONCRETE DRAWS FROM THE SAND OF THE BEACHES AND THE ROCK OF THE GLASSHOUSE MOUNTAINS. THE USE OF METAL ELEMENTS ECHOES THE PROFILED METAL CLADDING OF THE ESTABLISHED SUNSHINE COAST VERNACULAR. NATURALLY FINISHED MATERIALS CREATE A FINE GRAIN CHARACTER THROUGH THE USE OF TEXTURES AND GRANULARITY OF COMPONENTS RATHER THAN THROUGH THE APPLICATION OF COLOUR.





# APPENDIX G APPROVED TELECOMMUNICATION FACILITY

---



**Legend**

-  Application Boundary
-  Indicative Tower Location

**Note**

1. The telecommunication facility:
  - does not exceed a maximum height of 25 metres;
  - is to incorporate slimline pole design; and
  - is to be camouflaged to its setting using appropriate colour treatment.





## APPENDIX H CAR/BICYCLE PARKING RATES

TABLE 2: USE DEFINITIONS — CAR PARKING RATES

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES
Agricultural Supply Store	1 space / 20m <sup>2</sup> total use area (where ≤ 100m <sup>2</sup> total use area) + 1 space / 50m <sup>2</sup> total use area (for component > 100m <sup>2</sup> total use area)	<ul style="list-style-type: none"> <li>Where &lt; 200m<sup>2</sup> GFA – SRV</li> <li>Where 201m<sup>2</sup> to 600m<sup>2</sup> GFA – VAN + MRV</li> <li>Where &gt; 600m<sup>2</sup> GFA – 1 VAN + 1 SRV + 1 MRV</li> </ul>
Animal keeping and husbandry	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Bulk Landscape Supplies	1 space / 100m <sup>2</sup> GFA	<ul style="list-style-type: none"> <li>Where requiring access via a road – HRV (Type A Access) + occasional access for AV</li> <li>Where requiring access via a street –HRV (Type B Access) + occasional access for AV</li> </ul>
Business <sup>1</sup>	1 space / 30m <sup>2</sup> GFA	<ul style="list-style-type: none"> <li>Where &lt; 200m<sup>2</sup> GFA – SRV</li> <li>Where 201m<sup>2</sup> to 600m<sup>2</sup> GFA – VAN + MRV</li> <li>Where &gt; 600m<sup>2</sup> GFA – 1 VAN + 1 SRV + 1 MRV</li> </ul>
Car Park	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Child care centre	1 employee space / employee + 1 customer space / 5 children	<ul style="list-style-type: none"> <li>VAN + WCV (where &gt;200m<sup>2</sup> GFA)</li> </ul>
Community Facility	1 space / 20m <sup>2</sup> GFA	VAN + WCV (where >200m <sup>2</sup> GFA)
Crematorium	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time, including 1 space / 15m <sup>2</sup> GFA for chapel component	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Display home	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Educational Establishment	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)
Emergency Services	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Fast Food Premises <sup>1</sup>	1 space / 15m <sup>2</sup> GFA where in all other Sub-Precinct/s.	<ul style="list-style-type: none"> <li>Where &lt; 200m<sup>2</sup> GFA – SRV</li> <li>Where 201m<sup>2</sup> to 600m<sup>2</sup> GFA – VAN + MRV</li> <li>Where &gt; 600m<sup>2</sup> GFA – 1 VAN + 1 SRV + 1 MRV</li> </ul>
Food Premises <sup>1</sup>		
Funeral Parlour	1 space / 30m <sup>2</sup> GFA	WCV
Garden Centre	1 space / 20m <sup>2</sup> total use area (where ≤ 100m <sup>2</sup> total use area) + 1 space / 50m <sup>2</sup> total use area (for component > 100m <sup>2</sup> total use area)	<ul style="list-style-type: none"> <li>Where requiring access via a street – HRV (Type B Access)</li> <li>Where requiring access via a road – HRV (Type A Access)</li> </ul>
Health care services	1 space / 20m <sup>2</sup> GFA	<ul style="list-style-type: none"> <li>Where requiring access via a road – SRV (Type A Access) + occasional access for MRV</li> <li>Where requiring access via a street – SRV (Type B Access) + occasional access for MRV</li> </ul>
Hospital	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)
Indoor Entertainment (Hotel) <sup>1</sup>	1 space / 20m <sup>2</sup> GFA	<ul style="list-style-type: none"> <li>Where &lt; 200m<sup>2</sup> GFA – SRV</li> <li>Where 201m<sup>2</sup> to 600m<sup>2</sup> GFA – VAN + MRV</li> <li>Where &gt; 600m<sup>2</sup> GFA – 1 VAN + 1 SRV + 1 MRV</li> </ul>
Indoor Sport and Recreation	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)
Low Impact Industry	1 space / 50m <sup>2</sup> GFA (where ≤ 500m <sup>2</sup> GFA) + 1 space / 100m <sup>2</sup> GFA (for component >500m <sup>2</sup> GFA)	<ul style="list-style-type: none"> <li>Where requiring access via a road – MRV (Type A Access) + WCV;</li> <li>Where requiring access via a street – MRV (Type B Access) + WCV</li> </ul>
Multiple dwelling	1 space / dwelling + 1 visitor space / 4 dwellings	<ul style="list-style-type: none"> <li>Where ≤ 10 dwellings and requiring access via a street – MRV (Type B Access) + VAN</li> <li>Where &gt; 10 dwellings or requiring access via a road – MRV (Type A Access) + VAN + WCV</li> </ul>

LAND USE	CAR SPACES	SERVICE VEHICLE SPACES
Outdoor Sales	1 space / 20m <sup>2</sup> total use area (where ≤ 200m <sup>2</sup> total use area) + 1 space / 100m <sup>2</sup> total use area (for component > 200m <sup>2</sup> total use area)	<ul style="list-style-type: none"> <li>Where &lt; 200m<sup>2</sup> GFA – SRV</li> <li>Where 201m<sup>2</sup> to 600m<sup>2</sup> GFA – VAN + MRV</li> <li>Where &gt; 600m<sup>2</sup> GFA – 1 VAN + 1 SRV + 1 MRV</li> </ul>
Outdoor Sport and Recreation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	<ul style="list-style-type: none"> <li>Where requiring access via a road – MRV (Type A Access) + WCV;</li> <li>Where requiring access via a street – MRV (Type B Access) + WCV</li> </ul>
Place of Assembly	1 space / 15m <sup>2</sup> GFA	<ul style="list-style-type: none"> <li>Where requiring access via a road – SRV (Type A Access) + occasional access for MRV</li> <li>Where requiring access via a street – SRV (Type B Access) + occasional access for MRV</li> </ul>
Research and Technology Facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.
Sales Office	2 spaces	Not required
Service Industry	1 space / 50m <sup>2</sup> GFA (where ≤500m <sup>2</sup> GFA) + 1 space/100m <sup>2</sup> GFA (for component >500m <sup>2</sup> GFA)	<ul style="list-style-type: none"> <li>Where requiring access via a road – AV (Type A Access)</li> <li>Where requiring access via a street – AV (Type B Access)</li> </ul>
Service Station	1 space / 20m <sup>2</sup> GFA (when involving sale of goods) + 2 spaces / service bay (min. 4 spaces)	AV
Shop <sup>1</sup>	1 space / 20m <sup>2</sup> GFA	<ul style="list-style-type: none"> <li>Where &lt; 200m<sup>2</sup> GFA – SRV</li> <li>Where 201m<sup>2</sup> to 600m<sup>2</sup> GFA – VAN + MRV</li> <li>Where &gt; 600m<sup>2</sup> GFA – 1 VAN + 1 SRV + 1 MRV</li> </ul>
Shopping centre	1 space / 20m <sup>2</sup> GFA or alternative rate where demonstrated in a Parking Assessment Report.	<ul style="list-style-type: none"> <li>Refer to Table 55</li> </ul>
Short-term accommodation	1 space / rooming unit (covered) + 1 visitor space / 10 rooming units	<ul style="list-style-type: none"> <li>Where ≤ 20 rooming units and requiring access via a street – MRV (Type B Access) + VAN</li> <li>Where &gt; 20 rooming units or requiring access via a road – MRV (Type A Access) + VAN + WCV</li> <li>Where &gt; 50 rooming units – sufficient spaces to accommodate number of vehicles likely to be parked at any one time (based on an approved Parking Needs Assessment, with min. MRV (Type A Access) + VAN + WCV)</li> </ul>
Note — where the short-term accommodation is in the form of a multiple dwelling, the parking rates specified for multiple dwelling apply.		
Showroom	1 space / 20m <sup>2</sup> GFA (where ≤100m <sup>2</sup> GFA) + 1 space / 50m <sup>2</sup> GFA (for component >100m <sup>2</sup> GFA)	<ul style="list-style-type: none"> <li>Where &lt; 200m<sup>2</sup> GFA – SRV</li> <li>Where 201m<sup>2</sup> to 600m<sup>2</sup> GFA – VAN + MRV</li> <li>Where &gt; 600m<sup>2</sup> GFA – 1 VAN + 1 SRV + 1 MRV</li> </ul>
Telecommunications Facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (min. 1 space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Tourist park	1 space / site + 1 visitor space / 10 sites + 1 manager space (covered) + boat / trailer storage	<ul style="list-style-type: none"> <li>Where ≤ 20 sites and requiring access via a street – HRV (Type B Access) + VAN + WCV</li> <li>Where &gt; 20 sites or requiring access via a road — HRV (Type A Access) + VAN + WCV</li> </ul>
Utility Installation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Veterinary Hospital	1 space / 20m <sup>2</sup> GFA	<ul style="list-style-type: none"> <li>Where requiring access via a road – SRV (Type A Access) + occasional access for MRV</li> <li>Where requiring access via a street – SRV (Type B Access) + occasional access for MRV</li> </ul>
Warehouse	1 space / 50m <sup>2</sup> GFA (where ≤ 500m <sup>2</sup> GFA) + 1 space / 100m <sup>2</sup> GFA (for component >500m <sup>2</sup> GFA)	<ul style="list-style-type: none"> <li>Where requiring access via a road – MRV (Type A Access) + WCV;</li> <li>Where requiring access via a street – MRV (Type B Access) + WCV</li> </ul>
Wholesale Nursery	<ul style="list-style-type: none"> <li>Where ≤ 100m<sup>2</sup> total use area – 1 space / 20m<sup>2</sup> total use area</li> <li>Where &gt;100m<sup>2</sup> total use area – 1 space / 50m<sup>2</sup> total use area</li> </ul>	<ul style="list-style-type: none"> <li>Where requiring access via a road – AV (Type A Access)</li> <li>Where requiring access via a street – AV (Type B Access)</li> </ul>

**REFERENCE:**

1. (a) Where gross floor area exceeds 200m<sup>2</sup>, provision is to be made for on-site refuse collection;
- (b) Where a development has a gross floor area of less than 1,500m<sup>2</sup>, and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.

**NOTES:**

1. Type A Access — where the design vehicle access must:-
  - i. enable entering and exiting the site in a forward motion;
  - ii. enable travel though the site on circulation roads / aisles to access service areas, without significant impact on external or internal traffic operations; and
  - iii. enable on-site manoeuvring to park and load / unload in a designated service area.
2. Type B Access — where the design vehicle access must:-
  - i. enable standing wholly within the site without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces; and
  - ii. limit any on-street manoeuvring to reversing on or off the site in one movement only.  
The swept path of the vehicle may cover the overall width of a two-way undivided driveway.
3. Where a development is for a residential activity or community activity use, and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.
4. Occasional access (for the maximum size of service vehicle expected less than 20 times per year) is to be provided for vehicles that occasionally service a site as part of its normal operation. Examples of this type of servicing are a furniture removal van at a multiple dwelling or office development and a refuse collection vehicle at a community activity facility. Vehicle access must:-
  - i. enable standing wholly within the site;
  - ii. enable reverse manoeuvres limited to one only, either to or from the site; and
  - iii. enable the swept path of the vehicle to be not greater than the width of the access driveway.

TABLE 3: USE DEFINITIONS — BICYCLE PARKING RATES

LAND USE	RECOMMENDED EMPLOYEE PARKING SPACES	RECOMMENDED VISITOR/SHOPPER PARKING SPACES	RECOMMENDED MOTORCYCLE PARKING SPACES
Commercial Use	1 per 190m <sup>2</sup> GFA	1 per 700m <sup>2</sup> GFA	1 per 100m <sup>2</sup> GFA
Shopping Centre	1 per 190m <sup>2</sup> GFA	1 per 475m <sup>2</sup> GFA	1 per 100m <sup>2</sup> GFA
Multiple Residential	1 per dwelling	1 per 4 dwellings	1 per 10 dwellings

TABLE 4: PRECINCT 8 - BICYCLE END OF TRIP FACILITIES

	EMPLOYEE BICYCLE PARKING SPACES	PERSONAL LOCKERS	USER GROUP	CHANGE ROOMS	SHOWERS	SANITARY	WASH BASINS
Lockers, change rooms, showers, sanitary compartments and washbasins	1-5	1/space	Female and male	1 of unisex design	1	1 closet pan	1
	6-19	1/space	Female	1	1	1 closet pan	1
			Male	1	1	1 closet pan	1
	20 or more	1 / space	Female	1	2, plus 1 additional for every 20 bicycle parking spaces thereafter	2 closet pans plus 1 additional for every 60 bicycle parking spaces thereafter	1, plus 1 additional for every 60 bicycle parking spaces thereafter
Male			1	2, plus 1 additional for every 20 bicycle parking spaces thereafter	2 closet pans plus 1 additional for every 60 bicycle parking spaces thereafter	1, plus 1 additional for every 60 bicycle parking spaces thereafter	

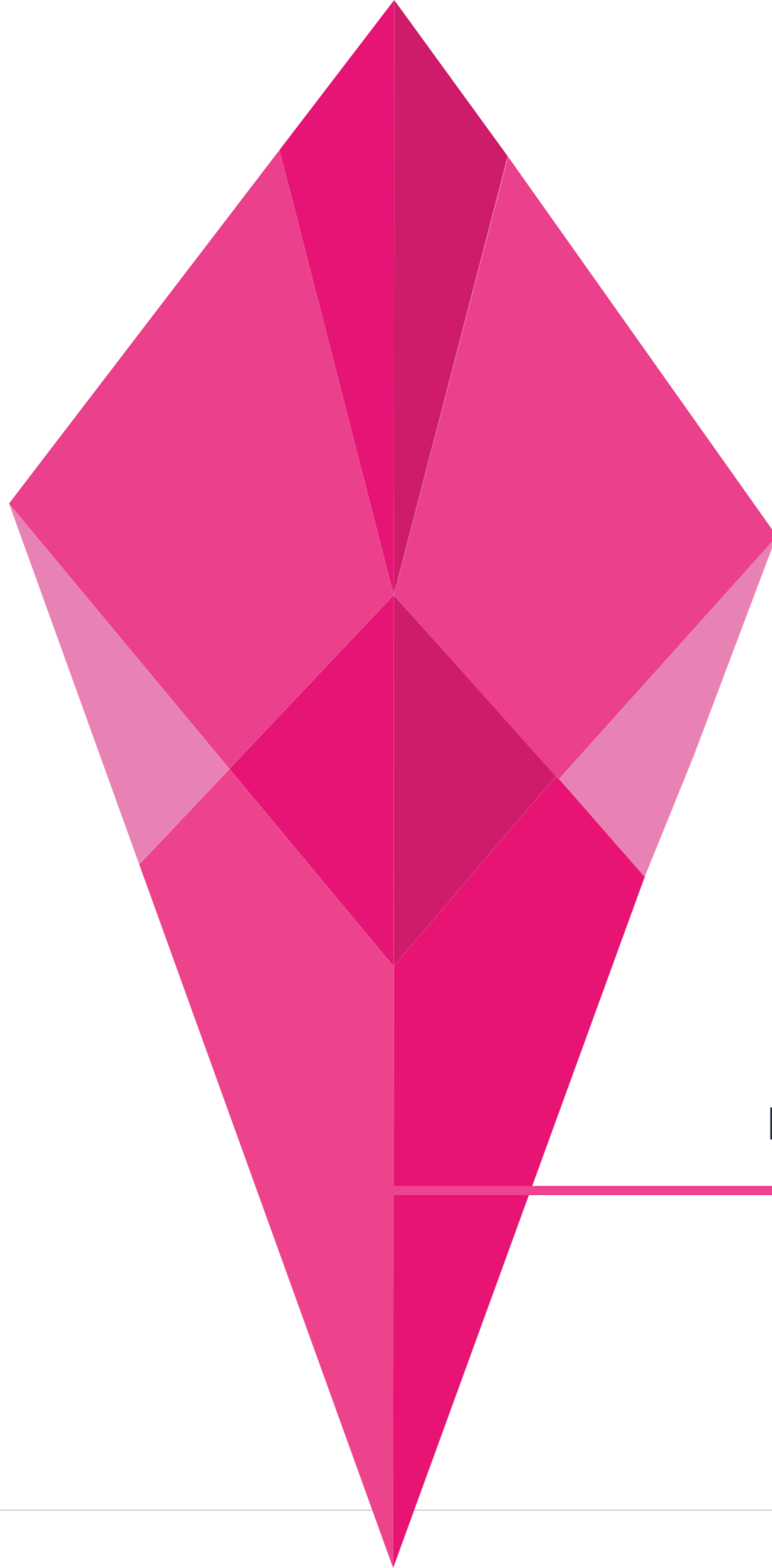
TABLE 5: MINIMUM SERVICE VEHICLE PARKING REQUIREMENTS FOR SHOP

Column 1 GFA (m <sup>2</sup> )	Column 2 Service Bays Required					
	VAN	SRV	MRV	HRV	AV	WCV
0-199		1				
200-599	1		1			1
600-999	1	1	1			1
1,000-1,499	2	1	1			1
1,500-1,999	2	2	1			1
2,000-2,799	2	2	2			1
2,800-3,599	2	2	2	1		1
3,600-4,399	3	2	2	1		1
4,400-6,499	3	2	2	1	1	1
6,500-8,499	4	2	2	1	1	1
8,500-11,499	4	3	2	1	1	1
11,500-14,749	5	3	2	1	1	1
14,750-17,999	5	3	3	1	1	1
18,000-20,999	6	3	3	1	1	1
21,000-23,999	6	3	3	2	1	1
24,000-26,999	6	3	3	2	2	1
27,000-29,999	6	3	3	3	2	1
30,000-32,999	7	3	3	3	2	1
33,000-35,999	7	3	4	3	2	1
36,000-38,999	8	3	4	3	2	1
39,000-41,999	9	3	4	3	2	1
42,000+	10	3	4	3	2	1

Notes—

- (1) Design service vehicles are defined in the Planning scheme policy for the transport and parking code.
- (2) Where gross floor area exceeds 200m<sup>2</sup>, provision is to be made for on-site refuse collection.
- (3) Where a development has a gross floor area of less than 1,500m<sup>2</sup>, and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.
- (4) The following requirements apply to shopping centres:-
  - (i) except as provided for in (ii) below, service bay requirements are to be applied to each individual retail component of the development, with service bays located immediately adjacent to the component;
  - (ii) specialty shops in a shopping centre with a gross floor area of less than 200m<sup>2</sup> are to be grouped together and treated as a single retail component;
  - (iii) specialty shops for this purpose, MRV class vehicles are to be provided for in lieu of HRV and AV class vehicles.





## APPENDIX I RESIDENTIAL DEVELOPMENT CONTROLS

# 1.1.1 HOUSE & MULTIPLE RESIDENTIAL ALLOTMENTS

## Notes

### General

- All development inclusive of Single and Multiple Residential Allotments (Duplex and Triplex) is to be undertaken in accordance with the Development Approval.
- Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- Maximum building height is 11.5m and 3 storeys for all dwellings. Rooftop terraces are defined as a 'storey'.
- Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

### Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified. In the case of Courtyard and Traditional Corner Lots, an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high. The setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (connector or access street) or a street and a lane. This excludes those lots that abut a shared access driveway or a pedestrian connection / threshold and therefore in these cases a secondary street setback does not apply.
- Multiple Residential Allotments (Duplex and Triplex) are interpreted as having two front boundaries and two side boundaries for the purposes of determining building setbacks (no rear boundary setback applies).
- Built to Boundary walls are recommended where road frontage widths are less than 12.49m. Built to Boundary walls are optional for lots with road frontage widths equal to, or in excess of 12.5m. Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Built to Boundary walls are to have a maximum length of 15m OR 50% of lot depth (whichever is greater) and be a maximum height of 3.5m.
- Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
  - The Primary Street Frontage where eaves should not be closer than 1500mm (1.5m);

- Walls that are Built to Boundary.
- First floor setbacks must not exceed the minimum ground floor setbacks, as documented in the Plan of Development Table.
- ### Site Cover and Amenity
- Site cover for each lot is not to exceed the percentages outlined in the Plan of Development Table, unless the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
  - Private amenity space, must be provided and is not less than 15m<sup>2</sup> per dwelling with a minimum dimension of 3.0m, and is directly accessible from a ground floor living area.

### Privacy and Overlooking

- Buildings must be sited and designed to provide adequate visual privacy for neighbours:
  - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
    - a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
    - a window has a sill height more than 1.5m above the adjacent floor level, or
    - a window has obscure glazing below 1.5m;
  - Where Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

### Fencing

- For detached lots:
  - Fencing along primary street frontages must be either 50% transparent or a maximum of 1.2m in height. Fencing to secondary street frontages may be screen fencing of 1.8m high maximum and extend up to the front building line (main facade).
- For Multiple Residential (Duplex and Triplex) lots:
  - Fencing along primary and secondary street frontages must be either 50% transparent or a maximum of 1.2m high.

### Parking and Driveways

- For all allotments the following applies:
  - Double garages are permitted:
    - On any Premium Villa, Courtyard, Premium Traditional, Large or Multiple Residential (Duplex) Lot;
    - On any 7.5m wide to less than 12.5m wide where the dwelling is more than one storey in height, and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling;
    - On any corner lot if the garage fronts the secondary street frontage as shown in the setback diagrams for detached corner allotments and minimum setbacks (including garage setbacks) can be met;

- On a single storey dwelling on any Villa Lots where the following design criteria are met:
  - The front facing building wall, which comprises the garage door/s, may not exceed an external width of 5.7m; and
  - The garage door width must not exceed 4.8m; and
  - The garage door must have a minimum 450mm eave above it and be setback a minimum of 240mm behind the pillar of the garage door; and
  - Must have a sectional, tilt or roller door; and
  - The front facade of the dwelling must include the following:
    - A front entrance door and windows with a sidelight.
    - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1.6m forward of the entrance door.
    - The verandah, portico or porch is to include front piers with distinct materials and/or colours
  - The garage has one side constructed as a built to boundary wall in a position consistent with the Plan of Development for the lot; and
  - The driveway of the garage is to taper from the garage opening down to 3m at the lot boundary. The taper must occur on the central edge of the driveway.
  - Any combination of a 'garage', 'carport' or 'open carport' as defined in the Queensland Development Code (QDC) are taken to be a 'garage' under this POD

- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted (2 for duplex allotments, 3 for triplex).
- Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of one street with another street shall be 6.0m.
- The minimum distance between driveways on the same Multiple Residential Lot shall be 3.0m at the boundary.

### Rainwater Tanks

- All lots less than 300m<sup>2</sup> must have a minimum 1500 litre rainwater tank. Lots 300m<sup>2</sup> and larger must have a minimum 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system.

### Definitions

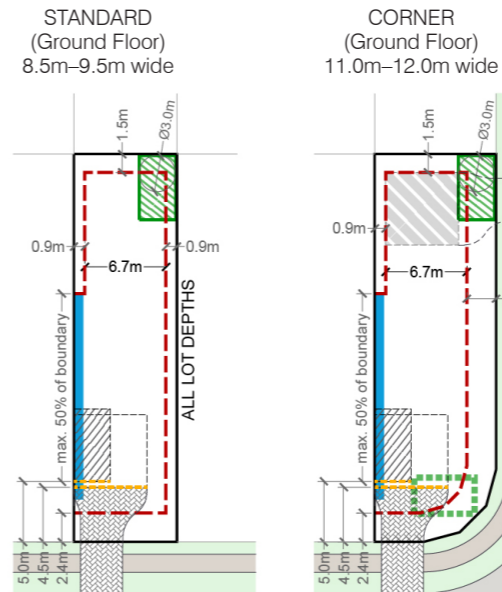
**Site Cover**  
The total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

## PLAN OF DEVELOPMENT TABLE

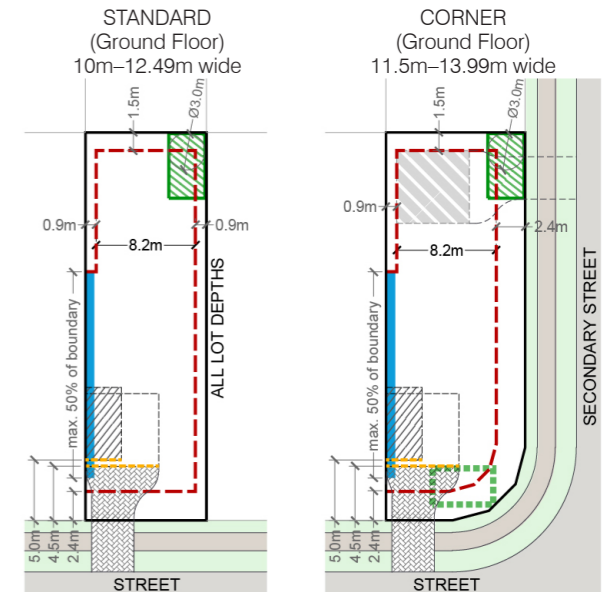
	MODE ALLOTMENTS		VILLA ALLOTMENTS		PREMIUM VILLA ALLOTMENTS		COURTYARD ALLOTMENTS		TRADITIONAL ALLOTMENTS		MULTIPLE RESIDENTIAL ALLOTMENTS (DUPLEX AND TRIPLEX)		
	8.5m-9.9m Wide	10m-12.49m Wide	12.5m-13.99m Wide	14m-15.99m Wide	15m Wide +	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
<b>Front &amp; Rear (metres)</b>													
Front / Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Garage	Single	5.0	n/a	5.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	5.0	n/a
	Double	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	4.5	n/a	3.5	n/a
Rear	1.5	3.0	1.5	3.0	1.5	3.0	1.5	3.0	1.5	3.0	1.0*	1.0*	
<b>Side (metres)</b>													
Built to Boundary	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0	0.0	1.0	
Non Built to Boundary	0.9	0.9	0.9	0.9	1.0	1.0	1.0	1.0	1.0	1.5	1.0	1.5	
Corner Lots — Secondary frontage & shared boundaries with open space	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	
<b>Garage and On-site Car Parking</b>													
On site parking requirements (minimum)	1 space to be covered and enclosed. Single garages (up to 3.5m in width) or tandem garages are acceptable. Double garages (greater than 3.5m in width) are only permitted for 2 storey dwellings.	1 space to be covered and enclosed. Single garages (up to 3.5m in width) or tandem garages are acceptable. Double garages (greater than 3.5m in width) are only permitted for 2 storey dwellings.	1 space per dwelling to be covered and enclosed. Single, tandem or double garage acceptable.	1 space to be covered and enclosed. Single, tandem or double garage acceptable.	1 space to be covered and enclosed. Single, tandem or double garage acceptable.	1 space per dwelling to be covered and enclosed. Single, tandem or double garage acceptable.	1 space to be covered and enclosed. Single, tandem or double garage acceptable.	1 space to be covered and enclosed. Single, tandem or double garage acceptable.	1 space to be covered and enclosed. Single, tandem or double garage acceptable.	1 space to be covered and enclosed. Single, tandem or double garage acceptable.	1 space per dwelling to be covered and enclosed.	1 space per dwelling to be covered and enclosed.	
Garage location	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the western or southern boundary where appropriate.	Garages are to be located along the western or southern boundary where appropriate.	Garages are to be located along the built to boundary wall.	Garages are to be located along the built to boundary wall.	Garages are to be located along the western or southern boundary where appropriate.	Garages are to be located along the western or southern boundary where appropriate.	Garages are to be located along the western or southern boundary where appropriate.	Garages are to be located along the western or southern boundary where appropriate.	
Site Cover (maximum)	75%	60%	60%	60%	60%	60%	60%	60%	60%	60%	75%	75%	

\* Second side setback as no rear setback applies.

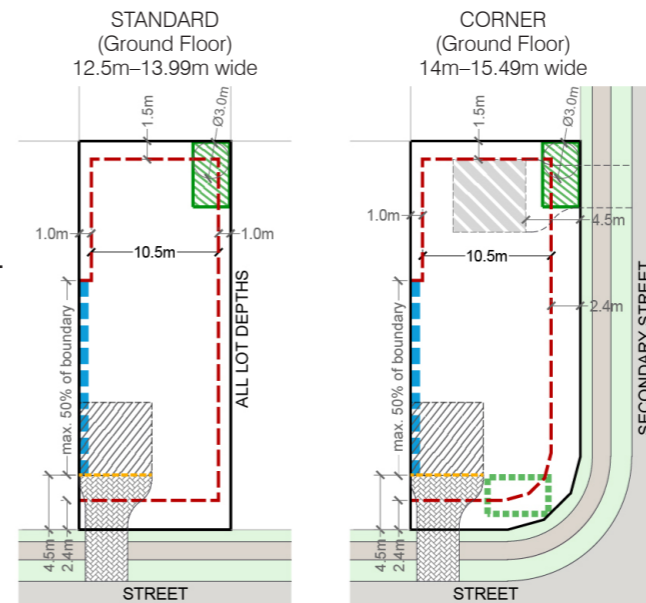
## MODE - HOUSE ON 8.5m WIDE LOT



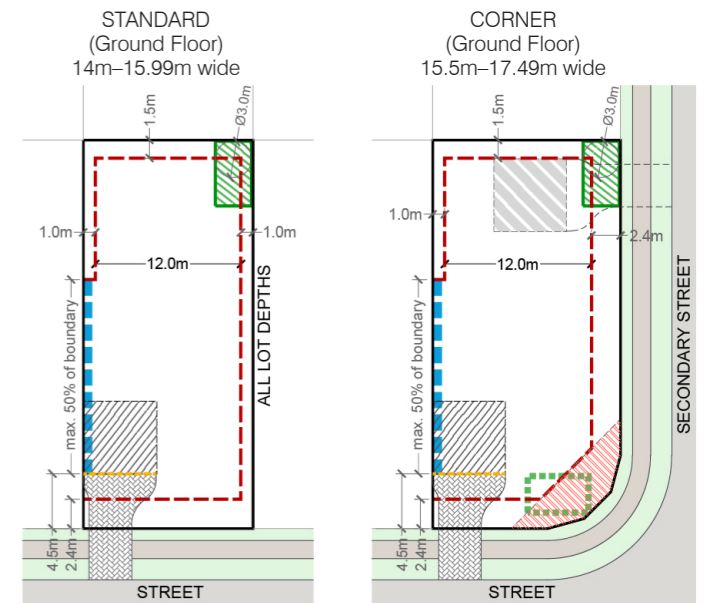
## VILLA - HOUSE ON 10m WIDE LOT



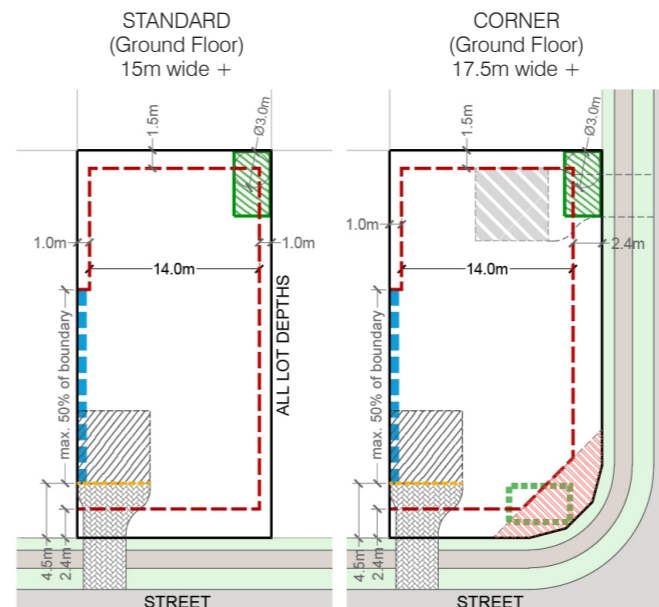
## PREMIUM VILLA - HOUSE ON 12.5m WIDE LOT



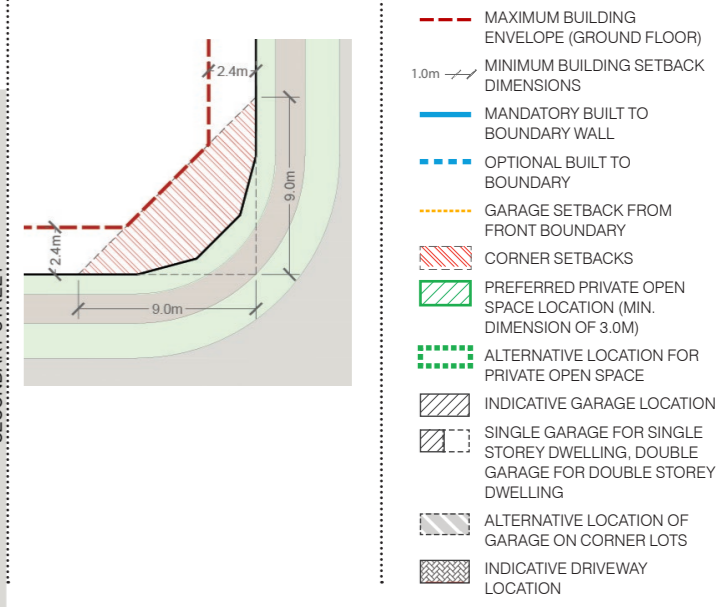
## COURTYARD - HOUSE ON 14m WIDE LOT



## TRADITIONAL - HOUSE ON 15m WIDE LOT



## CORNER DIAGRAM



### LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- MINIMUM BUILDING SETBACK DIMENSIONS
- MANDATORY BUILT TO BOUNDARY WALL
- OPTIONAL BUILT TO BOUNDARY
- GARAGE SETBACK FROM FRONT BOUNDARY
- CORNER SETBACKS
- PREFERRED PRIVATE OPEN SPACE LOCATION (MIN. DIMENSION OF 3.0M)
- ALTERNATIVE LOCATION FOR PRIVATE OPEN SPACE
- INDICATIVE GARAGE LOCATION
- SINGLE GARAGE FOR SINGLE STOREY DWELLING, DOUBLE GARAGE FOR DOUBLE STOREY DWELLING
- ALTERNATIVE LOCATION OF GARAGE ON CORNER LOTS
- INDICATIVE DRIVEWAY LOCATION

## 1.1.2 FRONT LOADED TERRACE ALLOTMENTS - 7.5M WIDE

### Notes

#### General

- All development is to be undertaken in accordance with the Development Approval.
- Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- Maximum building height is 11.5m and 3 storeys for all dwellings. Rooftop terraces are defined as a 'storey'.
- Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

#### Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Where Built to Boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Built to Boundary wall shall be no more than 85% of the length of the boundary and may be higher than 3.5m where in accordance with approved house plans and where appropriate building staging and construction techniques are demonstrated.
- Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
  - The Primary Street Frontage where eaves should not be closer than 1500mm (1.5m);
  - Terrace Allotments where the Built to Boundary wall may be a common wall or no setback is required; and
  - Walls that are Built to Boundary.

#### Site Cover and Amenity

- Site cover for each lot is not to exceed 75% of the lot, unless the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
- Private amenity space must be provided and must not be less than 16m<sup>2</sup> with a minimum dimension of 3.0m and is directly accessible from a ground floor living area.

- Rubbish and recycling bins should be stored discretely from the public realm.
- For all terrace lots, building must ensure the provision of natural light and ventilation to core living areas.
- Terrace lots with an east-west orientation and a building length exceeding 8m must ensure the provision of natural light and ventilation by either:
  - centrally locating Private Open Space (POS) areas that have direct access from living areas at ground level; or
  - the use of building offsets and opening such as light wells or similar, that are open to the sky and service core living areas.

#### Privacy & Overlooking

- Buildings must be sited and designed to provide adequate visual privacy for neighbours where:
  - the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
    - a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
    - a window has a sill height more than 1.5m above the adjacent floor level; or
    - a window has obscure glazing up to 1.5m above the internal floor level;
  - Window and Window / Balcony Screen has the same meaning as in the Queensland Development Code.
- Dwellings sharing a Built to Boundary Wall must be separated by screen fencing up to 1.8m in height along the shared side boundary from the dwelling to the front property boundary.

#### Fencing

- Fencing on all Primary Street Frontages and Primary Park Frontages to be either 50% transparent or not to exceed 1.2m in height.

#### Parking and Driveways

- For all allotments the following applies:
  - Double garages will not be permitted on a single storey dwelling unless accessed from a laneway

- Driveways should have the minimum width required to facilitate vehicle access, in order to maintain space between driveways, pathways and bin storage areas for amenity planting. For front loaded Terrace Allotments, the maximum width of a driveway at the lot boundary & where crossing the verge:
  - serving a double garage shall be 4.8m; and
  - serving a single garage shall be a minimum of 3.5m.
- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted.
- Driveways should avoid on-street elements such as dedicated on-street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of one street with another street shall be 6.0m.
- Dedicated refuse bin storage locations are to be integrated into the edge of the driveway.

#### Access Deeds

- An Access Deed is required for all dwellings where there are adjoining built to boundary walls. This deed permits periodic maintenance access on to the roof of the dwelling on the adjoining lot, and permits roof water and waste to be deposited occasionally on to the roof.

#### Rainwater Tanks

- All attached dwellings (including urban, terraces, laneway terrace and duplex dwellings) must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 75% roof area capture. All tanks must supply water to toilets, laundry, and have a connection for external usage and must have a backup supply from the main potable water system.

### Definitions

#### Site Cover

The total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

### SETBACKS

PLAN OF DEVELOPMENT TABLE	TERRACE ALLOTMENTS 7.5M - < 10M WIDE (FRONT LOADED)	
	Ground Floor	First Floor (includes Loft Dwellings)
<b>Front &amp; Rear (metres)</b>		
Front / Primary Frontage	2.0	2.0
Garage	5.5m for single or tandem garages & 4.5m for double garages	n/a
Rear	1.5	1.5
<b>Side (metres)</b>		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Corner Lots — Secondary frontage & shared boundaries with open space	2.0	2.0
<b>Garage and On-site Car Parking</b>		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single or tandem garages are acceptable. Double garages are permitted on two storey dwellings only.	
Garage Location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	75%	

## 1.1.3 LANEWAY TERRACE ALLOTMENTS AND LOFT DWELLINGS

### Notes

#### General

- All development is to be undertaken in accordance with the Development Approval.
- Building setbacks and built-to-boundary wall locations shown are subject to future proposed easements and/or underground services.
- Maximum building height is 11.5m and 3 storeys. Rooftop terraces are defined as a 'storey'.
- Noise affected allotments are to be developed in accordance with AS3671-1989 'Acoustics - Road Traffic Noise Intrusion - building siting and construction' to achieve the satisfactory internal noise levels stipulated in AS2107-2000 'Acoustics - Recommended design sound levels and reverberation times for building interiors'.

#### Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Built to Boundary Walls:
  - Built to boundary wall dimensions are limited by the applicable building setbacks and building height limit. Building plans and details of appropriate development staging and construction methods must be submitted for approval;
  - where not adopted, the standard setbacks in the Plan of Development Table apply.
- Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
  - The Primary Street/Park Frontage where eaves should not be closer than 1500mm;
  - Terrace Allotments where the Built to Boundary wall may be a common wall or no setback is required; and
  - Walls that are Built to Boundary.

#### Privacy & Overlooking:

- Buildings must be sited and designed to provide adequate visual privacy for neighbouring dwellings:
  - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m:
    - a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
    - a window has a sill height more than 1.5m above the adjacent floor level; or
    - a window has obscure glazing below 1.5m;

### SETBACKS

PLAN OF DEVELOPMENT TABLE	LANEWAY TERRACE ALLOTMENTS 4M - < 14M WIDE (REAR LOADED)	
	Ground Floor	First Floor
<b>Front &amp; Rear (metres)</b>		
Front / Primary Frontage	2.0	2.0
Garage	0.5	n/a
Rear	0.5	0.0
<b>Side (metres)</b>		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Corner Lots — Secondary frontage & shared boundaries with open space	1.5	1.5
<b>Garage and On-site Car Parking</b>		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single, tandem or double garages are acceptable depending on lot width.	
Garage Location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

- where: Window and Window / Balcony Screen has the same meaning as in the Queensland Development Code.
- Where loft apartments are built adjacent the laneway, the design of windows, balconies and other amenity spaces shall be located and adequately screened to avoid overlooking of, and from, loft apartments / dwellings on the opposite side of the laneway.

#### Site Cover and Amenity

- Site cover for each lot is not to exceed 85% of the lot, unless the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
- Private amenity space must be provided and is not less than 16m<sup>2</sup> with a minimum dimension of 3.0m and is directly accessible from a ground floor living area. Amenity space for loft apartments can be roofed and may be provided as a balcony not less than 9m<sup>2</sup> with a minimum dimension of 1.5m.
- For all terrace lots, building must ensure the provision of natural light and ventilation to core living areas.
- Terrace lots with an east-west orientation and a building length exceeding 8m must ensure the provision of natural light and ventilation by either:
  - centrally locating Private Open Space (POS) areas that have direct access from living areas at ground level; or
  - the use of building offsets and opening such as light wells or similar, that are open to the sky and service core living areas.

#### Fencing, Letterboxes, Parking and Driveways

- Fencing on all Primary Street Frontages and Primary Park Frontages to be either 50% transparent or not to exceed 1.2m in height.
- Letterboxes for the main dwelling shall be located on the primary street or park frontage and not in the laneway. Letterboxes for loft apartments on corner allotments shall be located on the secondary street frontage and not in the laneway. Letterboxes for loft apartments on other lots (mid laneway) may be located on the lane generally as shown in the 'Loft Dwelling on Laneway' diagram.
- It is preferred that the garage locations for standard allotments adjoining a laneway to have their garage fronting the laneway, comply with the setbacks, and have fencing to the laneway in accordance with that shown in the Typology 2 diagram.
- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted which may be shared where there is more than 1 dwelling on a lot.
- Driveways should have the minimum width required to facilitate vehicle access, in order to maintain space between driveways, pathways and bin storage areas for amenity planting.

- Driveways must avoid on-street elements such as dedicated on-street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway off a laneway must be 6.0m from a street.

#### Loft Dwellings

- Loft dwellings may be constructed on Typical Terrace laneway allotments.
- The access, parking, entry, letterbox and rubbish storage and collection shall be generally as shown in the diagram 'Loft Dwelling on Laneway'.
- To ensure passive surveillance of the laneway, loft dwellings shall have windows, balconies/verandas overlooking the lane.

#### Laneway Interface

- 'Typical Terrace Fronting Park or Street (Rear Loaded)', 'Typical Laneway Interface' and 'Typical Loft Dwellings on Laneway' below in this document.
- Garages should be paired (built to a common boundary as shown the diagrams, where possible).

#### Access Deeds

- Access Deeds are required to be established on all dwellings where there are adjoining built to boundary or parti walls. These deeds will permit periodic maintenance access on to the roof of the dwelling on the adjoining lot, and permit roof water and waste to be deposited from time to time on to the roof.

#### Rainwater Tanks

- All attached dwellings (including urban, terraces, laneway terrace and duplex dwellings) must have a min 1500 litre rainwater tank. All tanks to residential dwellings must collect a minimum 75% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system.

### Definitions

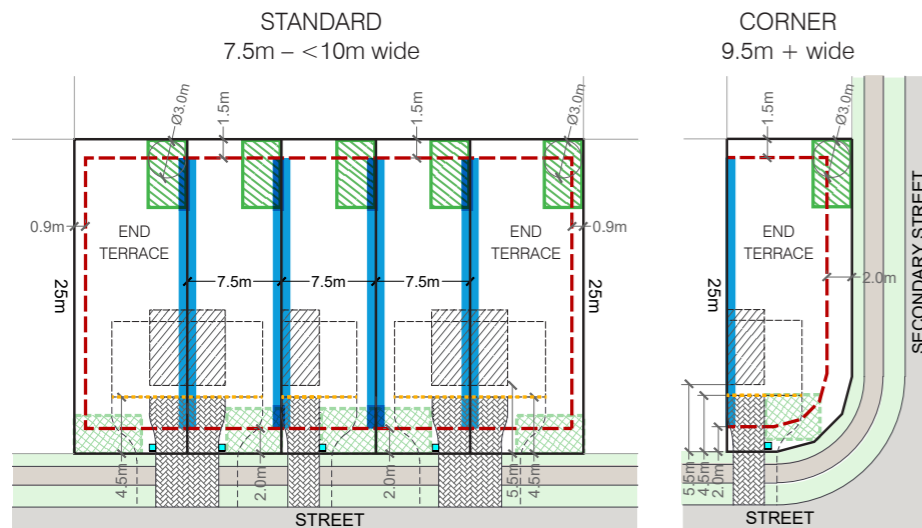
#### Site Cover

The total area of the roof of the dwelling (excluding eave overhangs) expressed as a percentage of the lot area.

#### Loft Dwelling

A self contained dwelling generally with single garage constructed adjacent to the laneway and above the garaging on that allotment.

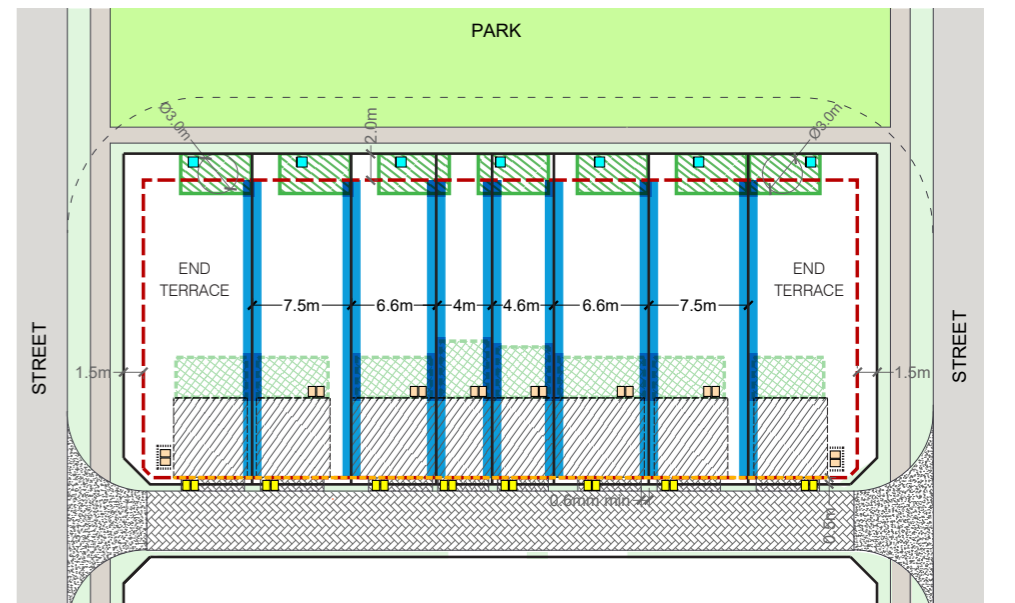
### TYPICAL TERRACE ALLOTMENTS (FRONT LOADED)



#### LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING SETBACK DIMENSIONS
- MANDATORY BUILT TO BOUNDARY WALL
- GARAGE SETBACK FROM FRONT BOUNDARY
- PREFERRED PRIVATE OPEN SPACE LOCATION
- ALTERNATE LOCATION FOR PRIVATE OPEN SPACE
- SINGLE GARAGE FOR SINGLE STOREY DWELLING  
DOUBLE GARAGE WHEN 2 STOREY DWELLING
- INDICATIVE DRIVEWAY LOCATION
- PREFERRED LETTERBOX LOCATION

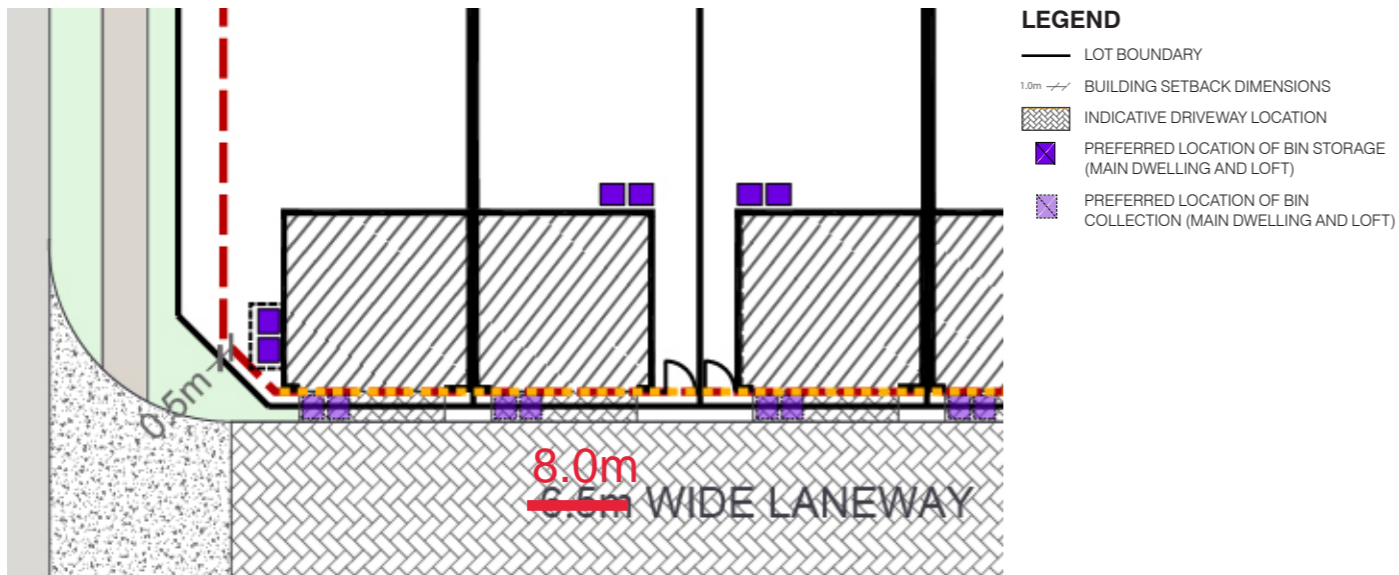
### TYPICAL TERRACE FRONTING PARK OR STREET (REAR LOADED)



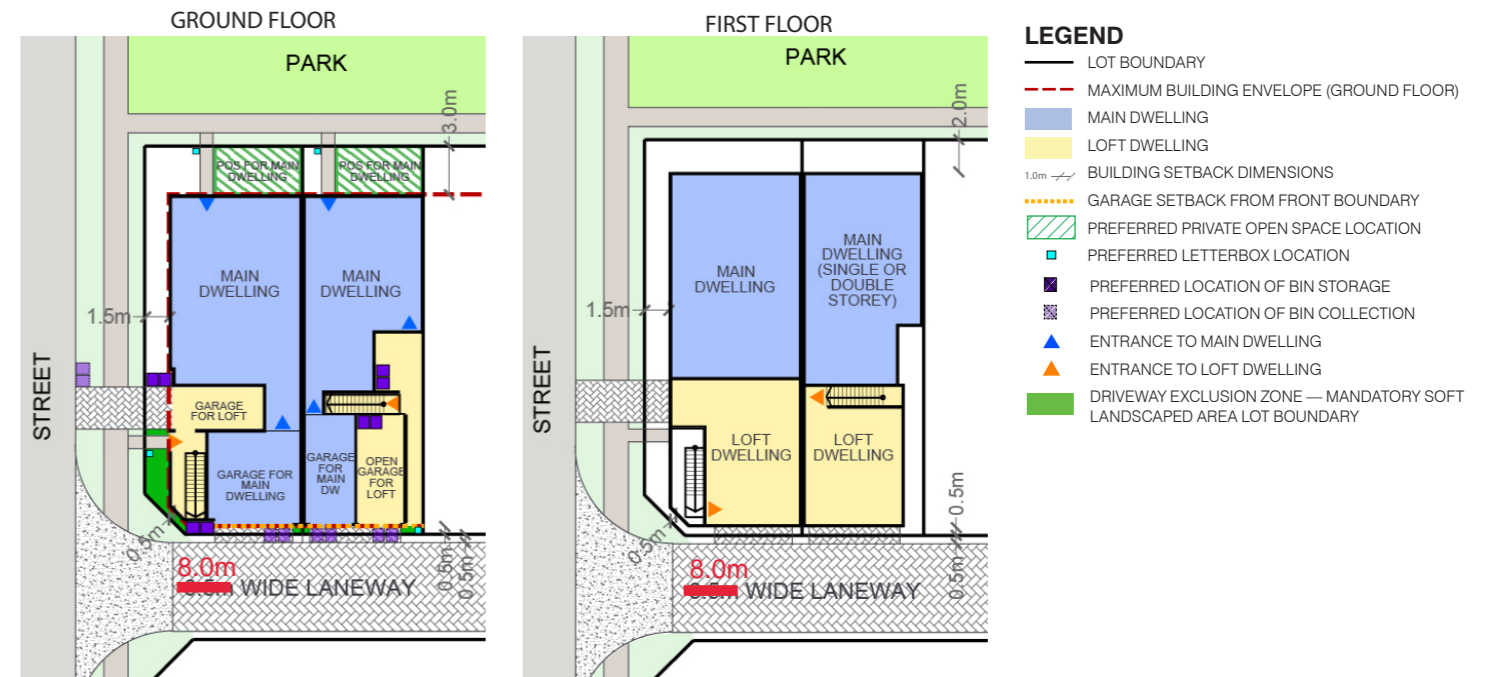
#### LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING SETBACK DIMENSIONS
- MANDATORY BUILT TO BOUNDARY WALL
- GARAGE SETBACK FROM FRONT BOUNDARY
- PREFERRED PRIVATE OPEN SPACE LOCATION
- ALTERNATE LOCATION FOR PRIVATE OPEN SPACE
- GARAGE LOCATION
- PREFERRED LETTERBOX LOCATION
- PREFERRED LOCATION OF BIN STORAGE
- PREFERRED LOCATION OF BIN COLLECTION
- SCREEN TO FENCE BINS

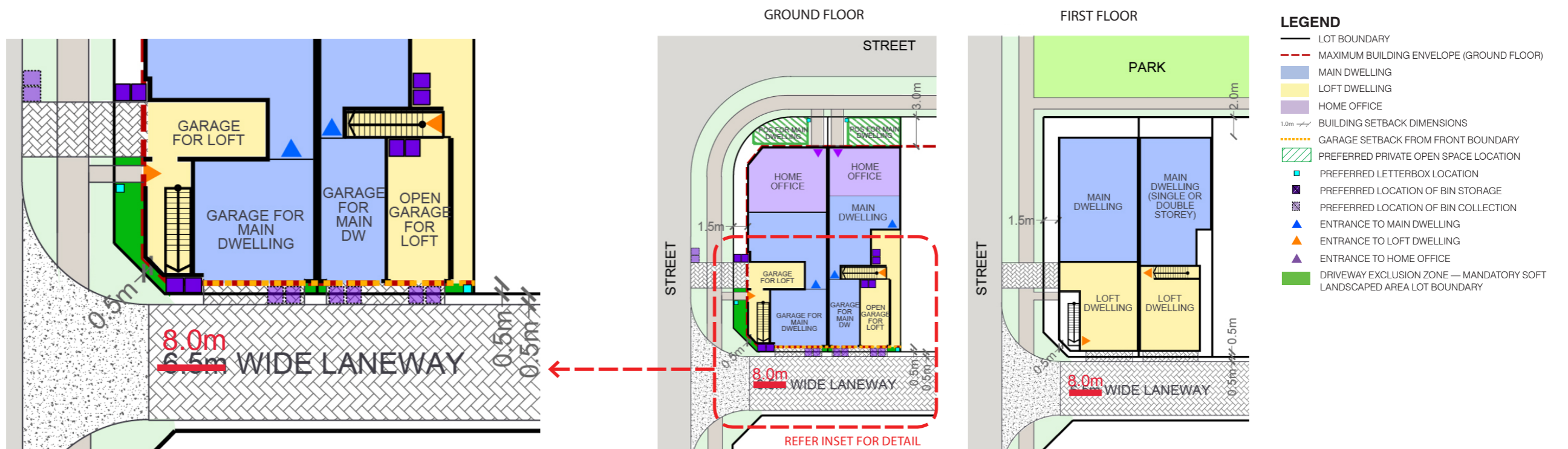
TYPICAL LANEWAY INTERFACE



LOFT DWELLING ON LANEWAY



SOHO PRODUCT FRONTING STREET AND LOFT



## 1.1 URBAN ALLOTMENTS

### Development Controls

#### General

- All development is to be undertaken in accordance with the Development Approval.
- All building setbacks and built to boundary walls are subject to service easements existing and proposed.
- Maximum building height is 11m and 3 storeys for all dwellings. Rooftop terraces are defined as a 'storey'.

#### Setbacks

- Setbacks are as per the Plan of Development Table, unless dimensioned otherwise on plan.
- Setbacks are measured to the wall of the building or structure. Eaves may extend into the side and rear setbacks up to 450mm from the property boundary. Eaves may extend up to the street boundary for Type A and B Urban Lots and 2000mm for Type C and D Urban Lots.
- Upper floor setbacks must be in accordance with minimum ground floor setbacks.
- Built to Boundary Walls:
  - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate staging and construction methods must be submitted for approval;
  - where not adopted, the standard setbacks in the Plan of Development Table apply.

#### Privacy & Overlooking

- Buildings must be sited and designed to provide adequate visual privacy for neighbours:
  - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5 m:
    - a permanent window and a balcony has a window/balcony screen extending across the line of sight

- from the sill to at least 1.5m above the adjacent floor level; or
- a window has a sill height more than 1.5m above the adjacent floor level, or
  - a window has obscure glazing below 1.5m; where: Window and Window / Balcony Screen has the same meaning as in the Queensland Development Code.

#### Parking and Driveways

- A maximum of one driveway is permitted per lot.
- Driveways are to have the following widths:
  - single driveway: minimum 3.0m and maximum 4.8m;
  - shared double driveway: mandatory where shown on plan.
- Driveways are to avoid on-street works such as: dedicated parking bays, drainage inlets, service pillars, street planting beds and bio-retention areas.
- The minimum distance between a driveway and street intersection is 6.0m.

#### Private Open Space

- Private open space may be roofed and must meet the following requirements:
  - Type A: 6m<sup>2</sup> at ground level
  - Type B: 9m<sup>2</sup> at ground level
  - Type C: 12m<sup>2</sup> at ground level

#### Fencing

- Fencing to all street and park frontages must not be higher than 1.2m or must be 50% transparent. Terrace and urban lots may have fencing along the street to 1.5m to provide appropriate privacy.

#### Access Deeds

- Access Deeds are required to be established on all dwellings where there are adjoining

built to boundary walls. These deeds will permit periodic maintenance access on to the roof of the dwelling on the adjoining lot, and permit roof water and waste to be deposited from time to time on to the roof.

#### Street address — commercial, retail, community

Centres for guidance on built form and public realm interfaces.

- Front door — Clearly visible and identifiable from street or from within car park or park
- Pedestrian shelter/awnings — Minimum 2.5 metres wide pedestrian shelter with clearly identified pedestrian path from the street to the front door or awning over footpath for length of built-to-boundary wall facing street where appropriate
- Active frontage — Where not in a centre, minimum 50 per cent of built-to-boundary wall facing street to comprise clear windows, doors, or fixed glass

#### Rainwater Tanks

- All attached dwellings (including urban, terraces, laneway terrace and duplex dwellings) must have a min 1500 litre rainwater tank. All tanks to residential dwellings must collect a minimum 75% roof area capture. All tanks must supply water to toilets, laundry, and have a connection for external usage and must have a backup supply from the main potable water system.

### Definitions

#### Site Cover

The total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

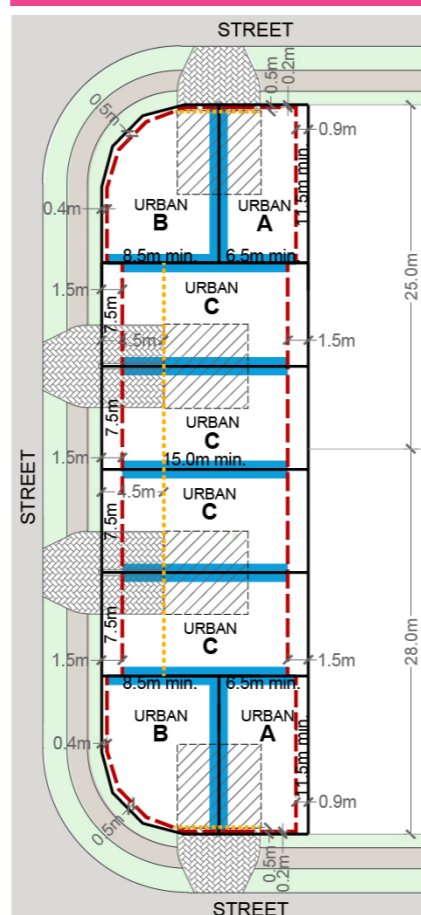
### SETBACKS

PLAN OF DEVELOPMENT TABLE	URBAN ALLOTMENTS Type A & B		URBAN ALLOTMENTS Type C	
	Ground Floor	First Floor	Ground Floor	First Floor
<b>Front &amp; Rear</b>				
Front / Primary Frontage	0.2	0.2	1.5	1.5
Garage	0.5	n/a	4.5	n/a
Rear	0.0	0.0	1.5	1.5
<b>Side</b>				
Built to Boundary	0.0	0.0	0.0	0.0
Non Built to Boundary	0.9	0.9	0.9	0.9
Corner Lots — Secondary frontage	as shown	as shown	1.5	1.5
<b>Garage and On-site Car Parking</b>				
On site parking requirements (minimum)	1 space to be covered and enclosed. Single or tandem garage acceptable. Double garages not permitted.		1 space to be covered and enclosed. Single or tandem garage acceptable. Double garages not permitted.	
Garage location	Garages are to be located along the built to boundary wall.		Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%		85%	

#### LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING SETBACK DIMENSIONS
- MANDATORY BUILT TO BOUNDARY WALL
- GARAGE SETBACK FROM FRONT BOUNDARY
- INDICATIVE GARAGE LOCATION
- INDICATIVE DRIVEWAY LOCATION
- ALTERNATE PRIVATE OPEN SPACE LOCATION
- SINGLE GARAGE FOR SINGLE STOREY DWELLING
- DOUBLE GARAGE WHEN 2 STOREY DWELLING
- PREFERRED LETTERBOX LOCATION
- FRONT DOOR MAY FACE SECONDARY STREET WHERE DOUBLE GARAGE ADOPTED

### URBAN ALLOTMENTS



## 1.2 TERRACE ALLOTMENTS (ATTACHED) - 6.2M WIDE

### Development Controls

#### General

- All development is to be undertaken in accordance with the Development Approval.
- Building setbacks and built to boundary wall locations shown are subject to future proposed easements and/or underground services.
- Maximum building height is 3 storeys for all dwellings where permitted in the Plan of Development, and 2 storeys (9m) otherwise. Rooftop terraces are defined as a 'storey'.

#### Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise specified.
- Where Built to Boundary walls are not adopted side setbacks for non-built to boundary walls apply.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets (collector, access street or access place). This excludes those lots that have a shared access driveway, a laneway, or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- Built to Boundary Walls:
  - Built to boundary wall dimensions are limited by the boundary setbacks and building height limit. Building plans and details of appropriate staging and construction methods must be submitted for approval;
  - where not adopted, the setbacks for non built to boundary walls in the Plan of Development Table apply.
- Boundary setbacks are measured to the wall of the structure. Eaves should not encroach closer than 450mm to the lot boundary except in the case of:
  - The Primary Street Frontage where eaves should not be closer than 2000mm;
  - Walls that are Built to Boundary.
- Upper floor setbacks must not exceed the minimum ground floor setbacks, including roof top terraces.
- Roofed gatehouses and arches are permitted within the front setback (and the secondary frontage for corner lots) provided they meet the requirements of the Queensland Development Code, having:
  - a maximum area of 4m<sup>2</sup>; and
  - not more than 2m wide elevation to the street; and
  - not more than 3m in height.

#### Site Cover and Amenity

- Site cover for each lot is not to exceed that shown in the Plan of Development table, unless the dwelling is in accordance with approved house plans and where appropriate building staging and construction techniques have been demonstrated.
- Private amenity space, must be provided and is not less than 15m<sup>2</sup> with a minimum dimension of 2.5m and is directly accessible from a ground floor living area.

#### Privacy & Overlooking

- Buildings must be sited and designed to provide adequate visual privacy for neighbours:
  - Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5 m:
    - a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or
    - a window has a sill height more than 1.5m above the adjacent floor level, or
    - a window has obscure glazing below 1.5m; where: Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.

#### Fencing

- Fencing along the primary street frontage must be either 50% transparent or max. 1.2m high. Fencing to secondary street frontages may be screen fencing up to 1.8m high up to the front building line (main facade).

#### Parking and Driveways

- For all allotments the following applies:
  - Double garages are permitted on any corner lot if the dwelling is more than one storey and where the garage is setback at least 1m behind the main facade, excluding balconies, of the dwelling;
  - The maximum width of a driveway at the lot boundary & where crossing the verge:
    - serving a double garage shall be 4.8m; and
    - serving a single garage shall be 3.0m.
  - Shared driveways are mandatory where shown on the Plan of Development.

- Parking spaces on driveways do not have to comply with gradients in AS2890.
- A maximum of one driveway per dwelling is permitted.
- Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.
- The minimum distance of a driveway from an intersection of one street with another street (not a laneway) shall be 6.0 metres.

#### Rainwater Tanks

- Dwellings must have a min 3000 litre rainwater tank. All tanks to residential dwellings must collect a minimum 50% roof area capture. All tanks must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. Tanks may be underground. The tank must be located outside of the minimum area required for private amenity space.

#### Façade Treatment, Passive Ventilation and Natural Light Provisions

- On all terrace lots the main façade (facing the primary street frontage) must comprise at least two different materials and at least one horizontal or vertical step in the façade;
- Each dwelling unit must not present the same façade design to the street as the immediate adjoining dwelling/s;
- The design of the dwelling must consider passive ventilation and natural light provision through a combination of the following elements:
  - inclusion of a mid-block courtyard space, light wells or recess that extends into the dwelling to allow multiple rooms to have windows/openings onto that space;
  - each living area that adjoins an external wall (not built to boundary) has an open-able window or door.

### Definitions

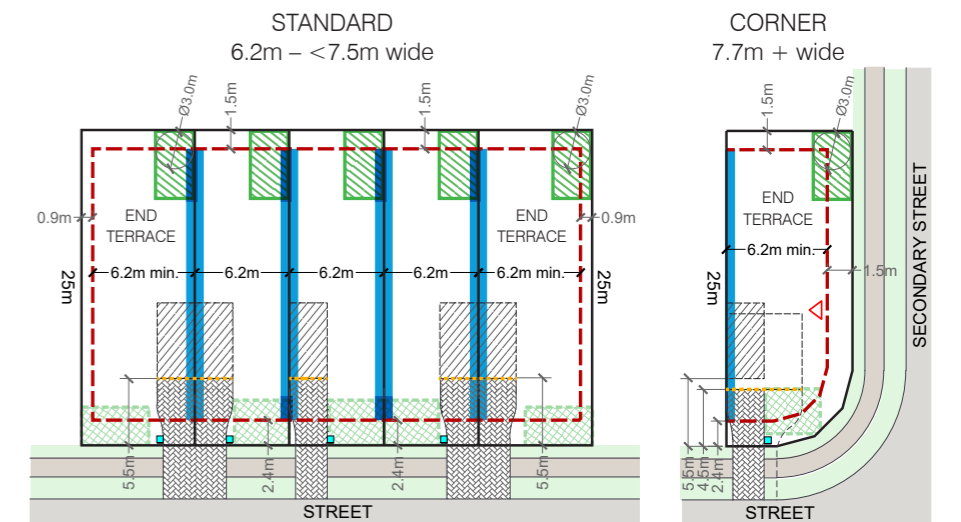
#### Site Cover

The total area of the roof of the dwelling expressed as a percentage of the lot area, but which excludes eave overhangs.

### SETBACKS

PLAN OF DEVELOPMENT TABLE	TERRACE ALLOTMENTS 6.2M - <7.5M WIDE	
	Ground Floor	First Floor
<b>Front and Rear (metres)</b>		
Front / Primary Frontage	2.4	2.4
Garage	5.5m for single or tandem garages and 4.5m for double garages	n/a
Rear	1.5	1.5
<b>Side (metres)</b>		
Built to Boundary	0.0	0.0
Non Built to Boundary	0.9	0.9
Corner Lots — Secondary frontage & shared boundaries with open space	1.5	1.5
<b>Garage and On-site Car Parking</b>		
On site parking requirements (minimum)	1 space to be covered and enclosed. Single or tandem garages are acceptable. Double garages are not permitted other than for dwelling of more than 1 storey on a corner lot. Garages are to be located along the built to boundary wall.	
Garage Location	Garages are to be located along the built to boundary wall.	
Site Cover (maximum)	85%	

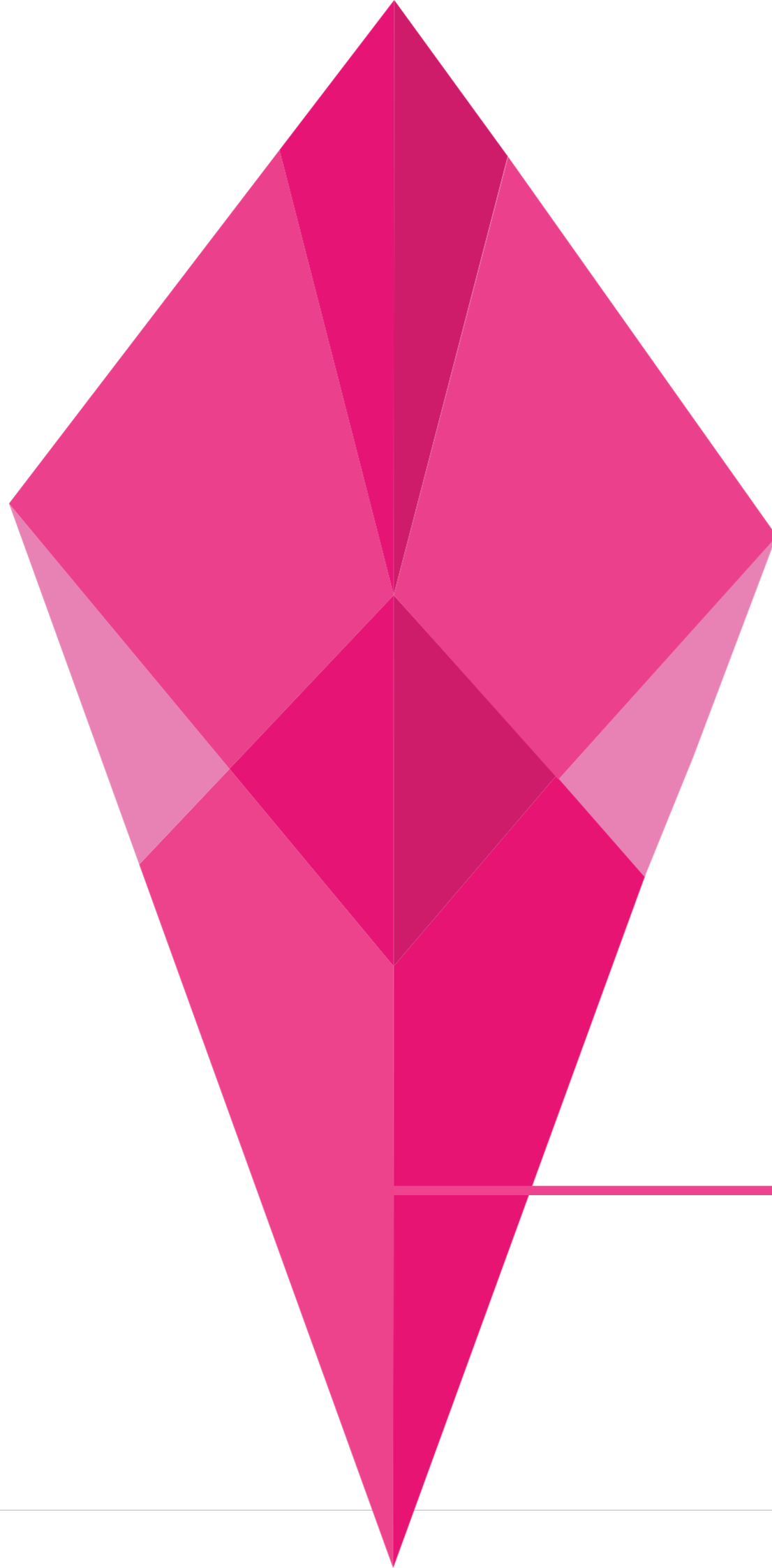
### TYPICAL 6.2m TERRACE FRONTING PARK (FRONT LOADED)



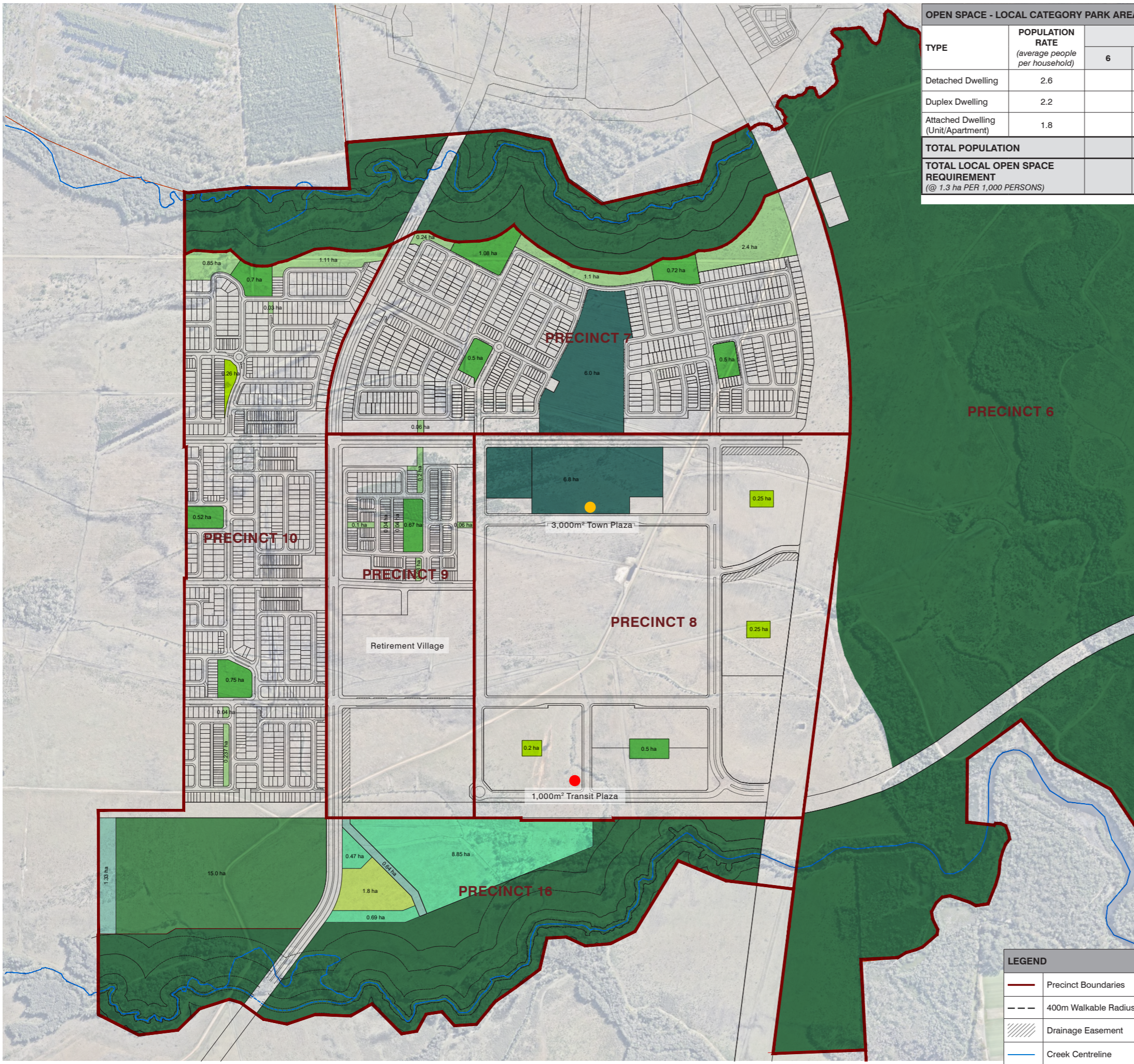
#### LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- BUILDING SETBACK DIMENSIONS
- MANDATORY BUILT TO BOUNDARY WALL
- GARAGE SETBACK FROM FRONT BOUNDARY
- ALTERNATE PRIVATE OPEN SPACE LOCATION
- SINGLE GARAGE FOR SINGLE STOREY DWELLING
- DOUBLE GARAGE WHEN 2 STOREY DWELLING
- PREFERRED LETTERBOX LOCATION
- FRONT DOOR MAY FACE SECONDARY STREET WHERE DOUBLE GARAGE ADOPTED





## APPENDIX J OPEN SPACE NETWORK PLAN



OPEN SPACE - LOCAL CATEGORY PARK AREA REQUIREMENTS											
TYPE	POPULATION RATE (average people per household)	PRECINCT						TOTAL POPULATION			
		6	7	8	9	10	16				
Detached Dwelling	2.6		746 dw	1,939 ppl			246 dw	639 ppl	993 dw	2,582 ppl	5,160 ppl
Duplex Dwelling	2.2		40 dw	88 ppl					44 dw	96 ppl	184 ppl
Attached Dwelling (Unit/Apartment)	1.8		400 dw	720 ppl	1950 dw	3,510 ppl	389 dw	700 ppl	90 dw	162 ppl	5,092 ppl
<b>TOTAL POPULATION</b>			<b>1,186 dw</b>	<b>2,747 ppl</b>	<b>1,950 dw</b>	<b>3,510 ppl</b>	<b>635 dw</b>	<b>1,339 ppl</b>	<b>1,127 dw</b>	<b>2,840 ppl</b>	<b>10,436 ppl</b>
<b>TOTAL LOCAL OPEN SPACE REQUIREMENT (@ 1.3 ha PER 1,000 PERSONS)</b>			<b>3.57 ha</b>	<b>4.56 ha</b>	<b>1.74 ha</b>	<b>3.7 ha</b>					<b>13.57 ha</b>

OPEN SPACE - LOCAL CATEGORY PARK AREAS PROVISION							
PARK TYPE	PRECINCT						TOTAL
	6	7	8	9	10	16	
Neighbourhood Park		2.8 ha	0.5 ha	0.67 ha	2.0 ha		5.97 ha
Local Park			0.7 ha		0.26 ha		0.96 ha
Local Linear Park		3.83 ha		0.54 ha	2.27 ha		6.64 ha
<b>TOTAL</b>		<b>6.63 ha</b>	<b>1.2 ha</b>	<b>1.21 ha</b>	<b>4.53 ha</b>		<b>13.57 ha</b>

- LOCAL PARK ALLOCATION NOTES:**
- The local park provision is calculated at 1.3 hectares per 1,000 population.
  - All residential precincts comply with the minimum Neighbourhood Park provision requirement inclusive of 400m catchment.
  - The Retirement Village site will be required to meet its own private open space requirements.
  - District Linear Park areas will be captured in future development precincts.

OPEN SPACE - MAJOR AND DISTRICT CATEGORY PARK AREAS PROVISION							
PARK TYPE	PRECINCT						TOTAL
	6	7	8	9	10	16	
Major Sports Park					15.0 ha		15.0 ha
Major Recreation Park						10.0 ha	10.0 ha
Major Sports Facility						1.8 ha	1.8 ha
People's Place		6.0 ha	6.8 ha (includes 1.5 Major Civic Facility & 0.3ha Town Centre Plaza)				12.8 ha
<b>TOTAL</b>		<b>6.0 ha</b>	<b>6.8 ha</b>		<b>15.0 ha</b>	<b>11.8 ha</b>	<b>39.6 ha</b>

OPEN SPACE - OTHER							
PARK TYPE	PRECINCT						TOTAL
	6	7	8	9	10	16	
Town Centre Plaza (Public)			3000m²				3000m²
Transit Plaza			1000m²				1000m²
<b>TOTAL</b>			<b>4000m²</b>				<b>4000m²</b>

**LEGEND**

- Precinct Boundaries
- 400m Walkable Radius
- Drainage Easement
- Creek Centreline



## APPENDIX K PLANT SPECIES LIST

# PLANTING PALETTE

TREES

Scientific Name	Common Name	Location
<i>Acmena hemilampra</i>	Bush Satinash	Feature and Street
<i>Agathis robusta</i>	Queensland Kauri Pine	Feature and Street
<i>Allocasuarina littoralis</i>	Black She Oak	Open Space
<i>Araucaria bidwillii</i>	Bunya Pine	Open Space
<i>Banksia integrifolia</i>	Coast Banksia	Open Space
<i>Buckinghamia celsissima</i>	Ivory Curl Tree	Street
<i>Casuarina glauca</i>	Swamp Oak	Open Space
<i>Corymbia maculata</i> ssp. <i>Variegata</i>	Spotted Gum ( <i>Corymbia citriodora</i> ssp)	Open Space
<i>Cupaniopsis anacardoides</i>	Tuckeroo	Street
<i>Delonix regia</i>	Poinciana	Feature and Open Space
<i>Elaeocarpus grandis</i>	Blue Quandong, Blue Fig	Feature and Street
<i>Elaeocarpus eumundii</i>	Eumundi Quandong	Feature and Street
<i>Eucalyptus "Summer Beauty"</i>	Grafted Flowering Form of <i>E. ficifolia</i>	Open Space
<i>Eucalyptus robusta</i>	Swamp Mahogany	Open Space
<i>Eucalyptus tereticornis</i>	Forest Red Gum, Blue Gum	Open Space
<i>Eucalyptus tessellaris</i>	Carbeen, Moreton Bay Ash	Open Space
<i>Eucalyptus tindaliae</i>	Stringybark	Open Space
<i>Ficus hillii</i>	Hill's Weeping Fig	Feature and Open Space
<i>Grevillea baileyana</i>	White Oak	Street
<i>Gymnostoma australianum</i>	Daintree Pine	Feature
<i>Harpullia pendula</i>	Tulipwood	Street
<i>Hibiscus tiliacioides</i>	Native Hibiscus	Feature Park Tree
<i>Jacaranda mimosifolia</i>	Jacaranda	Feature and Street
<i>Livistona australis</i>	Cabbage Tree Palm	Feature
<i>Lophostemon confertus</i>	Brush Box	Feature and Street
<i>Melaleuca leucandendra</i>	Weeping Paper Bark	Feature
<i>Melaleuca quinquenervia</i>	Paperbark	Open Space
<i>Melaleuca viridiflora</i> weeping	Weeping Paperbark	Street
<i>Pandanus pedunculatus</i>	Coastal Screw Pine	Feature
<i>Pandanus tectorius</i>	Screw Pine	Feature
<i>Syzigium floribunda</i>	Weeping Lilly Pilly	Feature and Street
<i>Tristaniopsis laurina</i>	Water Gum	Street
<i>Xanthostemon chrysanthus</i>	Golden Penda	Street



araucaria bidwillii      araucaria bidwillii (\*)livistona      pandanus pedunculatus      ficus hillii



jacaranda mimosifolia      elaeocarpus eumundii



grevillea baileyana      syzigium floribunda      delonix regia

NOTE: The proposed planting palette is indicative only and may be extended once detailed design commences

[\*] *Araucaria bidwillii* (Bunya Pine) selected due to strong cultural heritage with local area - will only be planted in large garden bed areas. Only male species will be specified.

# PLANTING PALETTE

## SHRUBS

Scientific Name	Common Name	Location
Austromyrtus 'Copper Tops'	A form of A. Inophloya	Feature
Banksia aemula	Wallum Banksia	Feature
Banksia robur	Swamp Banksia	Feature
Banksia spinulosa	Hairpin Banksia	Open Space
Cycas revoluta	Sago Palm	Feature
Doryanthes excelsa	Gynea Lily	Open Space
Ficus okinawensis	Green Island	Feature
Grevillea 'Caloundra Gem'	Hybrid G. banksii 'forsters' x G. whiteana	Open Space
Grevillea 'Golden Lyre'	G. 'Honey Gem' x G. Formosa	Open Space
Grevillea 'Honey Gem'	G. banksii x G. pteridifolia	Feature
Hakea actites	Pointed Hakea	Open Space
Hovea acutifolia	Pointed leaf Hovea	Open Space
Leptospermum 'Cardwell'	A form of L. polygalifolium	Feature
Leptospermum liversidgei		Feature
Leptospermum polygalifolium	Tantoon (formerly L. flavescens)	Open Space
Leptospermum 'Pink Cascade'	Dwarf Pink Tea Tree	Feature
Metrosideros thomasi	New Zealand Christmas Bush	Open Space
Metrosideros villosus	Tahiti	Open Space
Melaleuca 'Claret Tops'	Dwarf Paperbark	Feature
Melaleuca 'Glasshouse Country'	Hybrid C. recurves x C. salignus	Open Space
Melaleuca 'Kings Park Special'	C. viminalis Hybrid	Feature
Melaleuca linarifolia	Snow in Summer	Open Space
Melaleuca pachyphyllus	Red Flowering Bottle Brush	Open Space
Melaleuca quinquinervia 'Dwarf Form'	Dwarf Paperbark	Open Space
Melaleuca thymifolia	Thyme Honey Myrtle	Open Space
Melaleuca viminalis	Bottlebrush	Open Space
Parsoonia virgata	Geebung	Open Space
Philodendron 'xanadu'	Xanadu	Open Space
Pittosporum tobira 'miss muffett'	Miss Muffett	Feature
Syzigium 'Cascade'	S. leuhmanii x S. wilsonii	Feature
Viburnum odoratissimum	Emerald Lustre	Feature
Westringia fruticosa	Coastal Rosemary	Open Space



leptospermum 'pink cascade' philodendron xanadu banksia robur ficus okinawensis



syzigium cascade cycas revoluta philodendron xanadu



grevillea 'honey gem' viburnum odoratissimum melaleuca linarifolia

NOTE: The proposed planting palette is indicative only and may be extended once detailed design commences

# PLANTING PALETTE

GROUNDCOVERS  
AND CLIMBERS

Scientific Name	Common Name	Location
<i>Allocasuarina 'Cousin It'</i>	Prostrate She Oak	Feature and and Open Space
<i>Bracteantha bracteata</i>	Golden Everlasting	Feature and Open Space
<i>Clivia miniata</i>	Natal Lily, Bush Lily	Feature
<i>Grevillea 'Cooroora Cascade'</i>	Seedling from G. 'Golden Lyre'	Feature
<i>Grevillea 'Fanfare'</i>	G. gaudichuadii x G. longifolia	Feature and Open Space
<i>Grevillea juniperina 'molongolo'</i>		Feature and Open Space
<i>Helichrysum ramosissimum</i>	Yellow Buttons	Feature and Open Space
<i>Hibbertia scandens</i>	Golden Guinea Vine	Feature and Open Space
<i>Myoporum parvifolium - fine leaf</i>	Creeping Boobiolla - Fine Leaf	Open Space
<i>Ophiopogon japonicus</i>	Mondo Grass	Feature and and Open Space
<i>Trachelospermum jasminoides</i>	Star Jasmine	Open Space

GRASSES

<i>Carex appressa</i>	Tall Sedge	Open Space
<i>Ficinia nodosa</i>	Knobby Club Rush	Open Space
<i>Hymenocallis littoralis</i>	Spider Lily	Feature
<i>Liriope muscari</i>	Evergreen Giant	Open Space
<i>Lomandra hystrix</i>	Matt Rush	Feature and Open Space
<i>Lomandra 'Shara'</i>		Feature and Open Space
<i>Themeda triandra</i>	Kangaroo Grass	Open Space
<i>Schoenoplectus mucronatus</i>	Bog Bulrush	Feature
<i>Xanthorrhoea fulva/latifolia</i>	Grass Tree	Open Space

WSUD

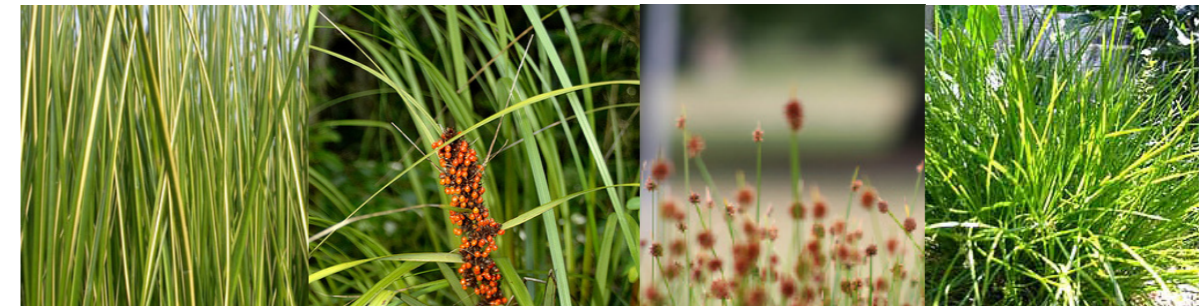
<i>Baloskion pallens 'Didgery Sticks'</i>	Didgery Sticks	Swale and Bio-retention
<i>Baumea rubignosa</i>	Soft Twigrush	Swale and Bio-retention
<i>Carex appressa</i>	Tall Sedge	Swale and Bio-retention
<i>Cyperus exaltatus</i>	Tall Flat Sedge	Swale and Bio-retention
<i>Ficinia nodosa</i>	Knobby Club Rush	Swale and Bio-retention
<i>Gahnia aspera</i>	Sword Grass	Swale
<i>Gahnia sieberiana</i>	Rough Saw-sedge	Swale
<i>Imperata cylindrica</i>	Blady Grass	Swale and Bio-retention
<i>Juncus usitatus</i>	Common Rush	Swale and Bio-retention
<i>Isolepis inundata</i>	Swamp Club-rush	Swale and Bio-retention
<i>Lomandra hystrix</i>	Matt Rush	Swale and Bio-retention
<i>Themeda triandra</i>	Kangaroo Grass	Swale and Bio-retention



allocasuarina 'cousin it'    grevillea 'cooroora cascade'    trachelospermum jasminoides    myoporum parvifolium



carex appressa    ficinia nodosa    gardenia radicans    liriope evergreen giant



baumea rubignosa    gahnia aspera    isolepis inundata    lomandra hystrix

NOTE: The proposed planting palette is indicative only and may be extended once detailed design commences

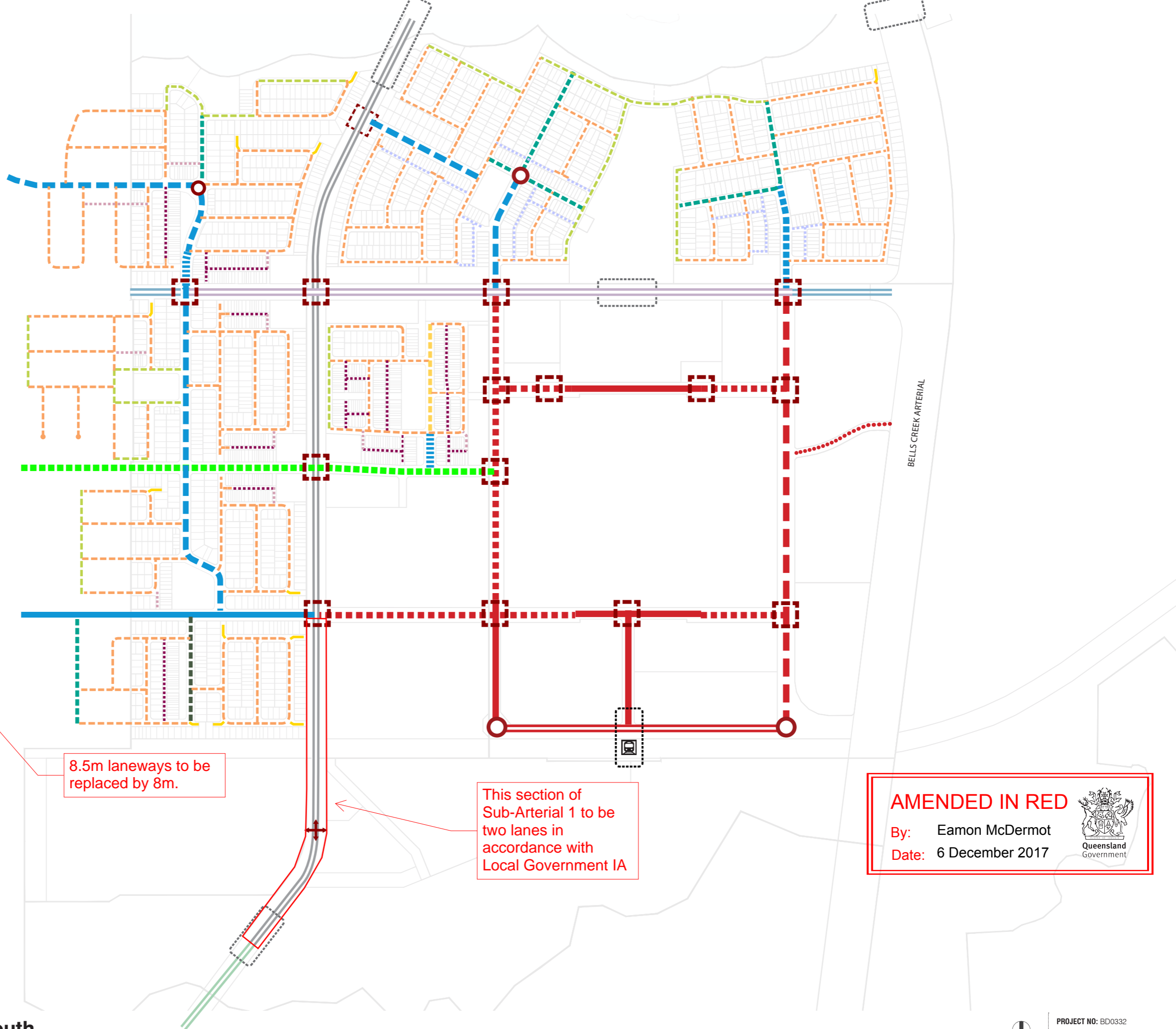


**APPENDIX L  
ROAD HIERARCHY & RELEVANT  
RESIDENTIAL CROSS-SECTIONS**

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**LEGEND**

SUB-ARTERIAL ROADS		
	Sub-Arterial 1	40.0m
	Sub-Arterial 1	27.5m
	Sub-Arterial 2	29.0m (30.72m reserve for bus bay widening)
	Sub-Arterial 2	34.0m
CONNECTOR ROADS		
TRUNK		
	Trunk Connector	24.0m
	Green Street	24.0m
NEIGHBOURHOOD		
	Neighbourhood Connector with 2.5m Median	25.0m
	Neighbourhood Connector	22.5m (24.0m wide in Precinct 7 only)
CENTRE		
	Centre Connector — One Way	18.0m
	Centre Connector (CC2)	24.0m
	Centre Connector (CC1)	31.0m
	Centre Connector — Transit Esplanade	30.0m
	Centre Connector (CC1)	36.0m
ACCESS STREETS		
	Access Street - Transitional Link	17.5m
	Access Street - Green Link	17.5m
	Access Street - Urban	17.5m
	Access Street - Standard (7.5m wide carriageway)	15.5m / 16.0m (16.0m wide in Precinct 7 only)
	Access Street - Esplanade (6.5m wide carriageway)	13.5m
	Laneway 8.5m	8.5m
	Laneway 8.0m	8.0m
	Laneway 6.5m (Precinct 7 only)	6.5m
	4.5m Concrete Driveway	
INTERSECTIONS		
	Signalised Intersection	
	Roundabout	
	Unsignalised 4-way Intersection	
	Transit Hub	
	Train station	
	Pedestrian Underpass	



8.5m laneways to be replaced by 8m.

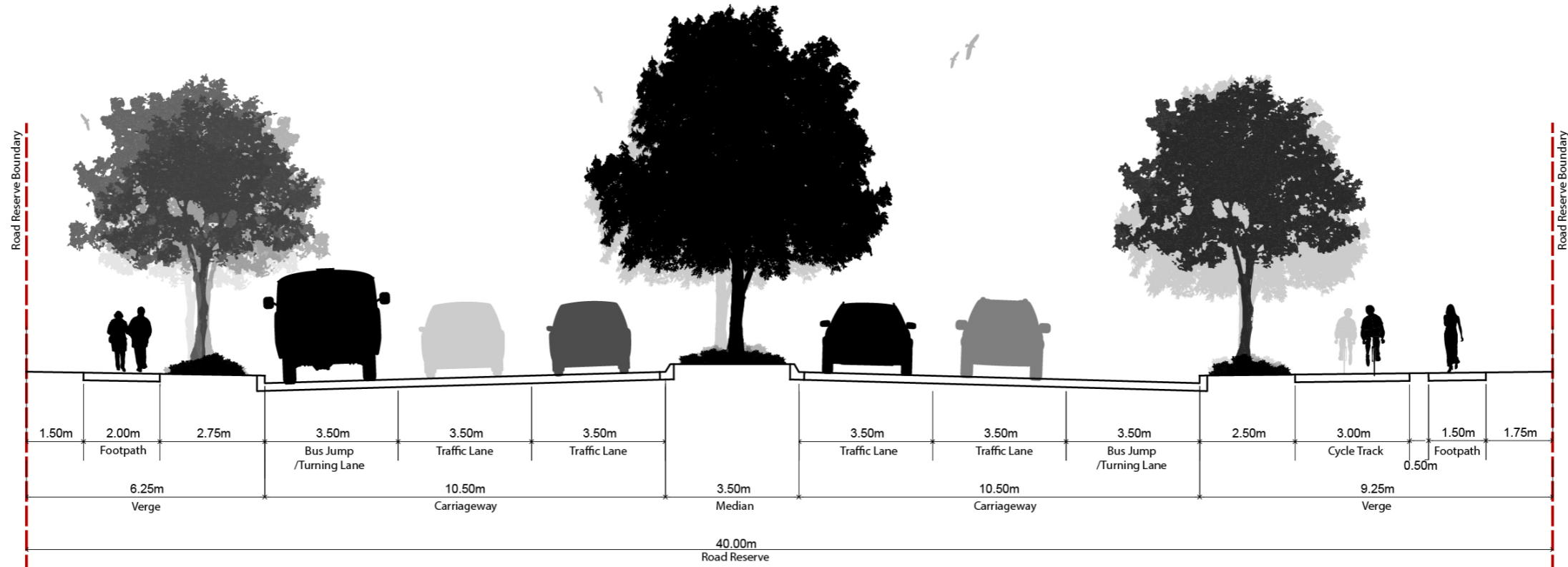
This section of Sub-Arterial 1 to be two lanes in accordance with Local Government IA

**AMENDED IN RED**  
 By: Eamon McDermot  
 Date: 6 December 2017



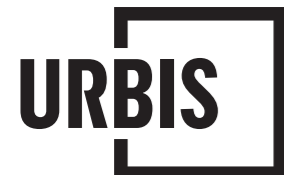
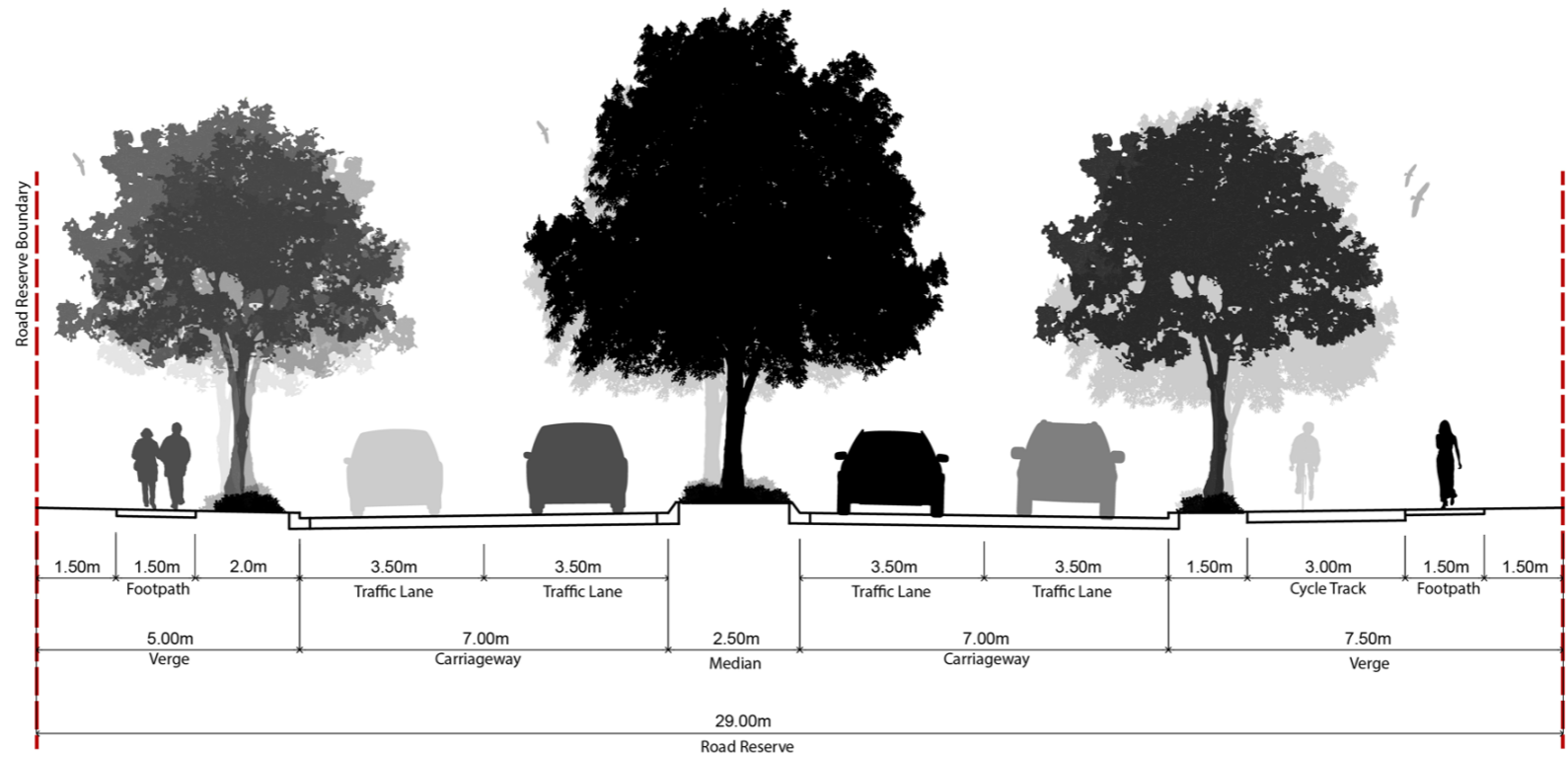
# SUB-ARTERIAL 1

## 40.0M

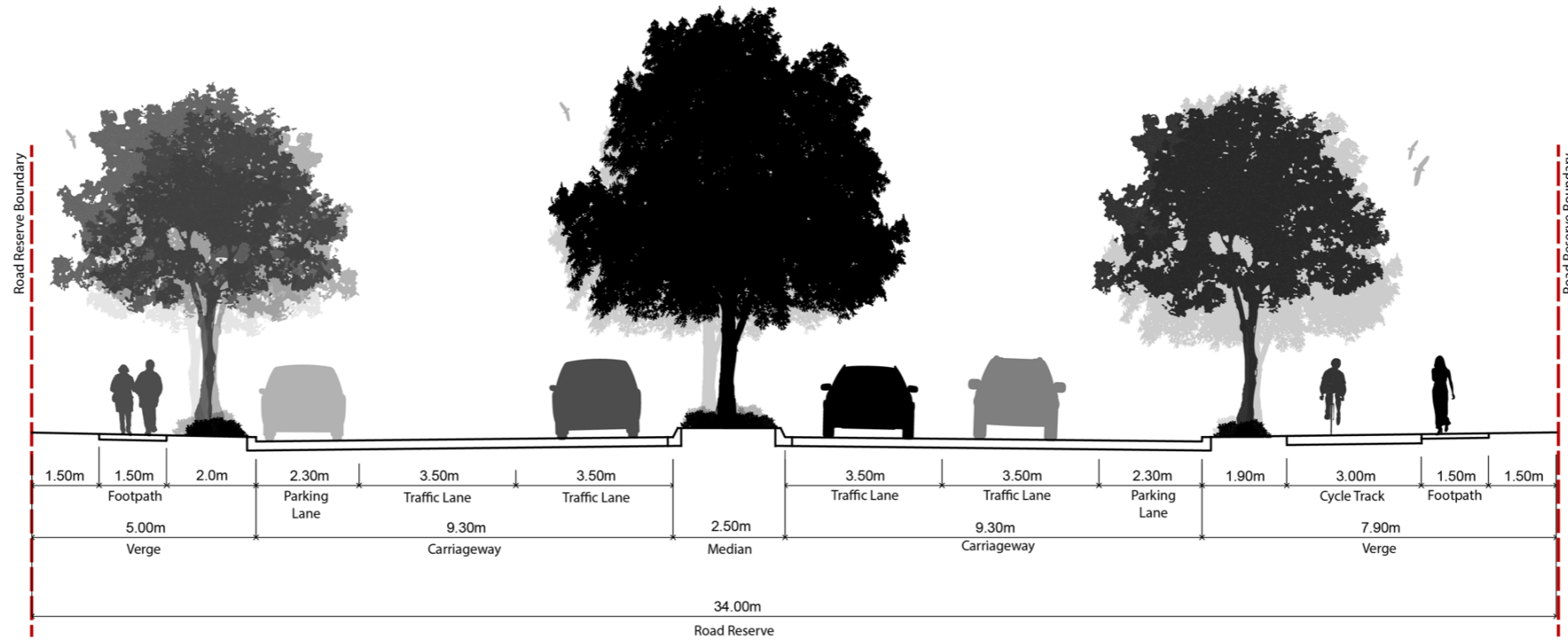


# SUB-ARTERIAL 2

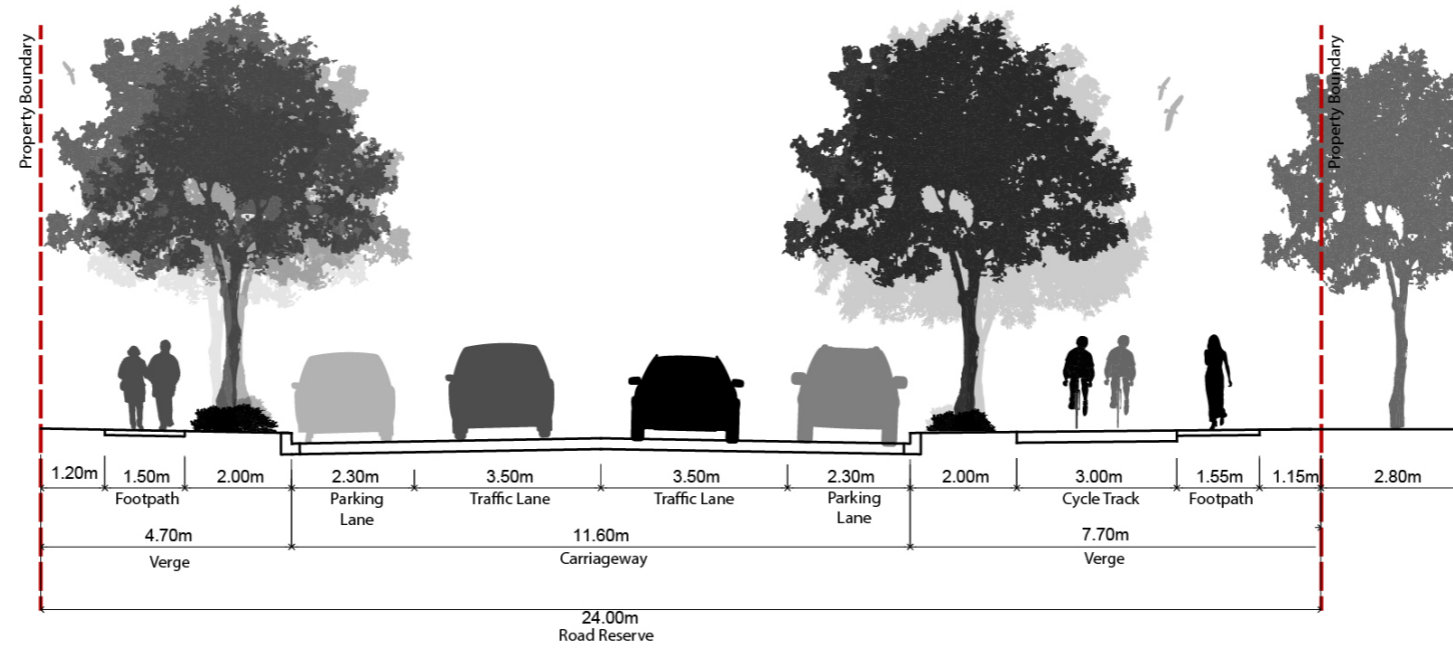
## 29.0M



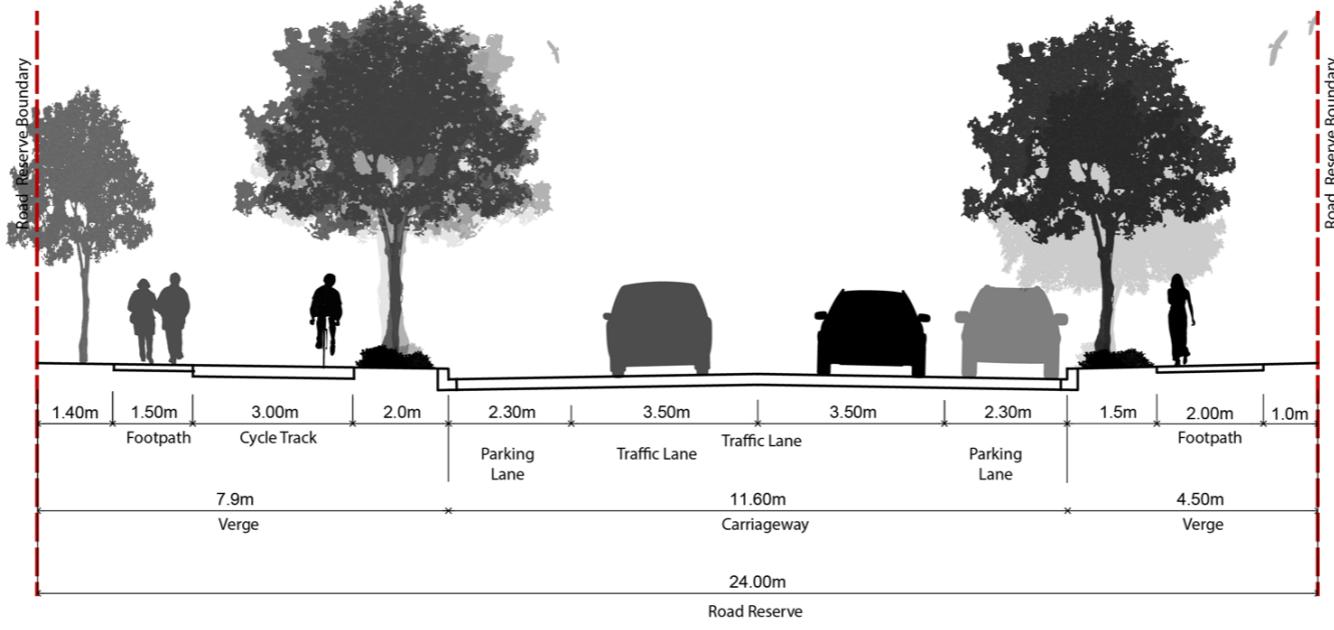
# SUB-ARTERIAL 2 34.0M



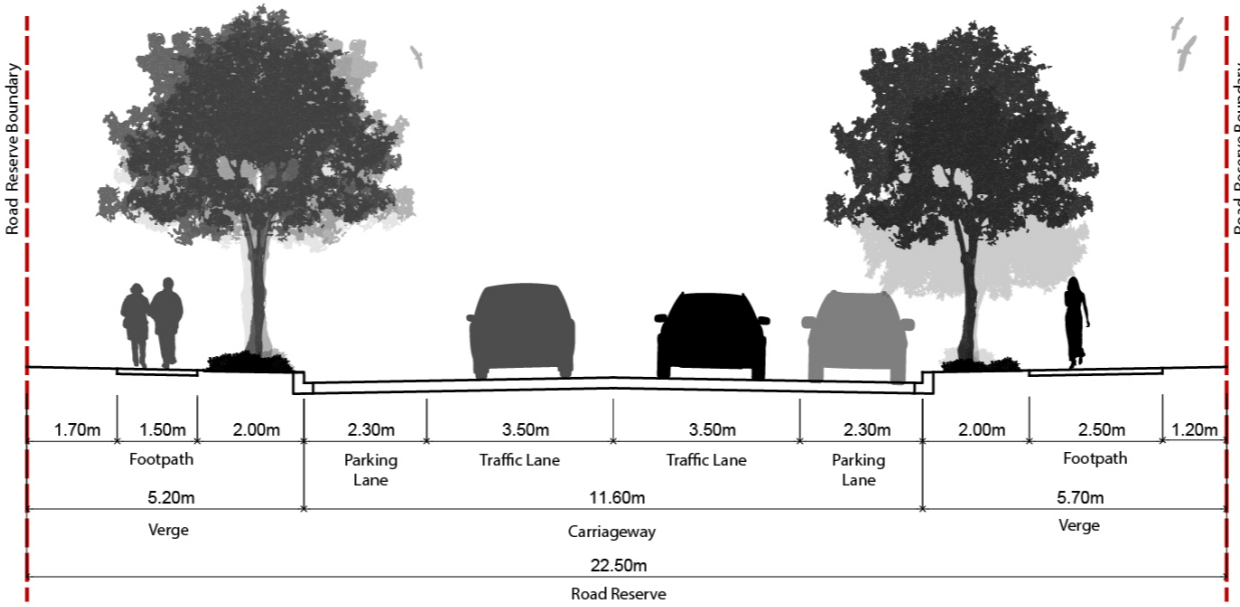
# TRUNK CONNECTOR 24.0M



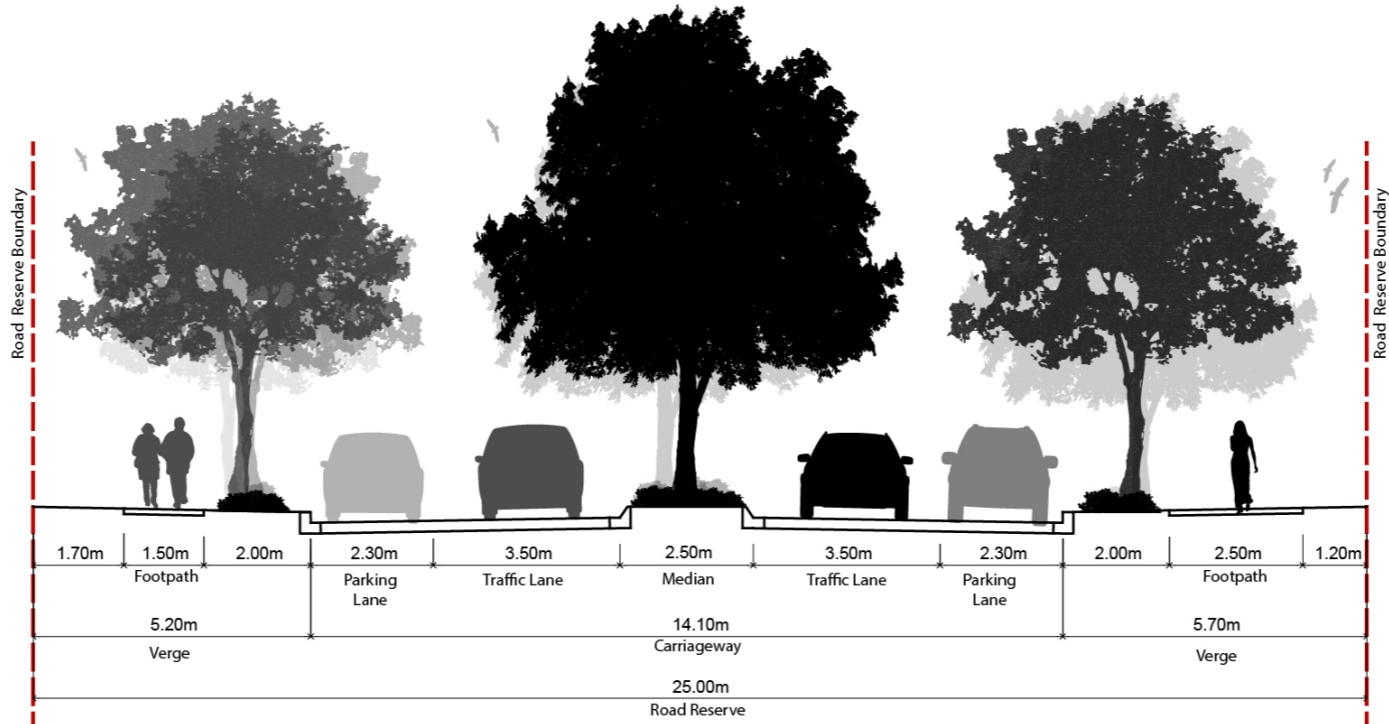
# GREEN STREET 24.0M



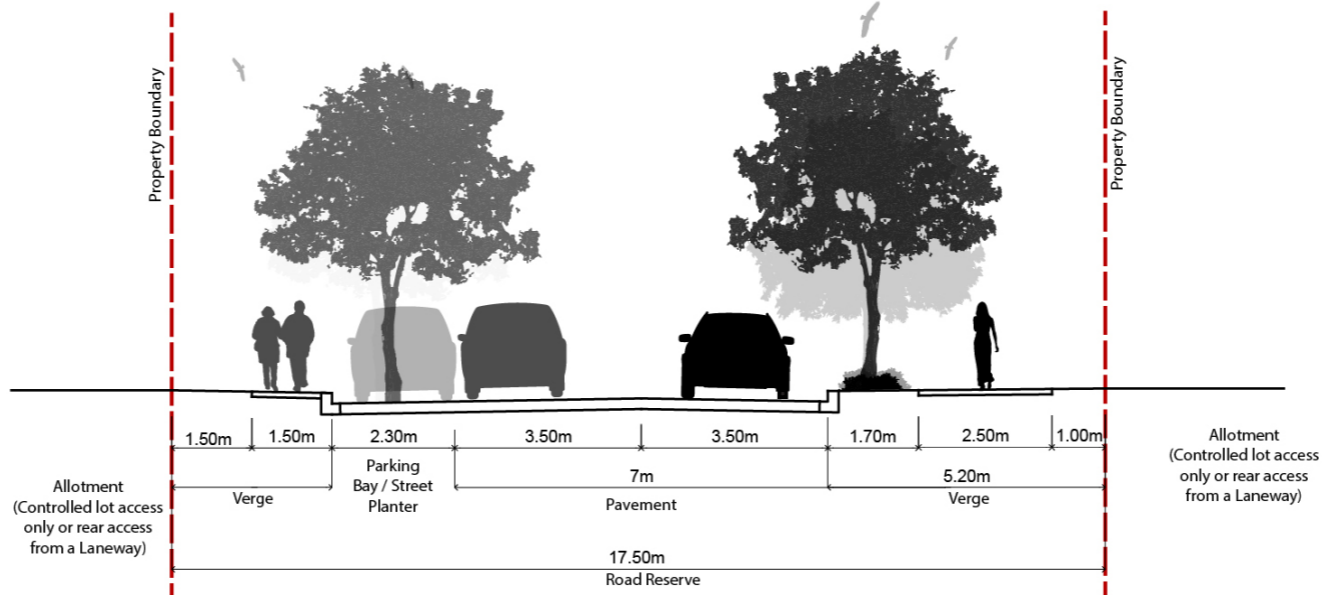
# NEIGHBOURHOOD CONNECTOR - 22.5M



# NEIGHBOURHOOD CONNECTOR WITH 2.5M MEDIAN - 25.0M



# ACCESS STREET TRANSITIONAL LINK 17.5M



**AURA**  
ROAD CROSS SECTIONS

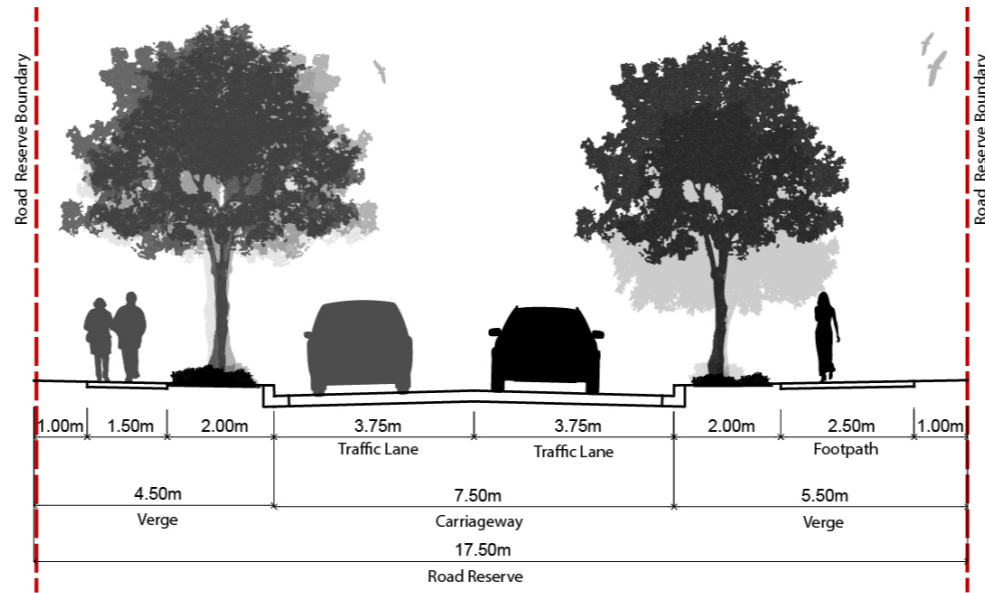


1:100 @ A3

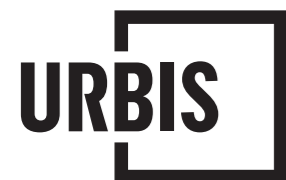
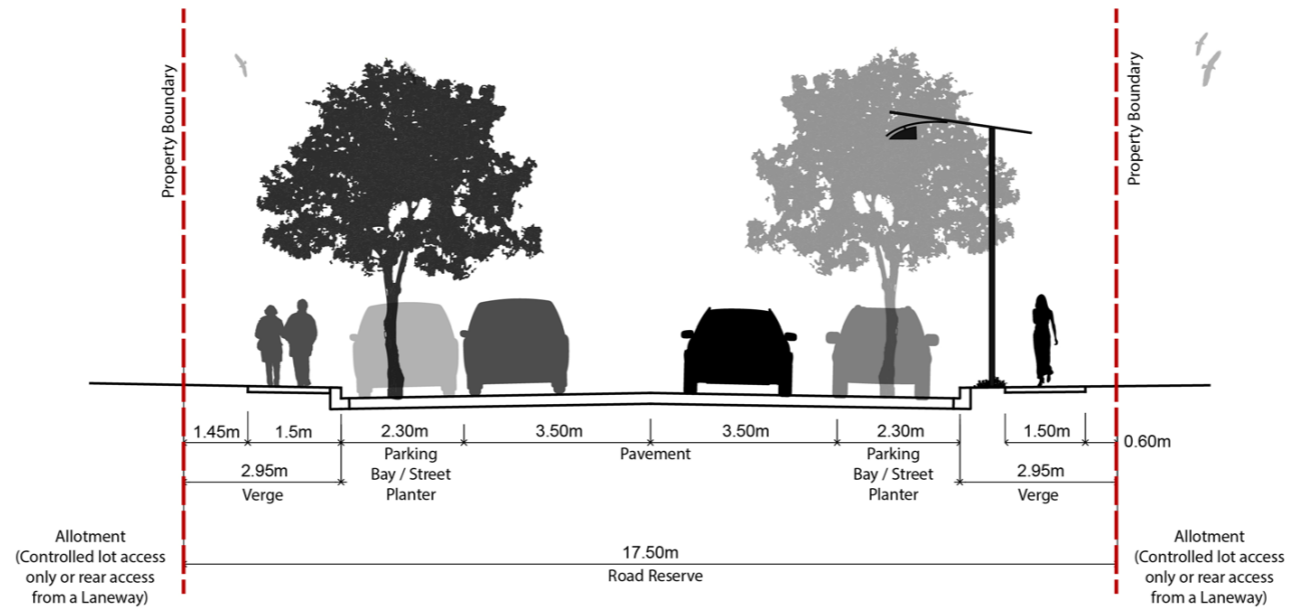


DATE: 09.11.2017  
JOB NO: BA4451  
DWG NO: SECTIONS-04  
REV: C

# ACCESS STREET GREEN LINK - 17.5M



# ACCESS STREET URBAN - 17.5M



**AURA**  
ROAD CROSS SECTIONS

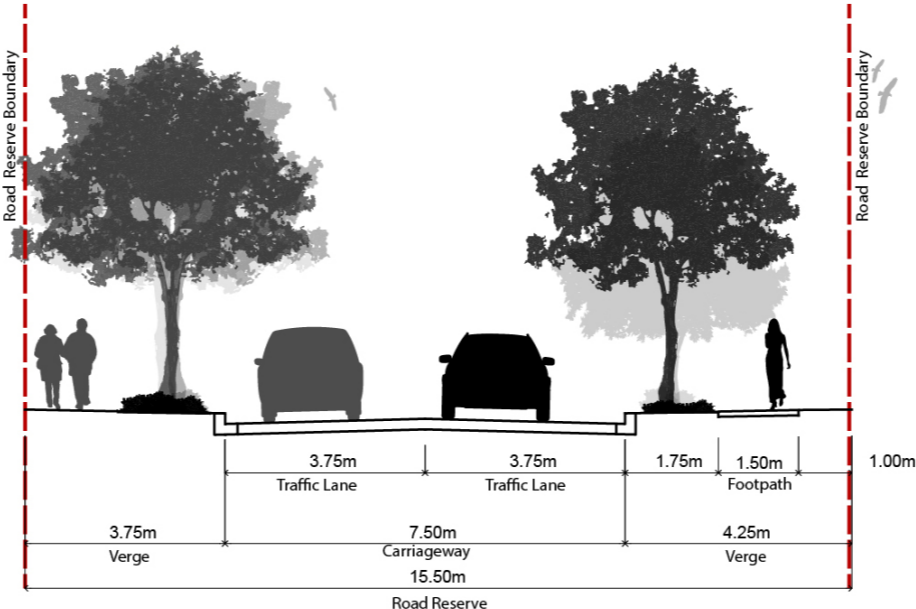


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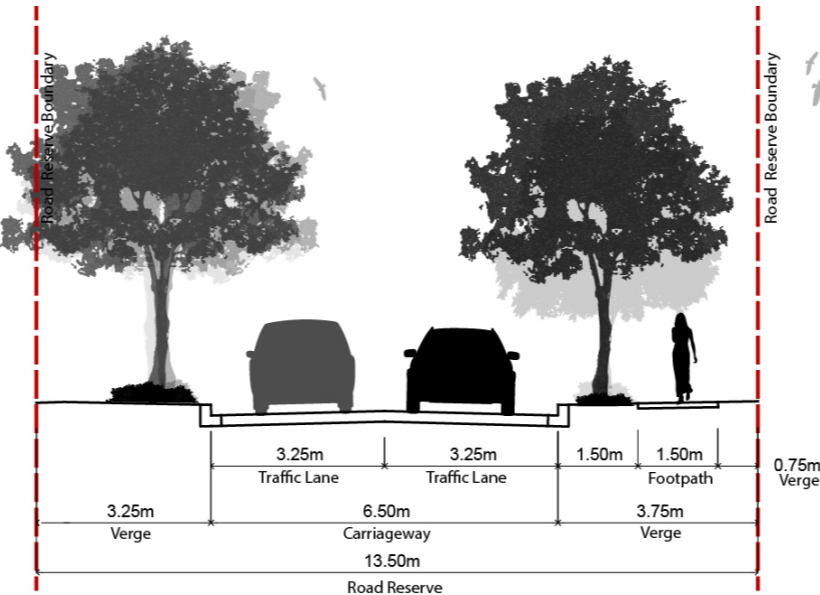


DATE: 09.11.2017  
JOB NO: BA4451  
DWG NO: SECTIONS-05  
REV: C

# ACCESS STREET STANDARD - 15.5M



# ACCESS STREET ESPLANADE - 13.5M



**AURA**  
ROAD CROSS SECTIONS

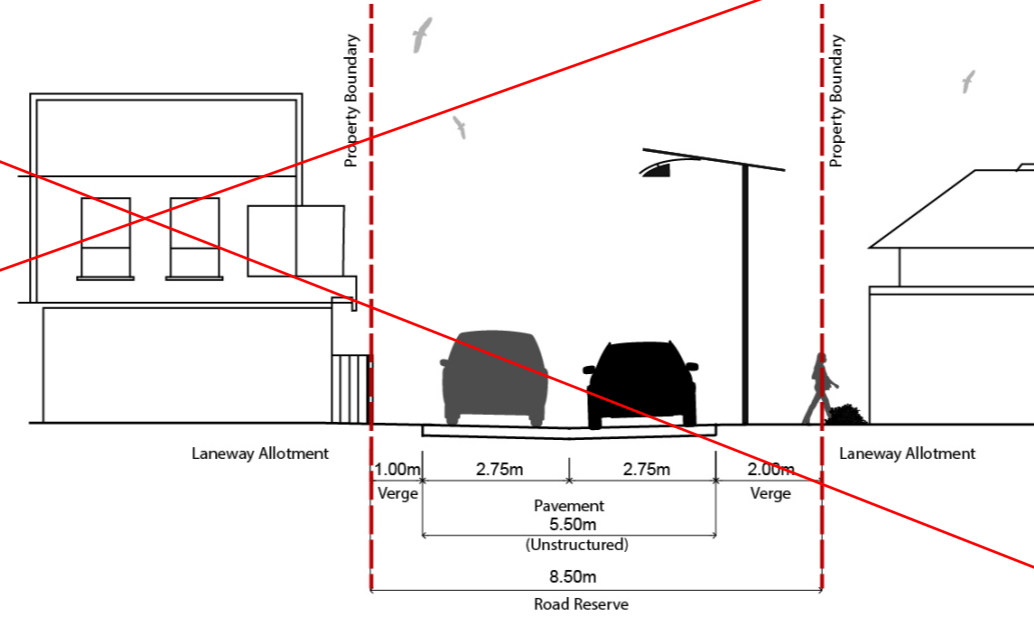


1:100 @ A3



DATE: 09.11.2017  
 JOB NO: BA4451  
 DWG NO: SECTIONS-06  
 REV: C

# LANEWAY 8.5M



8.5m laneway not part of this approval. All laneways to be 8m wide.

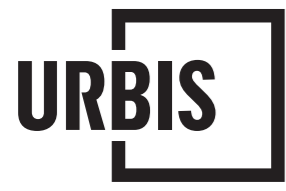
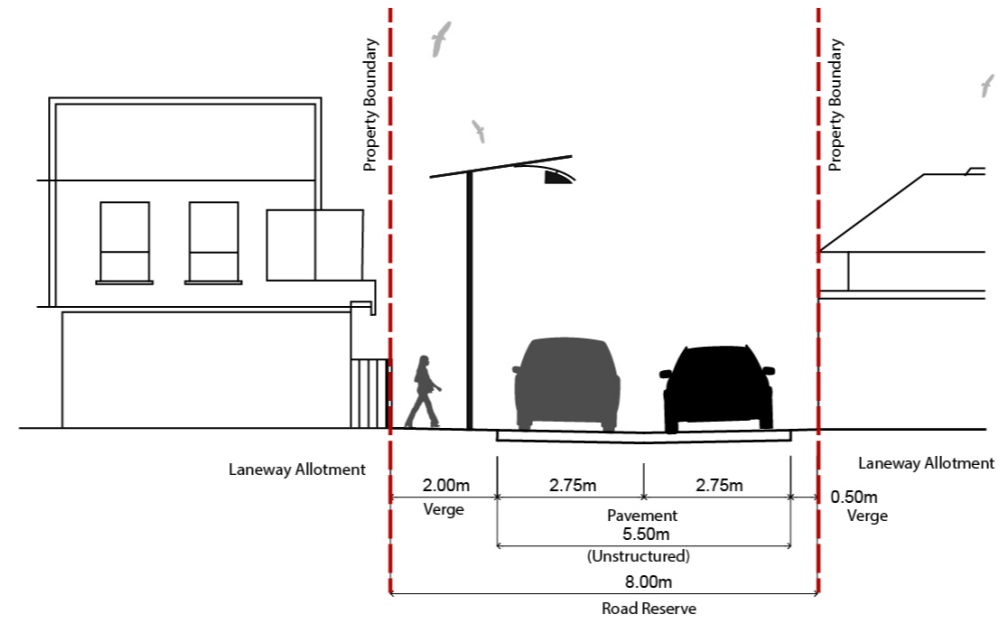
**AMENDED IN RED**

By: Eamon McDermot

Date: 6 December 2017



# LANEWAY 8.0M



**AURA**  
ROAD CROSS SECTIONS

1:100 @ A3



DATE: 09.11.2017  
JOB NO: BA4451  
DWG NO: SECTIONS-07  
REV: C

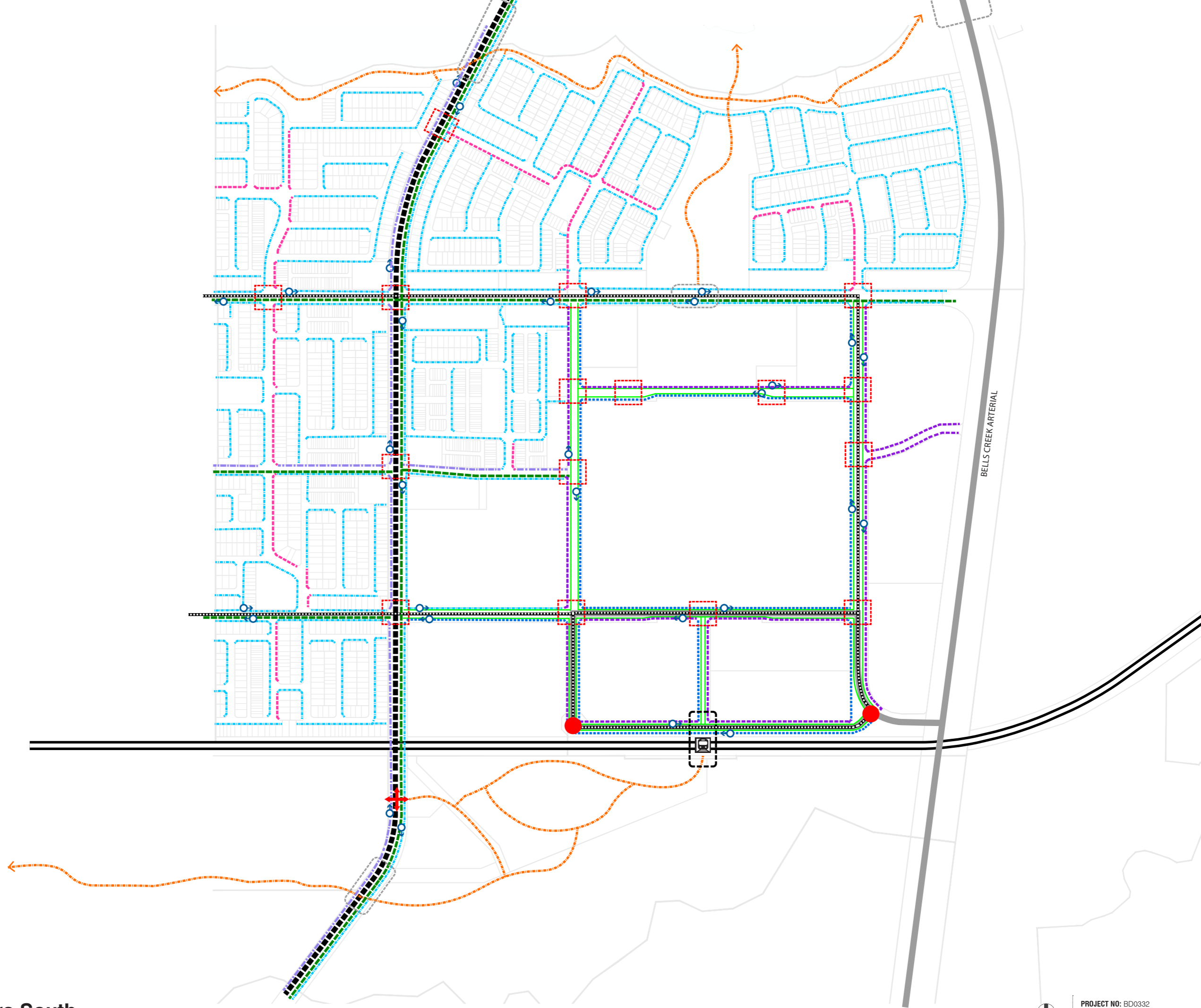




## APPENDIX M CONNECTIVITY PLAN

**LEGEND**

PEDESTRIAN / CYCLE MOVEMENT	
	3.0m Wide Contraflow / Dedicated Cycle Path
	3.0m Wide Recreation Trail
	4.5m Wide Off-Street Pedestrian Path
	2.5m Wide Off-Street Pedestrian Path
	2.5m Wide Off-Road Shared Path
	2.0m Wide Off-Road Pedestrian Path
	1.5m Wide Pedestrian Path
	1.7m Wide On-Street Cycle Lane
INTERSECTIONS	
	Signalized Intersection
	Roundabout
	Unsignalised 4-way Intersection
PUBLIC TRANSPORT	
	Transit Hub
	Train station
	Regional Express Route (Bus Lanes)
	Regional Routes (Bus Lanes)
	Local Routes
	Railway Line
	Indicative Bus Stop Location
	Pedestrian / Cycle Underpass / Overpass





## APPENDIX N ACID FROG MANAGEMENT CODE

## Caloundra South Priority Development Area

### Things to note for engineers, planners and landscape architects in reference to the Wallum Sedge Frog

- With the exception of creek areas that adjoin the Environmental Protection Zone (EPZ, see Figure 1 over leaf), any design work south of Lamerough Creek and north or south of Bells Creek North and Bells Creek South will generally need to accommodate (on each side of the creek, see Figure 1):

- 25m Riparian Buffer Zone,
- 50m Frog Zone
- 50m Frog Buffer,
- 30m Lifestyle Buffer

The required setbacks / zones / buffers are measured from the high bank.

- WSUD is permissible in the Frog Buffer
- Sports related facilities are permissible in the Lifestyle Buffer
- A total of 152ha of Wallum Sedge Frog Habitat is allowed to be removed based on surveys conducted in 2012 (see grey areas on Figure 2 overleaf, consistent with development consent),
- A total of 152ha of created compensatory Wallum Sedge Frog Habitat must be established (in stages) across the development site (outside of EPZ) – i.e. Frog Zone.
- Key documents (more recent than the PER)
  - 2013 Caloundra South Wallum Sedge Frog Management Plan (Stockland, December 2013)
  - 2014 Construction Environmental Management Plan Precinct 1/ Part Precinct 3/4 (Browns, June 2014)

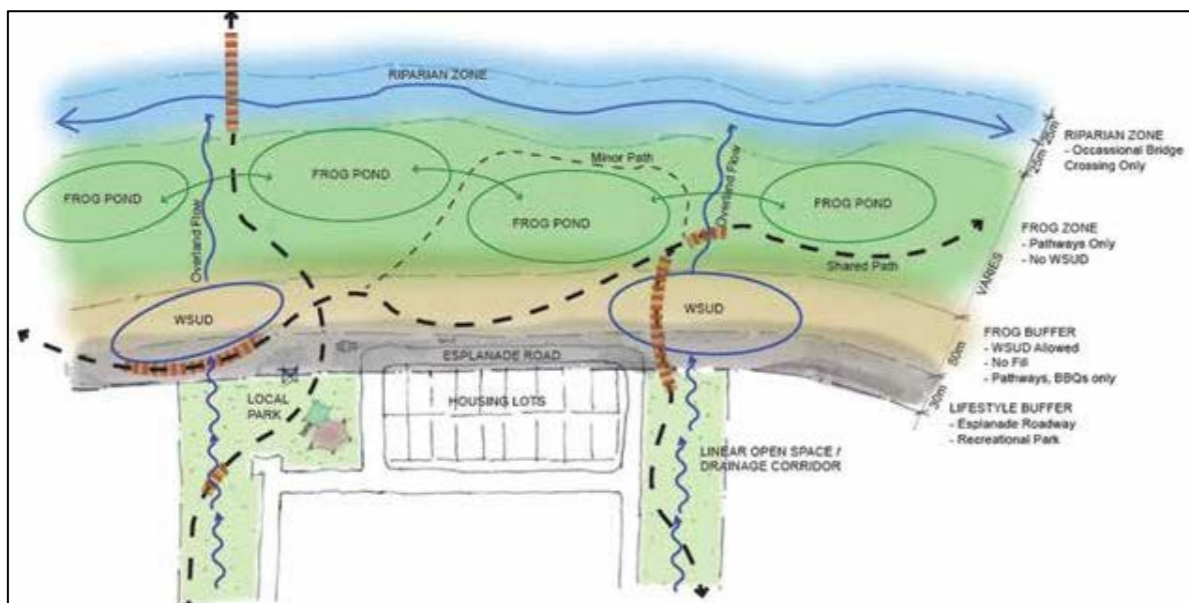


Figure 1 : Diagrammatic representation of riparian zone, development and interaction with Wallum Sedge Frog requirements

Table 2: Activities Compatible within Conservation and Other Zones

Re-creation opportunity	Riparian Corridor	Frog Zone	Frog Buffer	Lifestyle Buffer	Sports/Rec/Urban Zones	Comments
Boardwalks	✓	✓	✓	✓	✓	Acceptable in Frog Zones, boardwalks have been constructed in areas of sensitive frog habitat without any obvious significant impact on frogs. Boardwalks in the riparian corridor would be sensitively designed and would not enable direct access to the creek.
Pedestrian paths	✓	✓	✓	✓	✓	Acceptable in Frog Protection Zones provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided in frog Protection Zones. Paths in the riparian corridor would be sensitively designed and would not enable direct access to the creek.
Seating and interpretive /educational signage	✓	✓	✓	✓	✓	Acceptable in Frog Protection Zones provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided in frog Protection Zones.
Cycleways	✓	✓	✓	✓	✓	Acceptable, provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided in Frog Protection Zones (inc. Frog Buffer). Cycleways in the riparian corridor would be sensitively designed and would not enable direct access to the creek.
Water Sensitive Urban Design (WSUD)	✗	✗	✓	✓	✓	WSUD within wallum frog breeding areas is considered inappropriate as this benefits competitive species. As earthworks are likely to be required, location in Frog Buffer should be minimised. All WSUD should be off-line from frog breeding habitat to ensure no mixing of water chemistry/hydrology.
BBQ site/table and chairs	✗	✗	✗	✓	✓	Acceptable within Frog Buffer, provided works do not affect hydrology/topography and/or involve importation of fill. Use of fertilisers and exotic plants to be avoided.
End of trip cycle facilities	✗	✗	✗	✓	✓	Acceptable, within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.
Toilets	✗	✗	✗	✓	✓	Acceptable (if not in-ground infiltration systems), within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided
Playgrounds	✗	✗	✗	✓	✓	Acceptable, within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.
Lakes	✗	✗	✗	✓	✓	Acceptable within Lifestyle Buffer and beyond. Should be placed as far from frog habitat as possible. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.
Informal spaces/kick a bout	✗	✗	✗	✓	✓	Acceptable, within Frog Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided. For use in Frog Buffer minimum 30m buffer is required from frog breeding areas.
Community Event Spaces	✗	✗	✗	✓	✓	Acceptable, within Lifestyle Buffer and beyond. Hydrology/topography to not be substantially altered and use of fertilisers and exotic plants to be avoided.
Bowls Club	✗	✗	✗	✓	✓	Assumed location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Tennis Court/Hard Court	✗	✗	✗	✓	✓	Assumed location within lifestyle and sport & recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Car park	✗	✗	✗	✓	✓	Assumed location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan. Drainage should be off-line from frog habitat given potential for hydrocarbons in run-off.
Clubhouse	✗	✗	✗	✓	✓	Assume location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Sports Oval	✗	✗	✗	✓	✓	Assume location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Sports Centre	✗	✗	✗	✓	✓	Assume location within lifestyle and sport and recreational buffer as likely to require fill to meet the requirements in the Master Plan.
Fertilized and maintained playing surfaces and lakes associated with a golf course	✗	✗	✗	✓	✓	Fill and direct application of fertiliser for greens and fairways are inappropriate within frog core habitat and buffer due to the risk of adverse run-off and weed infestation. Permanent water features, which may provide habitat and source populations for competitive species and predatory fish, will be restricted to the Lifestyle Buffer and beyond and be offline (including during flood events) to frog ponds. Assume sustainably designed (and certified) golf course.





## Sydney

Level 23, Darling Park Tower 2  
201 Sussex Street  
Sydney, NSW 2000  
t 02 8233 9900  
f 02 8233 9966

## Melbourne

Level 12, 120 Collins Street  
Melbourne VIC 3000  
t 03 8663 4888  
f 03 8663 4999

## Brisbane

Level 7, 123 Albert Street  
Brisbane QLD 4000  
t 07 3007 3800  
f 07 3007 3811

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